

DECISION NOTICE

Application Ref: AW/325/20/CLP

To Addressee

Mr Prior
22 Regis Avenue
Aldwick
PO21 4HQ

Site Address

22 Regis Avenue
Aldwick
PO21 4HQ

Description of Application

Lawful development for a proposed conservatory on side of existing dwelling, remove existing wall and replace with new fence.

The Arun District Council hereby certify that on the 10/12/2020 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 because the proposal is considered to be within Schedule 2, Part 1, Class A and Part 2, Class A1 of the General Permitted Development Order and therefore permitted development.

EXTENT OF USE

Lawful development for a proposed conservatory on side of existing dwelling, remove existing wall and replace with new fence.

FIRST SCHEDULE

The proposed single storey side extension is considered to fall under Schedule 2 Part 1 and Part 2, Class A1 of the General Permitted Development Order.

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

- Planning Statement
- Location Plan
- Conservatory Detail
- Block Plan and Proposed Elevations Dwg No 15/20/33 Rev 1
- Existing Elevations Dwg No 15/20/33 2
- Proposed Ground Floor Plan Dwg No 15/22/30 3

SECOND SCHEDULE

22 Regis Avenue, Aldwick, PO21 4HQ



Neil Crowther
Group Head of Planning

Case Officer: Mr F Gardner

Decision Issued: 20th January 2021

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

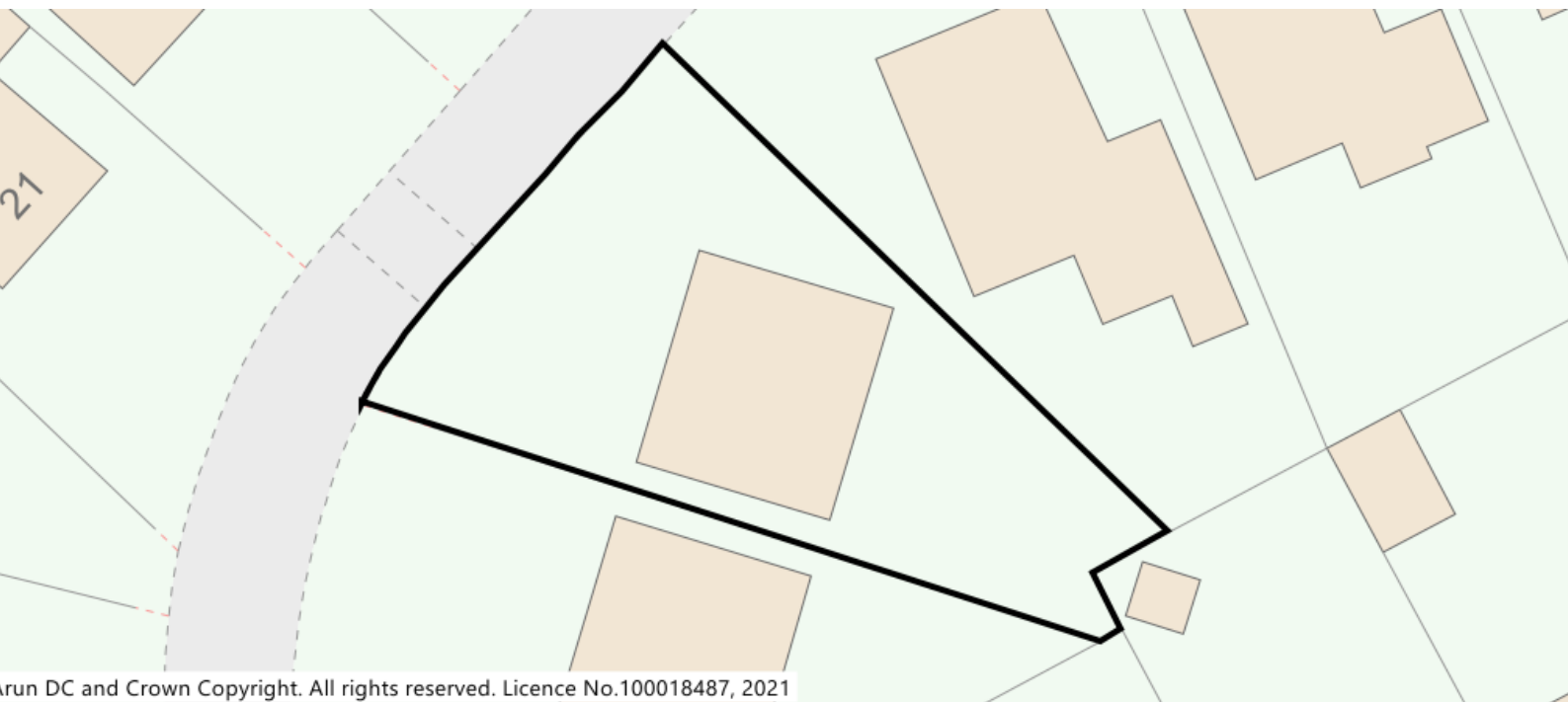
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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).



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