



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: AL/120/18/CLP

To Addressee

Mr D Bayley
 2 Woodgate Road
 Woodgate
 Aldingbourne
 West Sussex
 PO20 3SX

Site Address

2 Woodgate Road
 Woodgate

PO20 3SX

Description of Application

Lawful development certificate for a proposed loft conversion, comprising of 1 No. rear dormer & 3 No. Velux rooflights & replacement of existing glazed infill area between main house & garage, consisting of replacement roof glazing and front entrance.

The Arun District Council hereby certify that on 29th October 2018 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, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

- The proposed alteration of materials to the porch area would benefit from permitted development rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015.
- The proposed rear dormer would benefit from permitted development rights under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015.
- The proposed roof lights on the primary elevation of the dwelling would benefit from permitted development rights under Schedule 2, Part 1, Class C of the Town and

Country Planning (General Permitted Development) Order 2015.**EXTENT OF USE**

Construction of a rear dormer, rooflights to the front elevation and alteration of materials to the covered porch area.

FIRST SCHEDULE

The proposed works are considered to fall under Schedule 2 Part 1 of the GDPO.

The development hereby approved shall be carried out in accordance with the following approved plans

- Proposed Elevations - P103
- Proposed Floor and Roof Plans - P102
- Planning Statement

SECOND SCHEDULE

2 Woodgate Road, Aldingbourne, West Sussex, PO20 3SX

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: Amber Willard

Decision Issued: **20 December 2018**


NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT**TOWN & COUNTRY PLANNING ACT 1990**

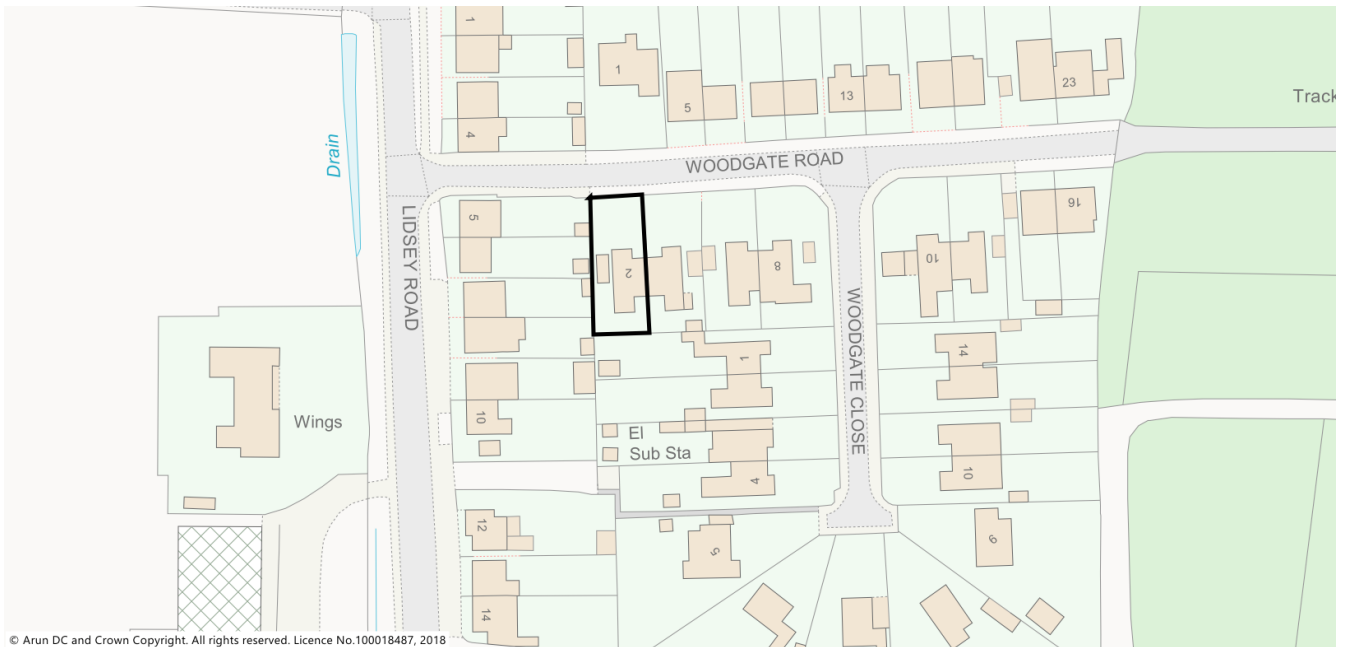
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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).



© Arun DC and Crown Copyright. All rights reserved. Licence No. 100018487, 2018

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.