

# The Fallows, Highground Lane, Barnham

## Replacement Dwelling



## Design, Access and Planning Statement

OCTOBER 2018

APPLICANT: MR D KEET

PREPARED BY: STEPHEN JUPP MRTPI, 348 CHICHESTER ROAD, BOGNOR REGIS, PO21 5BX

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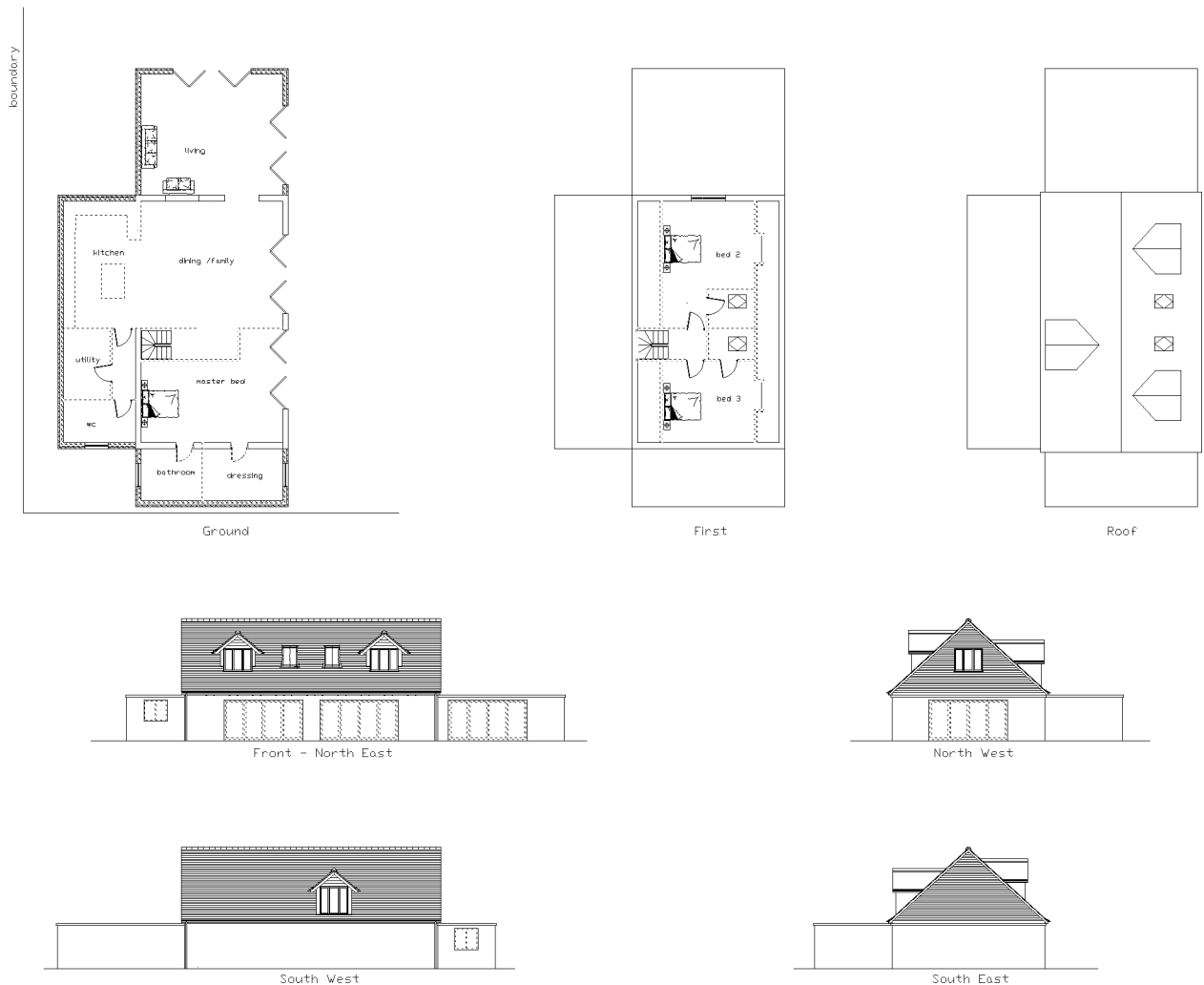
## Appendices

- 1 Lawful certificate for use of land as garden and for the garden room
- 2 Appeal decision letter for change of use to a dwelling
- 3 Planning permission for pitched roof and rooms in roof
- 4 PLD consent for side and rear extensions

## 1.0 SITE CONTEXT

- 1.1 Meadow View is a detached chalet bungalow style property with smooth cream render and red brick dressing walls with a hipped roof with red tiles and a double garage.
- 1.2 The site is located within an enclave of residential development approximately 1km by road /footpath to the south west of Barnham Village Centre and some 300 metres north west of the Barnham Church Lane Conservation Area.
- 1.3 A certificate of lawfulness for '*Use of land to rear of house as garden*' was granted on 22 April 2014 under reference BN/14/14/CLE. A copy of this certificate is at Appendix 1.
- 1.4 The First Schedule of the Certificate confirms the nature of the use and states it as "*including garden room, child's play equipment, free standing trampoline and swimming/paddling pool*".
- 1.5 The 'garden room' referred to in the lawful certificate is the building, the subject of this current application.
- 1.6 The property has an existing access located in the south west corner which leads to a large hardstanding area from which an accessway leads along the east boundary to the rear of the plot. This accessway is utilised for the subject building and in the process of being extended under the terms of the most recent permission in order outbuilding to provide 2no parking spaces and a turn on site facility.
- 1.7 The subject building is constructed from breeze block and has cavity walls with insulation. It has a very low profile flat roof.
- 1.8 The building is well screened from the neighbouring properties partly due to its very low profile.
- 1.9 The subject building is now a dwelling in its own right and is known as The Fallows.
- 1.10 Planning permission was allowed on appeal on 20 February 2018 under planning application BN/8/17/PL. A copy of this decision letter is at Appendix 2.
- 1.11 Following the allowal on appeal for the change of use to a dwelling, the use was implemented and two subsequent applications were submitted.
- 1.12 Planning permission BN/16/18/HH was granted on 22 June 2018 for a new pitched roof over the building and the provision of two bedrooms within the roofspace. A copy of this permission is at Appendix 3.

- 1.13 A subsequent lawful certificate BN/40/18/CLP was granted on 22 June 2018 for the *"proposed erection of 2 No. side extensions & 1 No. rear extension following construction of new roof permitted under planning permission BN/16/18/HH"*. A copy of this certificate is at Appendix 4 and the resulting building is set out below:



- 1.14 The culmination of these various consents is that the property known as The Fallows can have an overall floorspace of some 272.4 sq m. This development, with its large expanses of flat roofs, represents the applicants fall-back position for this current planning application.
- 1.15 This application for a new build seeks to provide a high quality dwelling with high quality materials and detailing in order to ensure a high standard of building.

- 1.16 The footprint of the new dwelling will be just 20% greater than the footprint of that which is permitted.

## 2.0 PLANNING POLICY CONTEXT

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### *Current Policy Framework*

#### *Adopted Arun Local Plan 2011 – 2031 (July 2018)*

- 2.2 This Local Plan was adopted in July 2018 so carries considerable weight in the planning balance.
- 2.3 Policy SD SP1 outlines the council's commitment to reflect the presumption in favour of sustainable development as contained in the NPPF. Policy H DM1 seeks a mix of housing types and sizes, D DM1 requires a high standard of design in new development, D DM2 sets internal space standards.
- 2.4 Policy D DM4 covers extensions and alterations to existing buildings, which although not entirely relevant provides some general guidance on residential development, with an expectation that:
- Complement the scale and massing of the existing building;
  - Preserve any features of interest;
  - Provide a satisfactory relationship between old and new fabric;
  - Not lead to overlooking, overpowering or overshadowing of neighbouring properties; and
  - Ensure adequate natural light within the building, garden and amenity space.

- 2.5 There is no specific local plan policy directed to replacement dwellings in the countryside. Accordingly, unlike many adjoining LPAs there is no limit on the size that a replacement dwelling can be, compared to the size of the existing dwelling.

