ARUN DISTRICT COUNCIL

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 a Proposed use or Operation
DECISION NOTICE

Application Ref: EG/42/13/CLP

To Addressee

Mr H Godsmark
Eastergate Lane
Eastergate
West Sussex
PO20 3SJ

Site Address

Swallowfield
Eastergate Lane

PO20 3SJ

Description of Application

Application for a Lawful Development Certificate for the proposed construction of single storey, mono pitch, brick and tile building with lean-to aluminium greenhouse to serve plant breeding and tissue culture propagation and other activities to serve plant propagation and trialling.

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 proposed detached building would not constitute "Permitted Development" of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) under Part 6 Class B Development on units less than 5 hectares.

Class B (a) states 'the extension or alteration of an agricultural building'.

It would fail under Section(a) as the building is detached.

Planning Permission is therefore required.

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: **11 October 2013**

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 Sctions 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).