



**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: BE/37/18/CLP**

**To Addressee**

HDA Projects Ltd  
 St Johns House  
 St Johns Street  
 Chichester  
 West Sussex  
 PO19 1UU

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**Site Address**

24 Winston Close  
 Bersted  
 PO21 5DE

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**Description of Application**

Lawful development certificate for a proposed single storey side extension & to extend hard standing with extended crossover

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The Arun District Council hereby certify that on 20th March 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, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons;

The proposed rear extension, hardstanding and means of access are considered to comply with part 1, Class A and Class F and part 2, Class F of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**EXTENT OF USE**

- 1) construct a rear single storey extension 2.8 metres by 3.5 metres behind the existing flat roofed garage on the side elevation of the property with a 2.8 metre high flat roof and feature roof light at 3.5 metres in height.
- 2) Construct a hardstanding in the front garden to provide 2 car parking spaces with an area of 25 sq.m. which would have a means of access directly onto Winston Close.

**FIRST SCHEDULE**

The development proposed is a single storey rear extension to the side of the dwellinghouse with a flat roof and an area of hardstanding to the front of the dwelling with new means of access onto the highway as shown on the submitted drawings;

Dwg.no. 1805 P 01 - Block and Location Plans dated Feb 2018.

Dwg.no. 1805 P 04 - Plans as proposed dated Feb 2018.

Dwg.no. 1805 P 05 - Elevations as proposed dated Feb 2018.

Email received on 25th April 2018 16:27 confirming porosity and/or rain water run off of proposed hard standing.

Email received on 25th April 2018 16:35 confirming materials of construction of the proposed extension to match the existing dwellinghouse.

## **SECOND SCHEDULE**

24 Winston Close, Bersted, West Sussex, PO21 5DE

### **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: Andrew Wood

Decision Issued: **27 April 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).



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