### *Neighbourhood Plan*

- 2.6 The Barnham and Eastergate Neighbourhood Plan was approved following referendum on 2nd July 2014 and therefore its policies carry weight during the determination of planning applications.

- 2.7 Policy ES5 requires development to be designed in response to the specific character of the site and its local surroundings, whilst ES6 states that development should contribute to local character and notes there has been much incremental development in the villages resulting in varying design styles.
- 2.8 In addition Policy ES8 requires new buildings to be designed to reflect the three-dimensional qualities of traditional buildings.

### **3.0 PLANNING ISSUES**

#### **PRINCIPLE:**

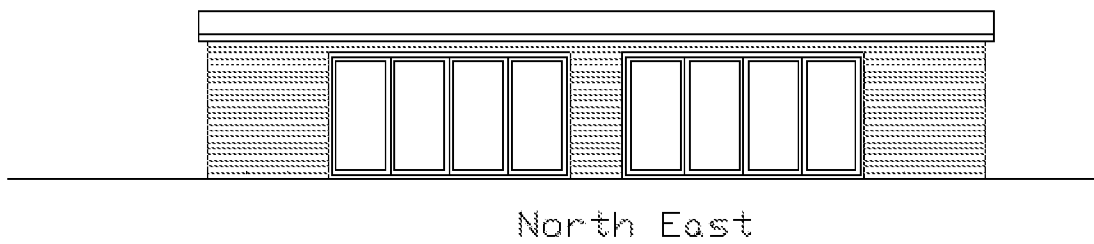
- 3.1 The site lies in a countryside location outside the built-up boundary where the principle of development is considered unacceptable unless a countryside location is required.
- 3.2 In this instance the proposal relates to a replacement dwelling which can only be carried out on the subject property – accordingly a countryside location is required.

#### **CHARACTER:**

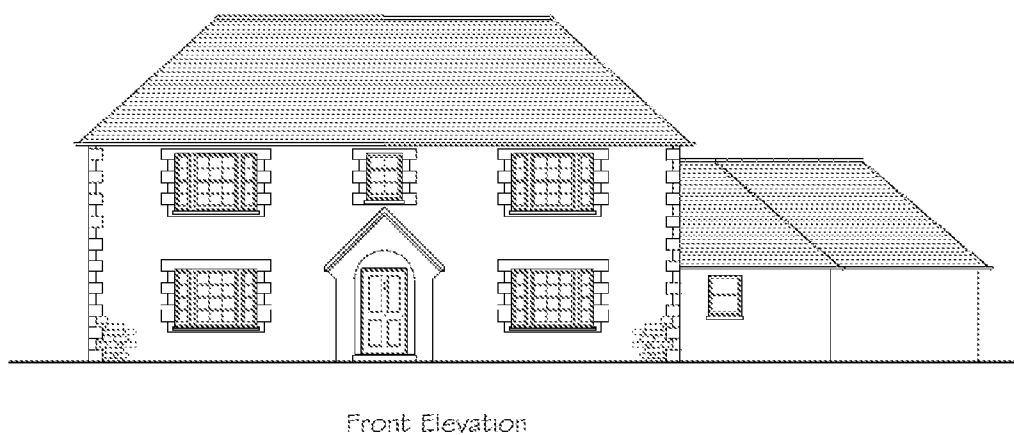
- 3.3 Church Lane and Highground Lane form the historic parts to Barnham wherein the older properties are generally substantial houses designed to create a positive feature to the streetscene and to the wider character of the area.
- 3.4 This scheme has been designed to provide a high quality new build – in terms of both design and materials - which will provide a positive enhancement of the character of the area.
- 3.5 Its siting within a more central part of the grounds creates a better sense of place and the grounds will be landscaped to provide a positive setting for the new dwelling.

#### **DESIGN:**

- 3.6 The only other issue pertaining to the proposed works are the various policies that require a high standard of design.
- 3.7 The current building has a very low roof pitch and is somewhat out of character with surrounding development.
- 3.8 Then permission was granted to place a 'normal' pitched roof onto the building and then insert a number of small dormer windows which all accorded to the requirement for high design.



- 3.9 A lawful certificate was then issued for 2 side extensions and a rear extension – all flat roofed – as per the above.



- 3.10 The comparison of the existing, permitted and proposed front elevations below demonstrates that a high quality design would be achieved along with a building of more appropriate proportions.
- 3.11 In particular the new build design seeks to reflect the requirements of NP policy ES8 in terms of the three-dimensional quality of design of traditional buildings by having windows and doors set back from the external walls; by having headers set slightly pronounced of the main walls; and changes to the materials whereby the single storey side element has been designed with the use of brick, as opposed to stone, to reflect its more domestic and functionary role in the building, this side element also has a stepped design to the front elevation to add further sense of three-dimensional character – all done to create some depth and modelling around the openings and façade of the proposed building.

#### NEIGHBOUR AMENITY:

- 3.12 The nearest neighbouring property is some distance to the south and the resiting of the dwelling further north provides a greater degree of separation.
- 3.13 The new dwelling will not be visually obtrusive and will not give rise to any overshadowing or adverse outlook.
- 3.14 Accordingly, neighbour amenity will be preserved.

#### **4.0 CONCLUSIONS:**

- 4.1 The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area, other than lead to an improvement in design and appearance.
- 4.2 More importantly the proposed dwelling has been designed to reflect the character of traditional houses by using the approach of three-dimensional design to the basic premise of the new build.
- 4.3 The surrounding land is already used as garden so there will be no material change in the character or use of the land.

The planning balance indicates that planning permission ought to be granted.

## APPENDIX 1

### LAWFUL CERTIFICATE FOR USE OF LAND AS GARDEN AND FOR THE GARDEN ROOM



**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England)**  
**Order 2010 (as amended) - Article 35**  
**Application for Certificate of Lawfulness for an Existing use or Operation**  
**DECISION NOTICE**

Application Ref: BN/14/14/CLE

**To Addressee**

Stephen Jupp MRTPI  
 348 Chichester Road  
 Bognor Regis  
 West Sussex  
 PO21 5BX

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**Site Address**

Rear of Meadow View  
 Highground Lane

PO22 0BT

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**Description of Application**

Application for a Lawful Development Certificate for the existing use of land to rear of house as garden.

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The Arun District Council hereby certify that on the 18th March 2014 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 black on the plan attached to this certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 for the following reason:

The use of land for garden.

**EXTENT OF USE**

Use of land for garden at land to the rear of Meadow View, Highground Lane, Barnham which is shown on the plan edged boldly in black which is attached to this certificate.

**FIRST SCHEDULE**

The Use of land for garden purposes including garden room, child's play equipment, free standing trampoline and swimming/paddling pool.

**SECOND SCHEDULE**

**Land to the rear of Meadow View, Highground Lane, Barnham, PO22 OAZ.**

**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: Mrs J Chapman

Decision Issued: **22 April 2014**

**NOTES RELATING TO CERTIFICATE OF EXISTING LAW**

**TOWN & COUNTRY PLANNING ACT 1990**

This certificate is issued solely for the purpose of section 191 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, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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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## APPENDIX 2

### APPEAL DECISION

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# Appeal Decision

Site visit made on 23 January, 2018

by **S. J. Buckingham, BA (Hons) DipTP MSc MRTPI FSA**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20<sup>th</sup> February, 2018

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**Appeal Ref: APP/C3810/W/17/3184243**

**Meadow View, Highground Lane, Barnham, PO22 0BT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr D Keet against the decision of Arun District Council.
  - The application Ref: BN/8/17/PL dated 28 February, 2017 was refused by notice dated 23 June, 2017.
  - The development proposed is change of use of an outbuilding to 1 no. 2 bed dwelling.
- 

## Decision

1. The appeal is allowed and planning permission is granted for change of use of an outbuilding to 1 no. 2 bed dwelling at Meadow View, Highground Lane, Barnham, PO22 0BT in accordance with the terms of the application Ref: BN/8/17/PL dated 28 February, 2017 subject to the following condition:
  - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings 1, 2, 3 and 5.

