

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development

REF NO: AL/11/26/CLP

LOCATION: Crunchy Cottage
Park Lane
Aldingbourne
PO20 3TJ

PROPOSAL: Lawful development certificate for the proposed re-roofing of part of roof that is thatched with plain tiles to match existing roof.

DESCRIPTION OF APPLICATION

This application seeks a lawful development certificate for the proposed re-roofing of part of the roof that is thatched with plain tiles to match the existing roof.

RELEVANT SITE HISTORY

AL/11/16/PL	1 No. replacement dwelling.	ApproveConditionally 20-04-16
AL/12/15/HH	Demolition of existing summerhouse & stable. New detached garage/storage building. Re-submission following AL/63/14/HH	ApproveConditionally 01-04-15
AL/63/14/HH	Demolition of existing summerhouse, stables & 2 No extensions & new rear extension & new detached garage/storage building to converted residential barn.	Refused 18-11-14

REPRESENTATIONS

Representations Received:

CONSULTATIONS

Consultations Responses Received:**LEGISLATIVE BACKGROUND**

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In this instance the proposed works will be assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

- Class C, which pertains to other alterations to the roof of a dwellinghouse.

Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

CONCLUSION

The proposed change of roof tiles is considered to fall under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

Permitted Development

C. Any other alteration to the roof of a dwellinghouse

C.1 Development is not permitted by Class C if-

(a) permission to use the dwelling/house as a dwelling/house has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;

(d) it would consist of or include-

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment; or

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwelling/house must be-

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The property known as Crunchy Cottage is a detached property and is not listed or located within a Conservation Area.

Examination of the site history has revealed no restrictions to permitted development rights.

It is noted that condition 4 attached to application AL/11/16/PL states:

Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To maintain adequate amenity space and to safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

This Lawful Development Certificate (reference AL/11/26/CLP) concerns re-roofing works, which has been assessed under Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposal does not seek to extend the dwelling house. As such, the proposal is not restricted by Condition 4 attached to planning permission AL/11/16/PL.

The proposed re-roofing of part of the roof that is thatched with plain tiles to match the existing roof complies with relevant sections of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposal is lawful and does not require the submission of an application for planning permission.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 24 February 2026 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 reason of compliance with the relevant criteria within Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

FIRST SCHEDULE

The proposed proposed re-roofing of part of the roof that is thatched with plain tiles as shown on the following plans:

- Location Plan.
- Block Plan 2013/29/56 Rev. A
- Existing and Proposed Roof Plan 2013/29/52.
- Existing and Proposed Elevations Sheet 1 of 3 2013/29/53.
- Existing and Proposed Elevations Sheet 2 of 3 2013/29/54 Rev A.

- Existing and Proposed Elevations Sheet 3 of 3 2013/29/55 Rev A.

SECOND SCHEDULE

Crunchy Cottage, Park Lane, Aldingbourne, PO20 3TJ.

EXTENT OF USE

Proposed re-roofing of part of the roof that is thatched with plain tiles to match the existing.

AL/11/26/CLP - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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