

**APPLICATION NO: BR/255/11/CLP**

**TOWN AND COUNTRY PLANNING ACT 1990**

**SECTION 191 AND 192**

**(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING DEVELOPMENT MANAGEMENT PROCEDURE  
ORDER 2010**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

The Arun District Council hereby certify that on the 13th October 2011 the loft conversion with side and rear facing dormer windows hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged boldly on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

The development as proposed falls under Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) Order 2008 in that it relates to the addition or alteration to the roof of a dwellinghouse.

Section a) the dwellinghouse would not, as a result of the works, exceed the height of the highest part of the roof.

Section b) the dwellinghouse would not, as a result of the works, extend beyond the plane of any existing roofslope which forms the principal elevation of the dwellinghouse and fronts a highway.

Section c) the cubic content of the resulting roofspace would not exceed 50 cubic metres.

Section d) the works do not consist of or include a verandah, balcony, raised platform or a chimney, flue or soil vent pipe.

Section e) the dwellinghouse is not on Article 1(5) land.

The proposed loft conversion with side and rear facing dormer windows is deemed to be "Permitted Development" and, as such, does not require planning permission.

Signed



On behalf of Arun District Council

Karl Roberts  
Assistant Director Planning Services &  
Housing Strategy

Date of Decision: 6th December 2011

Date Decision Issued 6th December 2011

Case Officer: Mrs J Chapman

**First Schedule**

The development proposed is for a loft conversion with side and rear facing dormer windows, as detailed in the plans submitted with the application.

**Extent of Use**

The side facing dormer measures approximately 5.7m in width, depth of 3.35m and height of 2.35m.

The rear facing dormer measures approximately 5.1m in width, depth of 3.5m and a height of 2.35m.

**Second Schedule**

8 Shelley Road, Bognor Regis, West Sussex, PO21 2SL.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

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 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.

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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