## Preliminary Matter

2. The Council has drawn my attention to the emerging Local Plan. As, however, the Main Modifications have yet to be published for consultation, and its policies may be subject to change, this has reduced the weight I can attach to it. I have therefore determined the appeal in the light of the policies of the Arun District Local Plan 2003 (LP).

## Main Issue

3. The main issue in this case is whether, in the light of national and development plan policy, the appeal site is a suitable one for housing in terms of its location in the countryside and accessibility.

## Reasons

4. The appeal building is a single storey, modern garden room in a generous open setting benefitting from a Certificate of Lawful Development as residential garden. It is set in the countryside to the south west of the centre of Barnham, beyond the built-up boundary. Consequently the proposal conflicts with Policy GEN3 of the LP, which seeks to resist development outside the built-up area unless it complies with one of a number of criteria, which the appeal proposal does not do.
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5. Policy GEN3 seeks to safeguard the countryside for its own sake, and is not therefore fully in accord with the National Planning Policy Framework, which expresses as a core planning principle the recognition of the intrinsic character and beauty of the countryside while supporting thriving rural communities within it. This thus reduces the weight I can attach to it.
6. It is not a matter of contention between the parties that the Council is not able to demonstrate a deliverable five year housing land supply (HLS). Paragraph 49 of the Framework is clear that where this is the case relevant policies for the supply of housing should not be considered up-to-date. Paragraph 14 of the Framework states that where relevant policies are not up to date the presumption in favour of sustainable development means that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate the development should be restricted.
7. Paragraph 55 of the National Planning Policy Framework (the Framework) advises that new isolated homes in the countryside should be avoided, unless there are special circumstances, which the appeal dwelling would not meet. However, in a High Court judgement on 15 November, 2017<sup>1</sup> it was concluded that the term isolated should be given its ordinary, objective meaning of "far away from other places, buildings or people; remote" (para 23), and, in the context of the broader policy context of the National Planning Policy Framework to promote the economic, social and environmental dimensions of sustainable development, that the restriction of an "isolated home" to one that is isolated from services and facilities would deny policy support to a rural home that would contribute to social sustainability because of its proximity to other homes.
8. The appeal building is currently an outbuilding to an existing house, and sits amid a group of other dwellings. The route to the site along Church Lane from the settlement is, with some gaps, lined with dwellings. As a result of these factors and the High Court judgement, I conclude that the site could not be considered isolated for the purposes of Paragraph 55. As, therefore, no specific policies in the Framework indicates that the development should be restricted, the so called "tilted balance" applies.
9. There is a railway station and a small range of local services and facilities in Barnham at a distance from the site which was walkable at the time of my visit during the day. However, the road was potholed and uneven and has no footway and limited or no lighting, which leads me to conclude that it would discourage journeys on foot or by bicycle, particularly at night. It is very likely therefore that future occupiers of the dwelling would be reliant in private car journeys for many of their daily needs.
10. Nonetheless, I am mindful of Paragraph 29 of the Framework, which acknowledges that solutions to maximise sustainable transport may vary between urban and rural areas. In any case, the number of additional journeys generated by a single dwelling would be a minor increase over those already taken as a result of the number of dwellings in the vicinity, and therefore of limited harm.

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<sup>1</sup> Braintree District Council v SSCLG, Greyread Limited & Granville Developments Limited [2017] EWHC 2743 (Admin)

11. Policy GEN7 of the LP seeks a high quality of design and layout in new development. Although the Inspector in a previous appeal decision<sup>2</sup> in relation to an adjacent site concluded that this policy was not directly relevant to a proposed development for the re-use of buildings, as the term development also embraces changes of use, I must respectfully disagree with this conclusion.
12. As the effects of the current proposal would be neutral in relation to the character and appearance of the appeal building, the development would not conflict with policy GEN7 on that point. It would, however, for the reasons given above, give rise to conflict by not reducing the need to travel by private car.
13. Therefore, although the benefits arising from a single new dwelling in respect of contributing to the housing supply and to economic activity would be minor, I have not identified any harm of a sufficient magnitude demonstrably and significantly to outweigh these benefits. Consequently I conclude that in this case the presumption in favour of sustainable development constitutes a material consideration of sufficient weight to outweigh the conflict with development plan policy.
14. The appellant has also drawn my attention to policy DEV2 of the LP which relates to the conversion to residential use of rural buildings, but as this appears to be directed towards the economic consequences of conversion of farm buildings, and as the existing building is already in residential use, I conclude that this policy is not applicable in this case.
15. I have had regard to the appeal decisions<sup>3</sup> put before me by the Council where the benefits of the proposals were also found to be minor, but as the harm in this case would also be minor, and as each case must be determined on its own merits, I have found nothing in them to cause me to alter my conclusions.

### **Other Matters**

16. As a single additional dwelling would give rise to a small amount of additional traffic, I conclude that it would not be harmful to highway conditions. The appeal building is currently in use as a garden room, and as a result I conclude that it would not have any additional effect on surface water runoff in the area.

### **Conditions**

17. The Council has supplied a list of conditions on which the appellant has had an opportunity to comment, and which I have considered in the light of the tests set out in paragraph 204 of the Framework.
18. In the interests of clarity a condition is attached requiring implementation of the development in accordance with the approved plans. As the building is already in place and in residential use, I do not consider it necessary or reasonable to add a condition relating to any proposed surface water drainage scheme.
19. Paragraph 200 of the Framework is clear that planning conditions should not be used to restrict national permitted development rights unless there is a clear justification for doing so. No clear justification has been put before me

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<sup>2</sup> Ref: APP/C3810/W/16/3155230

<sup>3</sup> Ref: APP/C3810/W/17/3178447 & Ref: APP/C3810/W/16/3144398

demonstrating exceptional circumstances, and I thus conclude that it would not be necessary to add such a condition.

**Conclusion**

20. For the reasons given above therefore, I conclude that the appeal should be allowed.

*S J Buckingham*

INSPECTOR

## APPENDIX 3

### PLANNING PERMISISON FOR NEW ROOF AND ROOMS IN ROOF



**Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management**  
**Procedure) (England) Order 2015**

**Application for Planning Permission for Works or**  
**Extension to a Dwelling**

**DECISION NOTICE**

Application Ref: BN/16/18/HH

**1 To Addressee**

Stephen Jupp MRTPI  
 Sally Field Lodge  
 Rotten Row  
 Sidlesham  
 Chichester  
 West Sussex  
 PO20 7QB

**2 Site Address**

The Fallows  
 Highground Lane  
  
 PO22 0BT

**3 Description of Development**

New pitched roof to provide rooms in roofspace

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Block Plan - Drawing 2
- Proposed Site Plan - Drawing 3
- Proposed Ground, First & Roof plans - Drawing 8 - 12.04.2018
- Proposed Elevations - Drawing 7 - 12.04.2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or

www.southernwater.co.uk.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Zac Denton

Date of Decision:

**22 June 2018**

  
Neil Crowther  
Group Head of Planning

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**

## APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

As this is a decision on a Householder application, if you want to appeal, then you must do so within 12 weeks of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

