

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

REF NO: BE/102/19/CLP

LOCATION: 339 Chichester Road
Bognor Regis
PO21 5AN

PROPOSAL: Lawful development certificate for a proposed office & off road parking.

DESCRIPTION OF APPLICATION

Lawful development certificate for a proposed office & off road parking.

RELEVANT SITE HISTORY

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 Act 1990 and the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (as amended).

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

As defined in Section 55 (a) the proposal is considered to be development. However due to the nature of the property on the site being class C1 (hotel) there are no permitted development rights as such the proposal requires planning permission.

RECOMMENDATION**PP REQUIRED**

The Arun District Council hereby certify that on 18/09/2019 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 not have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

- The proposal is considered development under section 55 (a) of the Town and Country Planning Act 1990. The site is a class C1 (hotel) and there are no permitted development rights for outbuildings. The proposal requires planning permission.

FIRST SCHEDULE

Lawful development certificate for a proposed office & off road parking. As illustrated in the following plans:

- Location Plan 492263, 100706**
- Block Plan**
- Site Plan**
- Proposed Floor Plan**
- Proposed Elevation Front View**
- Proposed Elevation Rear View**
- Proposed Elevation Side View**
- Proposed Elevation Side View**

SECOND SCHEDULE

339 Chichester Road, Bognor Regis, PO21 5AN

EXTENT OF USE

Lawful development certificate for a proposed office & off road parking.

BE/102/19/CLP - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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