

DECISION NOTICE

Application Ref: BN/15/21/CLP

To Addressee

Mr Nigel Madge
58 Downview Road
Downview Road
Barnham
PO220EF

Site Address

58 Downview Road
Barnham
PO22 0EF

Description of Application

Lawful development certificate for the proposed use of existing cabin ancillary to house for private use and short term lets.

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 03-03-2021 the use 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 since it would not be permitted development by Class E, criterion e) (ii) and would not accord with the interpretation of Class E.

EXTENT OF USE

Use of the garden cabin as a self contained unit ancillary to the house for use by family, extended family and the offer of short term lets.

FIRST SCHEDULE

The proposed development is not considered to fall under Schedule 2 Part 1 of the GDPO.

SECOND SCHEDULE

58 Downview Road, Barnham PO22 0EF



Neil Crowther
Group Head of Planning

Case Officer: Ms M Tomalova

Decision Issued: **28th April 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

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990

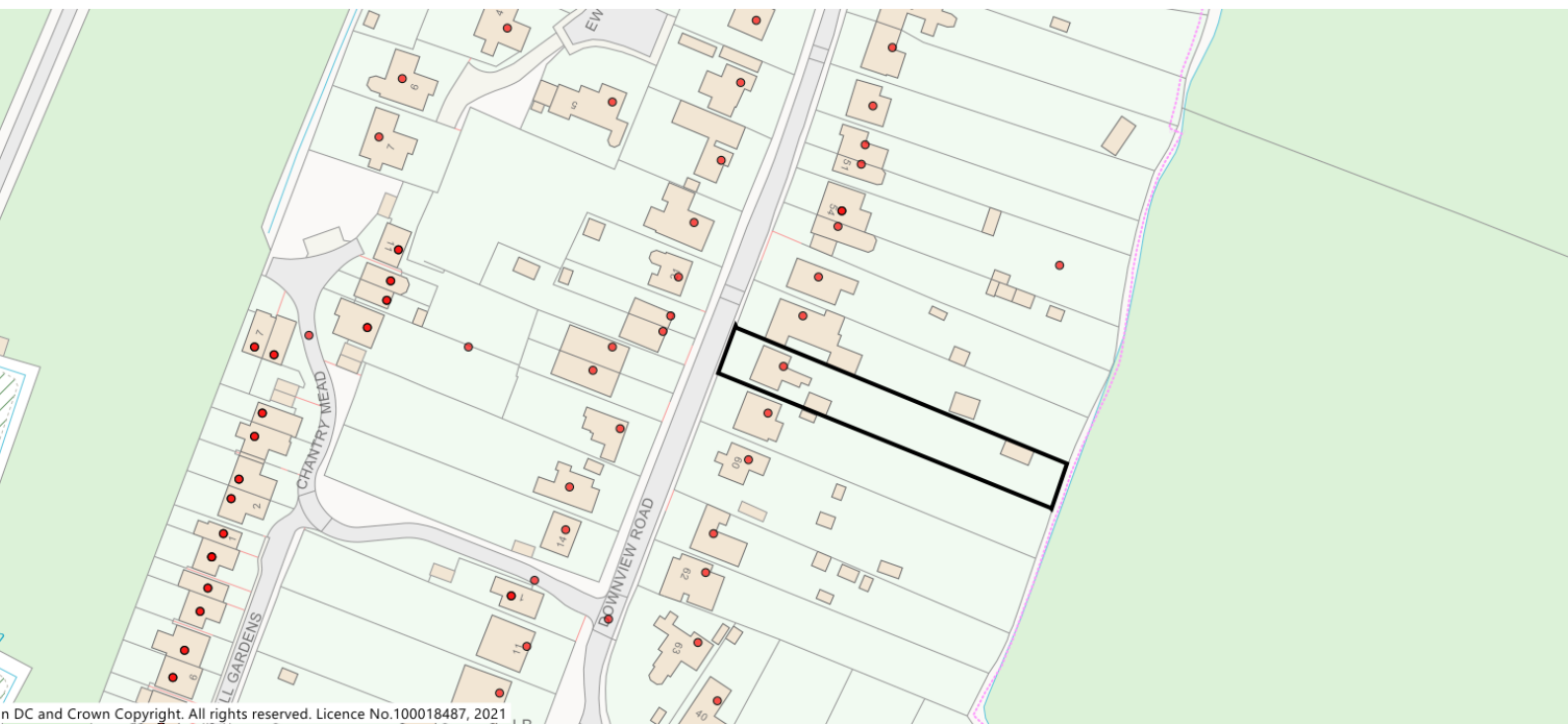
By Section 195 (as amended) of the Town and Country Planning Act 1990, where an application is made to a Local Planning Authority under Sections 191 or 192 and is refused, or is refused in part, the applicant may by notice under this subsection appeal to the Secretary of State and on any such appeal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



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.