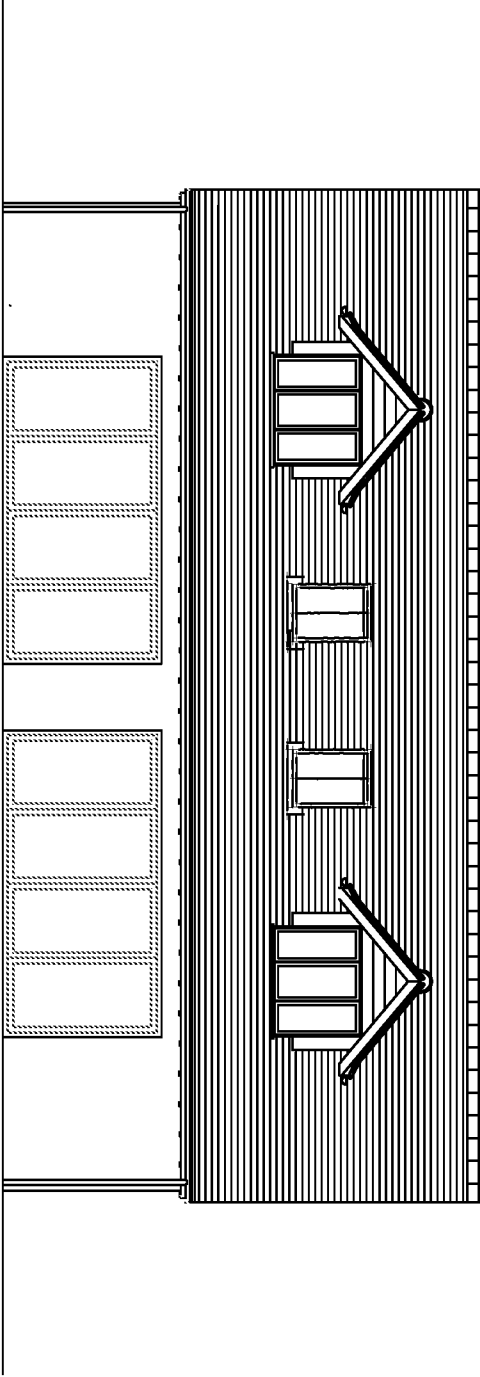
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## PURCHASE NOTICES

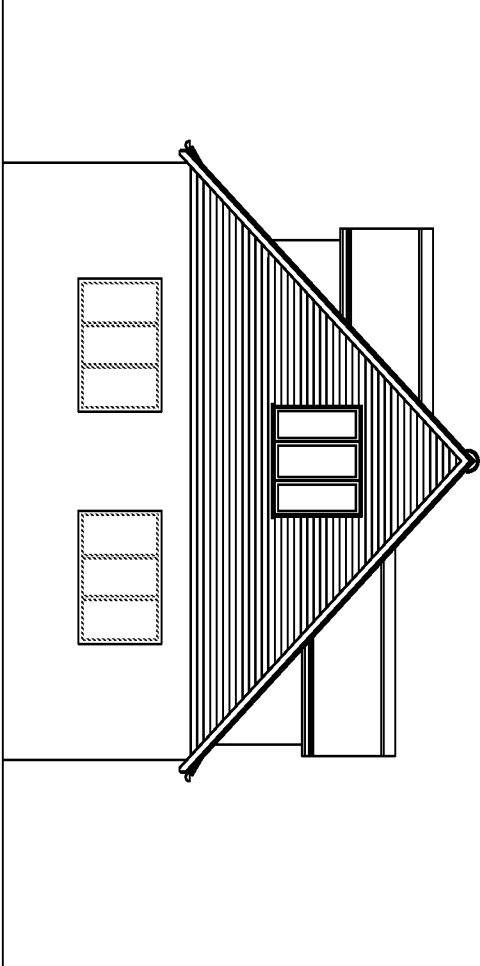
If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

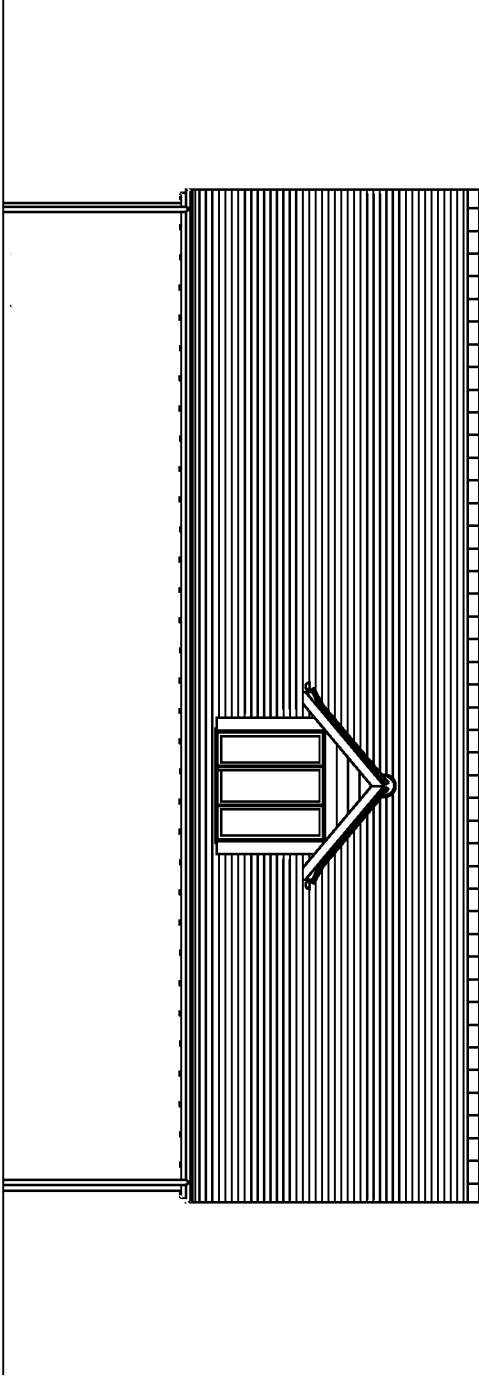
Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the 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).



