ARUN
DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39
Application for Certificate of Lawfulness for a Proposed use or Operation
DECISION NOTICE

Application Ref: **AB/84/15/CLP**

To Addressee

Mr R Halat
Craft Architects
97 Auckland Road
London
London
SE19 2DT

Site Address

18 Dalloway Road
Arundel
BN18 9HW

Description of Application

Lawful development certificate for a proposed single storey side extension, 2 sliding-folding doors to rear, & external insulation with white render finish to existing building

---

The Arun District Council hereby certify that on 29.06.2015 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons;

· The proposed single storey rear extension is considered to be in accordance with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015.
· The proposed rendering of the property is considered to be in accordance with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015.
· The proposed addition of 2 No. sliding-folding doors on the rear elevation at ground floor level is in accordance with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

EXTENT OF USE
Single storey rear extension projecting a maximum of 4 metres from the rear wall of the

original dwelling house, with a maximum height of 2.8 metres; the rendering of the property in materials similar in appearance to those of the original dwellinghouse; and the addition of 2 No. sliding-folding doors on the rear elevation at ground floor level.

FIRST SCHEDULE
The development shall consist of a single storey rear extension, rendering of the property and the addition of 2No. sliding folding doors as detailed on the submitted drawings;

·Site Plan - 1559 GA PA 1002
·Proposed Site Plan/Block Plan - 1559 GA PA 2002
·Proposed Ground Floor Plan - 1559 GA PA 2100 A
·Proposed First Floor Plan - 1559 GA PA 2101 A
·Proposed Front Elevation - 1559 GA PA 2103 A
·Proposed Rear Elevation - 1559 GA PA 2104 A
·Proposed north-East Elevation - 1559 GA PA 2106 A
·Proposed south-west Elevation - 1559 GA PA 2105 A
·Proposed Roof Plan - 1559 GA PA 2102 A

SECOND SCHEDULE
18 Dalloway Road, Arundel, West Sussex, BN18 9HW

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr D Easton

Decision Issued: **24 August 2015**

NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

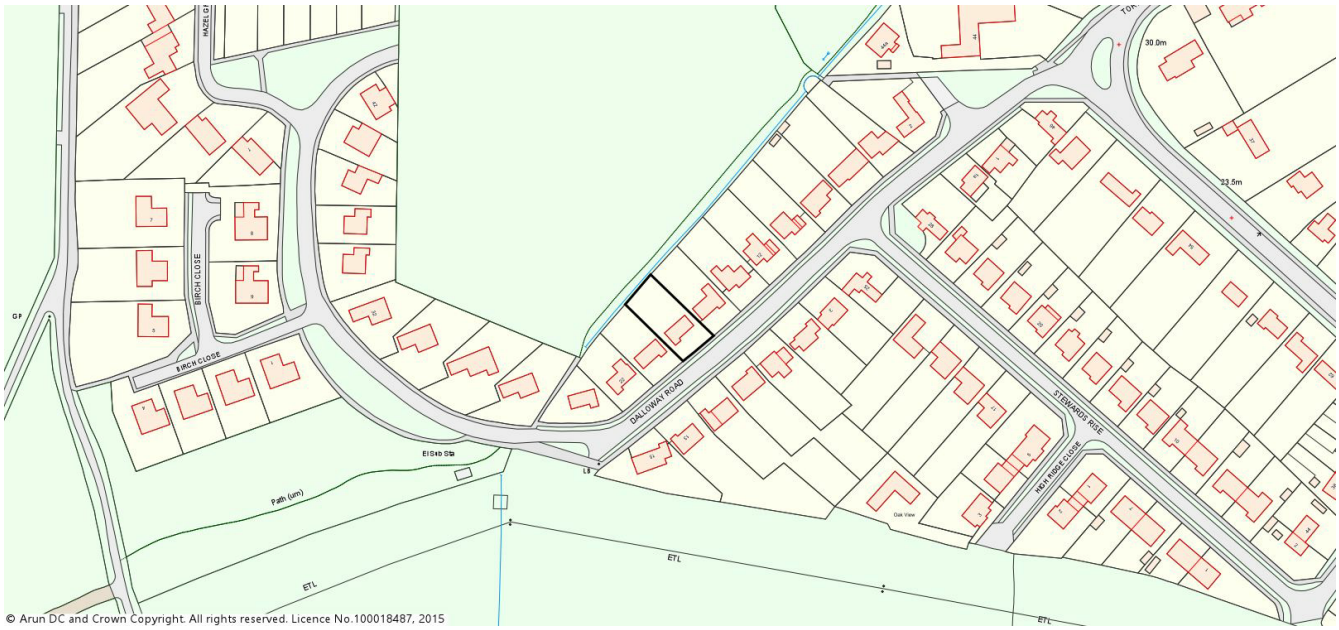
It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

This Certificate applies only to the extent of the use, operation or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations began, in any of the matters relevant to determining such lawfulness.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required.

For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.