Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Application for Lawful Development Certificate for a Proposed Use or Development

DECISION NOTICE

Application Ref: BR/6/22/CLP

To Addressee

fingerprint studios Architects
24 Magdala Road
Cosham
PO6 2QG

Site Address

26 Gibson Way
Bognor Regis
PO21 1AW

Description of Application

Lawful development certificate for a proposed single storey rear extension.

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 7th January 2022 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 of compliance with the relevant criteria within Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

EXTENT OF USE
Construction of a single storey rear extension with rooflights, made from materials which match in appearance to those of the existing dwellinghouse, measuring approximately 6.35m wide by 4m deep, with a flat roof at a height of 3m.

FIRST SCHEDULE
The proposed extension is considered to fall under Schedule 2 Part 1 of the GDPO.

The development hereby refused in accordance with plans;
- Location and Block Plans Proposed Floor Plans and Elevations 11 Rev2

SECOND SCHEDULE
26 Gibson Way, Bognor Regis, PO21 1AW

Neil Crowther
Group Head of Planning

Case Officer:	Hannah Kersley	Arun District Council The Arun Civic Centre
Decision Issued:	8th February 2022	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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