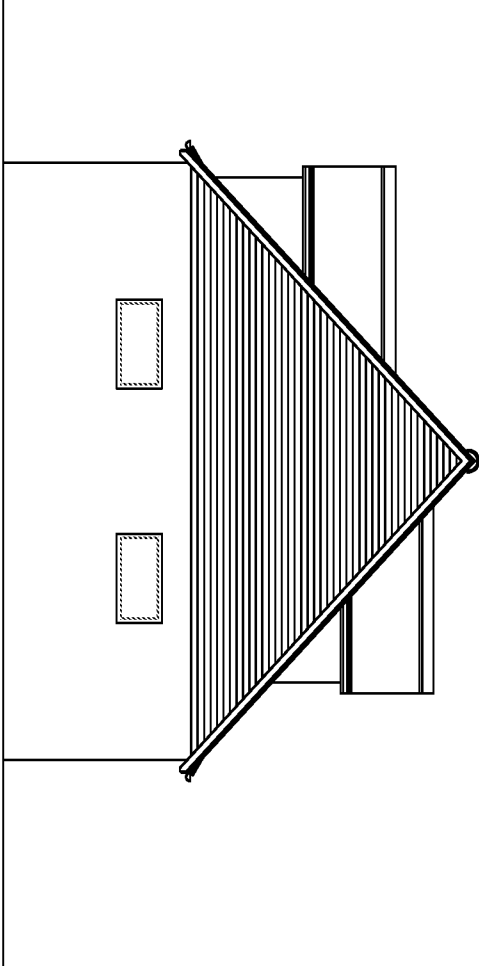
North East



North West

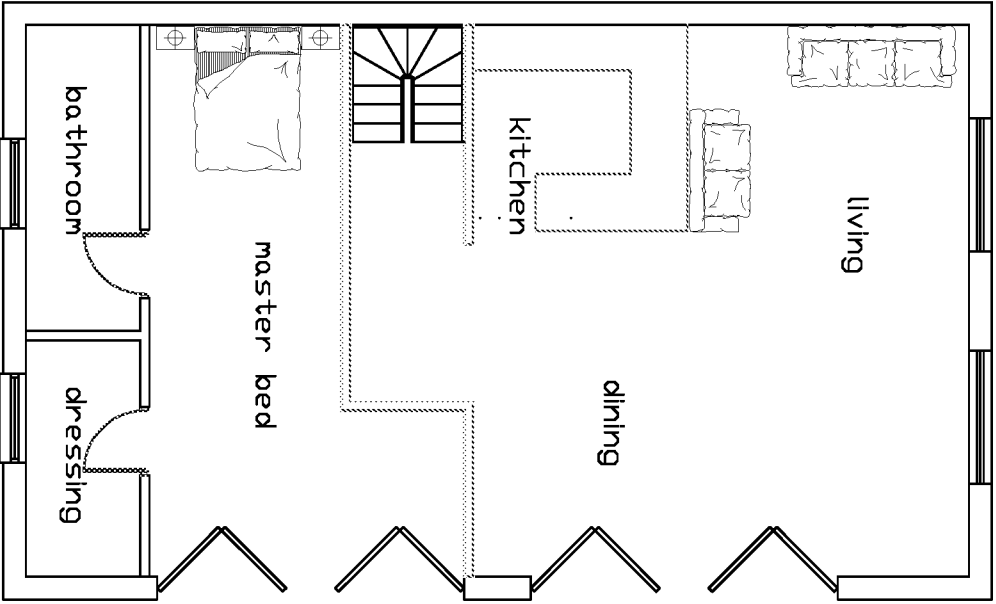


South West

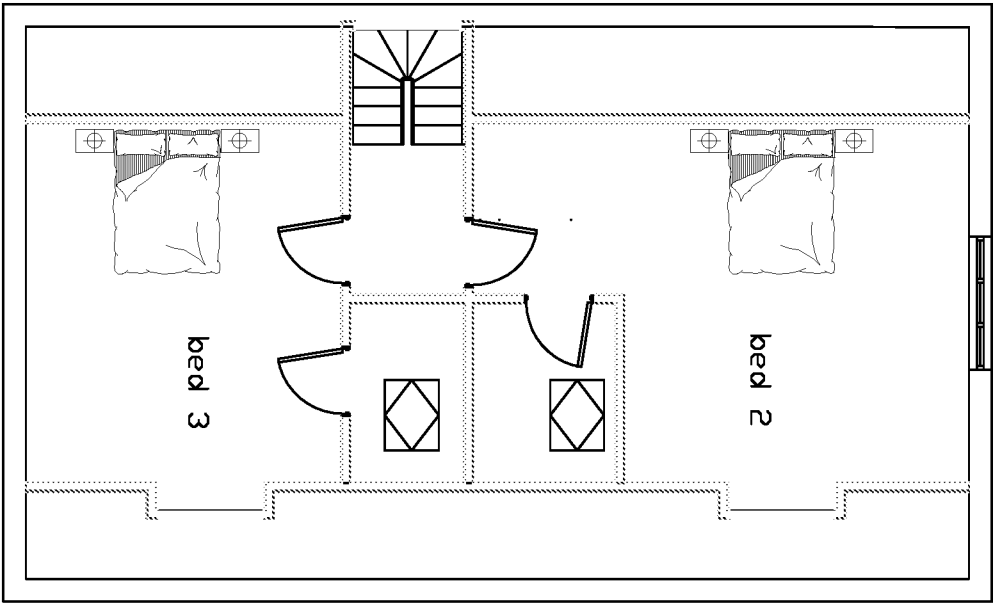


South East

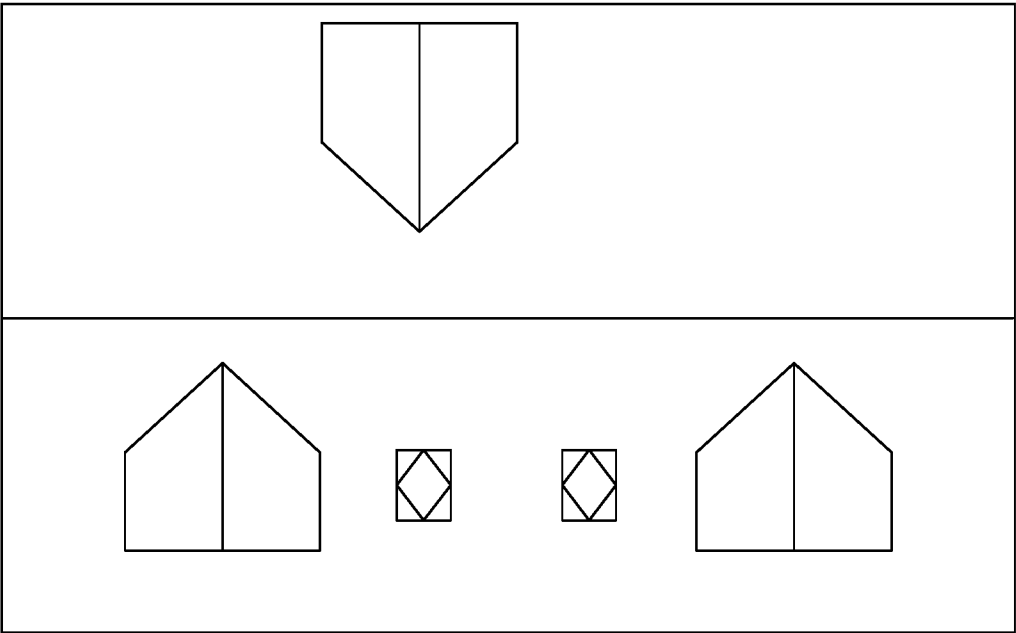
| CLIENT |  | PROJECT             |  | TITLE               |  | DRAWING  |  | DRAWING NO. |  |
|--------|--|---------------------|--|---------------------|--|----------|--|-------------|--|
| D KEET |  | MEADOW VIEW BARNHAM |  | PROPOSED ELEVATIONS |  | PLANNING |  | SJ          |  |
|        |  |                     |  |                     |  | 12.04.18 |  | 7           |  |



Ground



First



Roof

| Client |  | Project             |  | Title                         |  | Status   |  | Drawing No. |  | Revision No. |  |
|--------|--|---------------------|--|-------------------------------|--|----------|--|-------------|--|--------------|--|
| D KEET |  | MEADOW VIEW BARNHAM |  | PROPOSED FLOOR AND ROOF PLANS |  | PLANNING |  | SJ          |  | SJ           |  |
|        |  |                     |  |                               |  | 12.04.18 |  | 1:100       |  | A3           |  |
|        |  |                     |  |                               |  |          |  |             |  | 8            |  |

STEPHEN JUPP MRTPI  
CHARTERED TOWN PLANNER  
348 CHICHESTER ROAD, BOGNOR REGIS  
West Sussex PO21 9BX  
Tel 01243 822113  
Email: [steve@planning-solutions.co.uk](mailto:steve@planning-solutions.co.uk)  
[www.planning-solutions.co.uk](http://www.planning-solutions.co.uk)

## APPENDIX 4

### LAWFUL CERTIFICATE FOR SIDE AND REAR EXTENSIONS



**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: BN/40/18/CLP

**To Addressee**

Mr S Jupp  
 Sally Field Lodge  
 Rotten Row  
 Sidlesham  
 Chichester  
 West Sussex  
 PO20 7QB

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**Site Address**

The Fallows  
 Highground Lane

PO22 0BT

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**Description of Application**

Lawful development certificate for the proposed erection of 2 No. side extensions & 1 No. rear extension following construction of new roof permitted under planning permission BN/16/18/HH.

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The Arun District Council hereby certify that on 05/07/2018 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 structure complies with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), and therefore is deemed to be permitted development.

**EXTENT OF USE**

A proposed rear extension, and two side extensions.

