

## DECISION NOTICE

Application Ref: BE/38/22/CLP

### To Addressee

Mr Robert Hayler  
16 Robins Drive  
Rose Green  
Bognor Regis  
PO21 3BL

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### Site Address

Garage Compound  
Burchett Walk  
Bersted

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### Description of Application

Lawful development certificate for the proposed construction of garage in-between existing garages to match the existing garages within the compound.

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In pursuance of their powers under this Act and these Regulations the Council **REFUSE** to certify that the development described above is Lawful for the reasons stated below.

The Arun District Council hereby certify that on 11/04/22 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 not lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason that the works are development as defined by s55 of The Town and Country Planning Act and it is outside the curtilage of a dwellinghouse and does not benefit from permitted development rights granted under Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

#### EXTENT OF USE

Construction of a garage in-between two garages and matching that of the existing garages within the compound.

#### SECOND SCHEDULE

Garage Compound, Burchett Walk, Bersted

#### FIRST SCHEDULE

The proposed garage does not fall under Section 55 of the Town & Country Planning Act 1990 or Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) Order 2015.

The decision was based on the following plans:

- Floor Plans
- Proposed Elevations
- Location Plan

- Block Plan
- Photo 1



Neil Crowther  
Group Head of Planning

Case Officer: Hannah Kersley

Decision Issued: **6th June 2022**

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**

## RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

### TOWN AND COUNTRY PLANNING ACT 1990

By Section 195 (as amended) of the Town and Country Planning Act 1990, where an application is made to a Local Planning Authority under Sections 191 or 192 and is refused, or is refused in part, the applicant may by notice under this subsection appeal to the Secretary of State and on any such appeal the Secretary of State:-

- a) if and so far as he is satisfied that the Authority's refusal is not wellfounded, grant to the appellant a Certificate under Section 191/192 accordingly or, as the case may be, modify the certificate granted by the Authority on the Application; and
- b) if and so far as he is satisfied that the Authority's refusal is wellfounded, dismiss the appeal.

If you wish to appeal to the Secretary of State you should write in the first instance to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

There is no time limit for submission of an appeal following the Authority's decision.

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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