

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development

**REF NO:** BR/95/25/CLP

**LOCATION:** 4 Gatehouse Mews  
Sudley Road  
Bognor Regis  
PO21 1FJ

**PROPOSAL:** Lawful development certificate for a proposed new entrance porch, single storey rear extension and conversion of existing storage room into habitable room.

**DESCRIPTION OF APPLICATION**

As above.

**RELEVANT SITE HISTORY**

BR/172/98/	Erection of 4 no. residential units (3 x 2 bedroom houses & 1 x 2 bedroom gatehouse).	ApproveConditionally 10-03-99
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**REPRESENTATIONS**

**Representations Received:**

**CONSULTATIONS**

**Consultations Responses Received:**

**LEGISLATIVE BACKGROUND**

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In this instance the proposed works will be assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

- Class A pertains to enlargement, improvement or other alteration of a dwellinghouse.
- Class D pertains to porches.

Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

## CONCLUSION

The proposed rear extension and conversion of the existing storage room is considered to fall under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

A.1 Development is not permitted by Class A if-

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which -
  - (i) forms the principal elevation of the original dwellinghouse; or
  - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and -
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height;
- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height;
- (h) the enlarged part of the dwellinghouse would have more than a single storey and -
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
  - (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would -
  - (i) exceed 4 metres in height,
  - (ii) have more than a single storey, or

- (iii) have a width greater than half the width of the original dwellinghouse;
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- (k) it would consist of or include -
  - (i) the construction or provision of a verandah, balcony or raised platform,
  - (ii) the installation, alteration or replacement of a microwave antenna,
  - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (iv) an alteration to any part of the roof of the dwellinghouse.; or
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The proposed porch is considered to fall under Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015.

D.1 Development is not permitted by Class D if-

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) the ground area (measured externally) of the structure would exceed 3 square metres;
- (c) any part of the structure would be more than 3 metres above ground level; or
- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.; or
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

The property known as 4 Gatehouse Mews is an end of terrace property and is not listed or within a conservation area. The external materials and finishes of the extension would match the existing dwelling.

There is a relevant permitted development restriction in place. Planning permission BR/172/98 contains a relevant restrictive condition which restricts any works under Classes A, B, C and E. The condition is as follows:

'Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order, as amended no works as specified in Schedule 2, Part 1, Classes A, B, C and E shall be permitted, unless approved on an application in that behalf by the Local Planning Authority.'

Reason: In the interests of the amenities of the occupiers of adjoining properties.'

The proposed rear extension and conversion of the existing store room would conflict with the above condition.

The proposed porch complies with relevant sections of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015. It is considered to be permitted development and as such does not require the submission of an application for full planning permission.

<b>RECOMMENDATION</b>
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**PP REQUIRED**

The Arun District Council hereby certify that on 28 May 2025 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 not have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason of a restrictive condition attached to planning permission reference BR/172/98 which states 'Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order, as amended no works as specified in Schedule 2, Part 1, Classes A, B, C and E shall be permitted, unless approved on an application in that behalf by the Local Planning Authority'. The proposed rear extension and conversion of the existing store room would conflict with the restrictive condition and would therefore require planning permission.

#### **FIRST SCHEDULE**

The proposal as shown on the following plans:

- Location Plan PL101
- Block Plan PL102
- Proposed Ground Floor Plan and Roof Plan PL105A
- Proposed Elevations PL106

#### **SECOND SCHEDULE**

4 Gatehouse Mews, Sudley Road, Bognor Regis, PO21 1FJ

#### **EXTENT OF USE**

Construction of entrance porch, single storey rear extension and conversion of existing storage room into habitable room.

**BR/95/25/CLP - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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