**FIRST SCHEDULE**

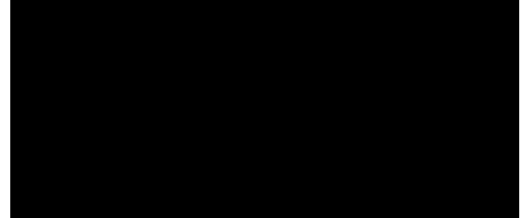
A proposed rear extension, and two side extensions. They are shown on the approved plans as follows:

- Proposed Site Plan - Drawing 3 - 000030961
- Proposed PD Extensions - Proposed Floor Plans & Elevations - 16 - 05.07.2018

**SECOND SCHEDULE****The Fallows, Highground Lane, Barnham, PO22 0BT.****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: Zac Denton

Decision Issued: **29 August 2018****NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT****TOWN & COUNTRY PLANNING ACT 1990**

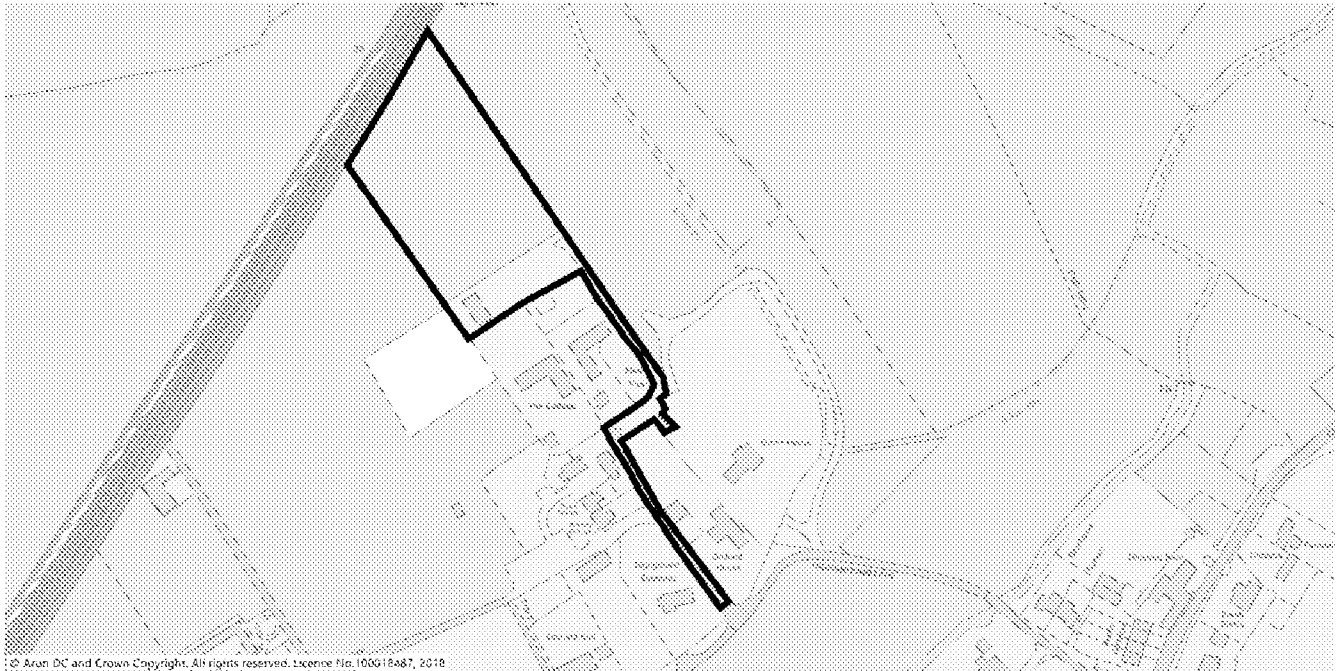
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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.

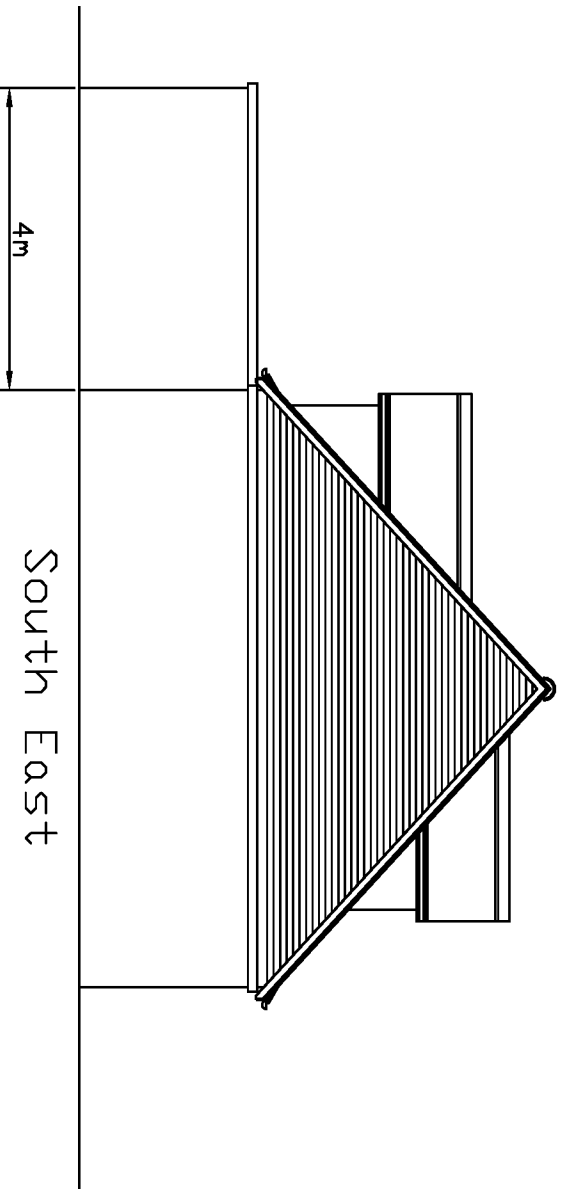
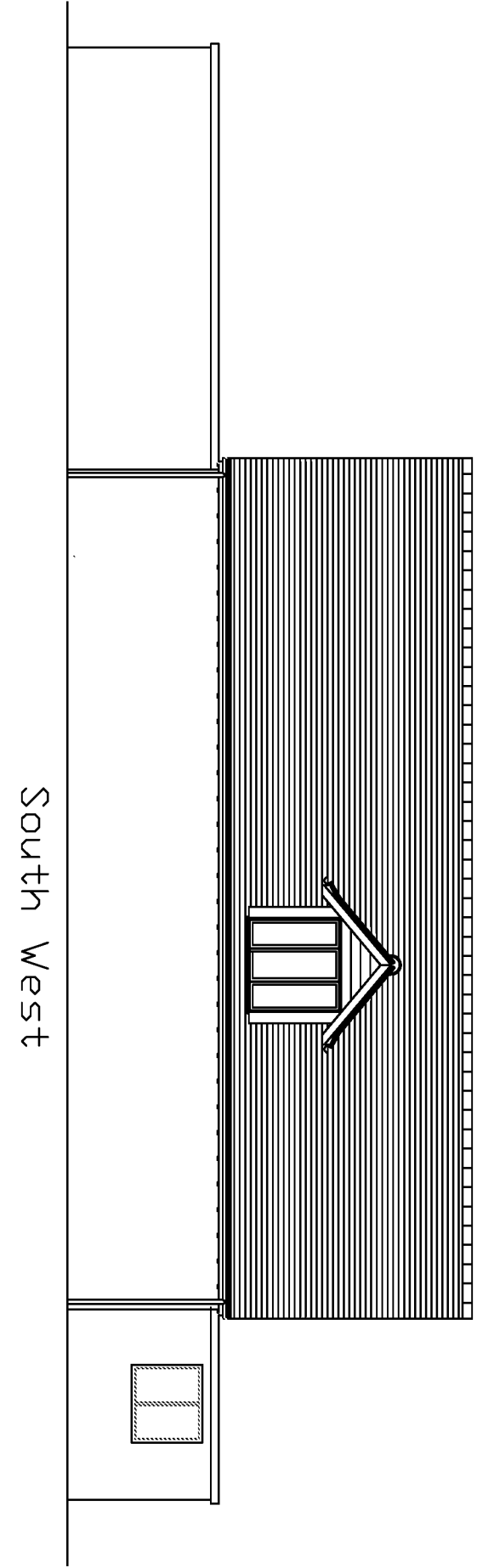
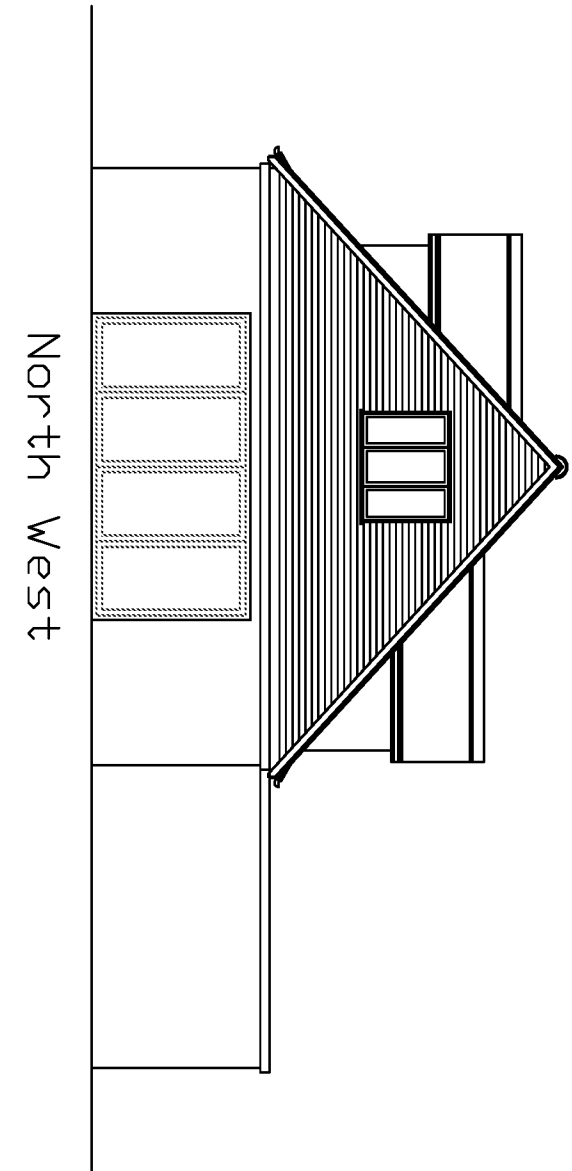
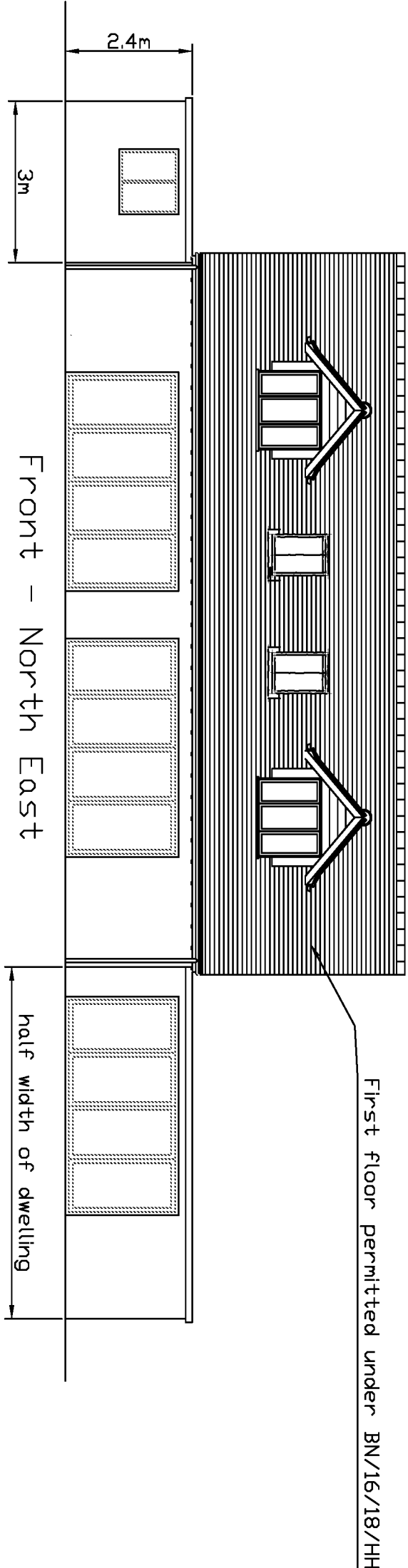
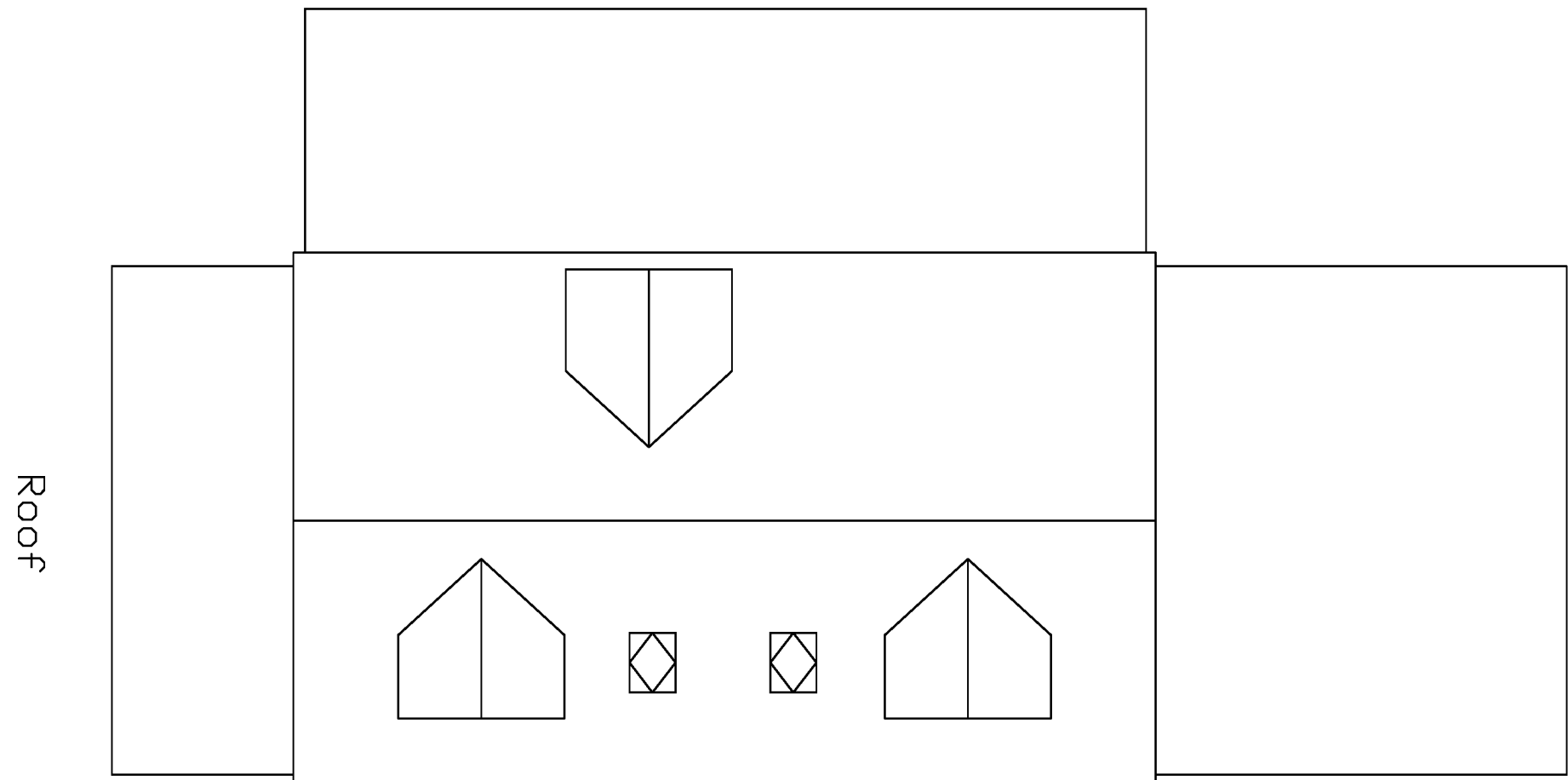
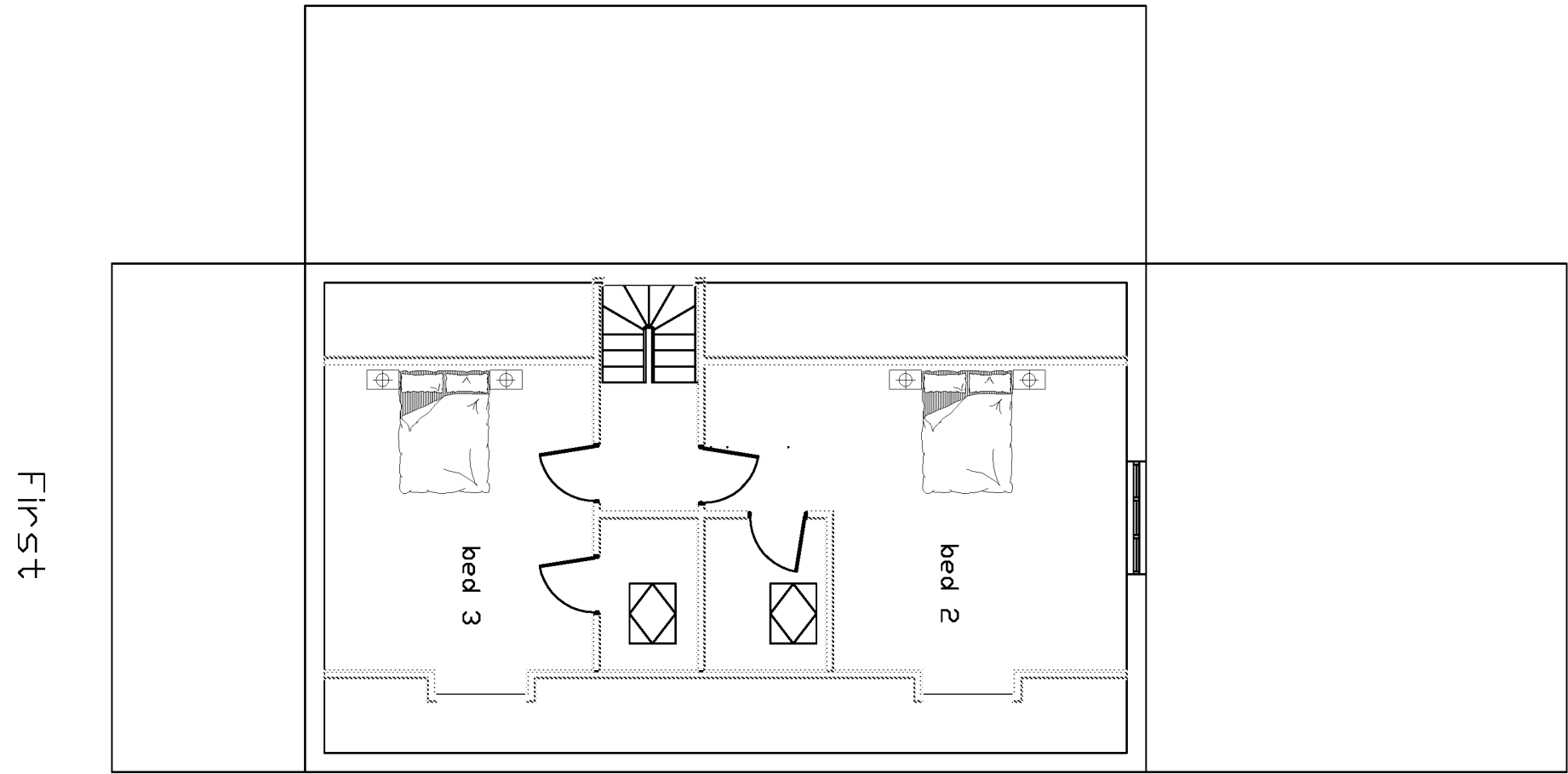
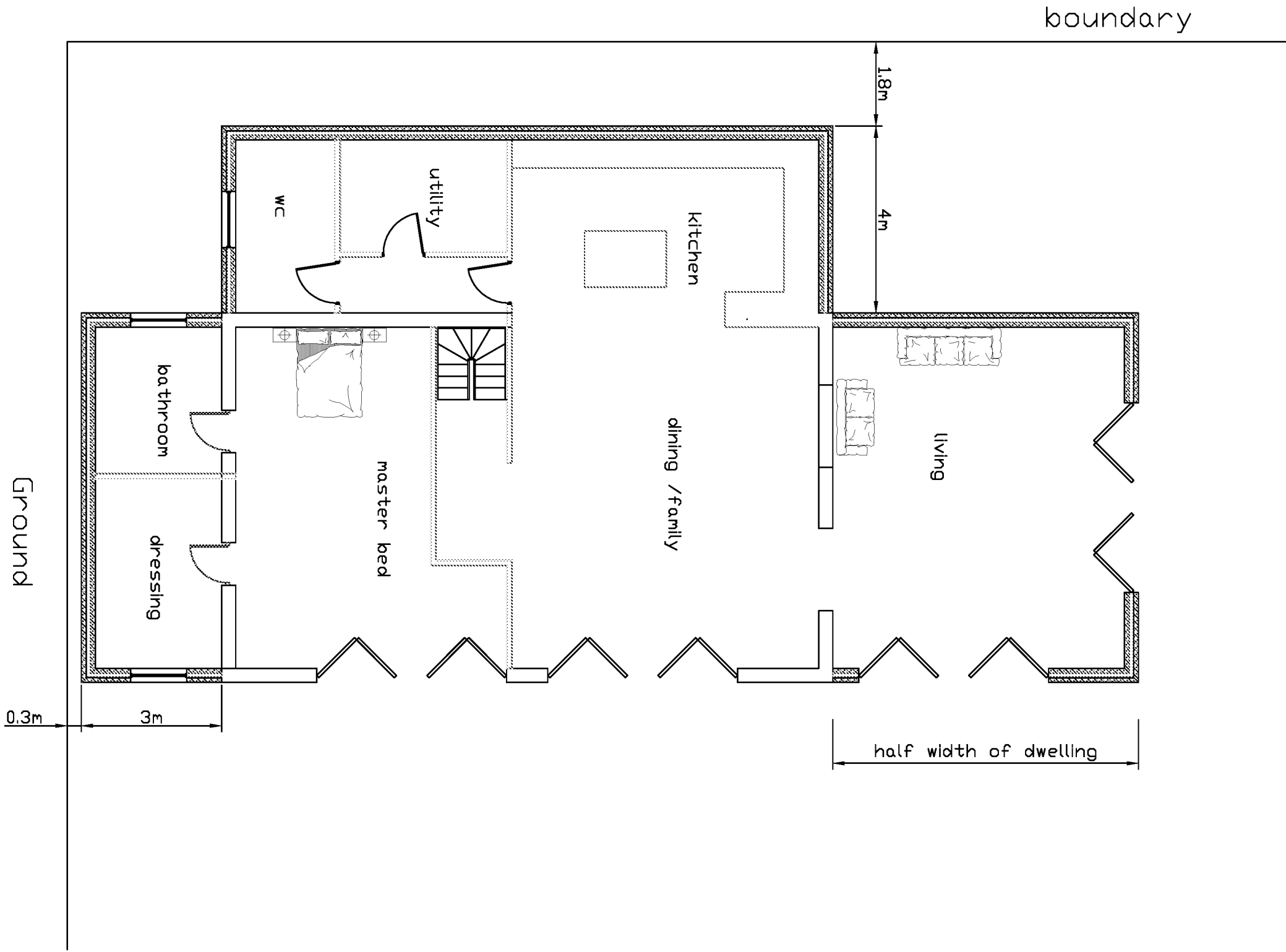
This Certificate applies only to the extent of the use, operation or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land 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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| CLIENT | PROJECT                | TITLE                                                               | STATUS   | DRAWN BY   | REVIEWED BY    |
|--------|------------------------|---------------------------------------------------------------------|----------|------------|----------------|
| D KEET | MEADOW VIEW<br>BARNHAM | PROPOSED PD<br>EXTENSIONS<br>- PROPOSED FLOOR<br>PLANS & ELEVATIONS | PLANNING | SJ         | SJ             |
|        |                        |                                                                     | DATE     | SCALE      | DRAWING NUMBER |
|        |                        |                                                                     | 05.07.18 | 1:100 @ A1 | 16             |