

Appendix 1: Decisions and floorplans for comparable developments



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: EG/30/15/CLP

To Addressee

Mrs C Hewitt
 Bexstone House
 Barnham Road
 Eastergate
 West Sussex
 PO20 3RT

Site Address

Bexstone House
 Barnham Road

PO20 3RT

Description of Application

Application for a Lawful Development Certificate for a proposed replacement of residential annexe to use for residential bedrooms for family & friends, bed & breakfast use & home office/store room.

The Arun District Council hereby certify that on 8th June 2015 the use and development 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, would be lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:-

The proposed use of the annexe for 2 residential bedrooms for family & friends and bed & breakfast use in association with the main dwellinghouse and a further utility room for home office/storage use would not require permission as the change of use would not constitute 'development' as defined in The Town and Country Planning Act 1990 as amended Part III Section 55 Para. 2(d).

The proposed construction of an annexe in accordance with plans as submitted measuring 2.98 metres in height, 10 metres in length and 6.8 metres in depth would qualify as Permitted Development under The Town and Country Planning (General Permitted Development) Order 2015 under Schedule 2 Part 1, Class E.

EXTENT OF USE

Construction of an annexe measuring 2.98 metres in height, 10 metres in length and 6.8 metres in depth to provide habitable rooms incidental to the primary use of the dwellinghouse.

FIRST SCHEDULE

Construction of a residential annexe measuring 2.98 metres in height, 10 metres in length and 6.8 metres in depth in the rear garden and use of 2 bedrooms and a further utility room for residential bedrooms for family & friends, bed & breakfast use and home office/store room respectively.

SECOND SCHEDULE

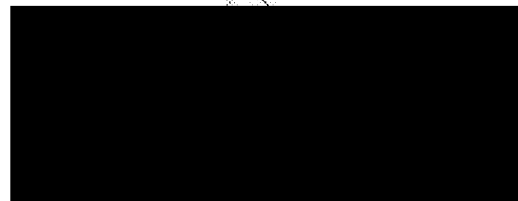
Bexstone House, Barnham Road, Eastergate, West Sussex, PO20 3RT

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: Andrew Wood

Decision Issued: 18 June 2015

**NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT****TOWN & COUNTRY PLANNING ACT 1990**

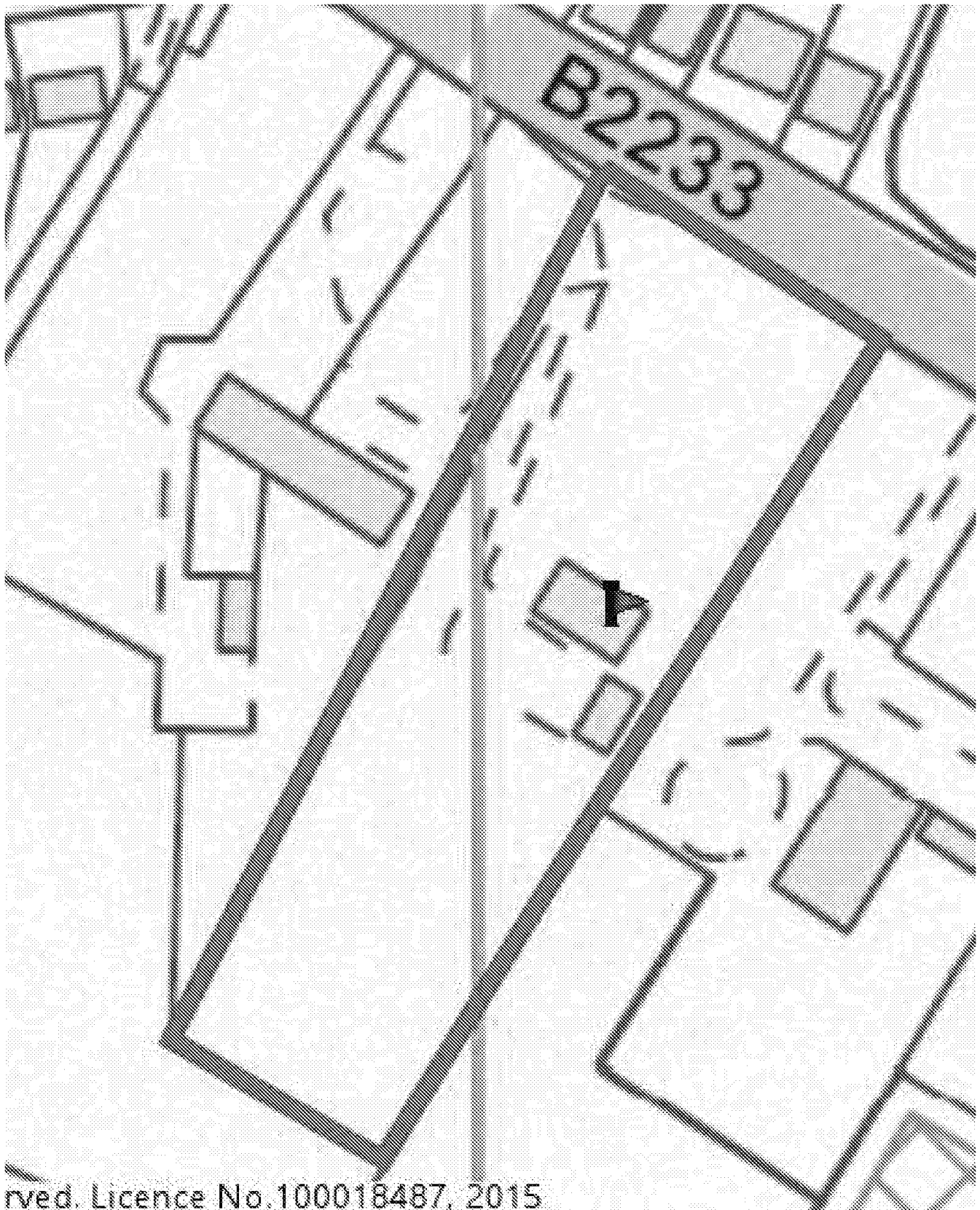
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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).

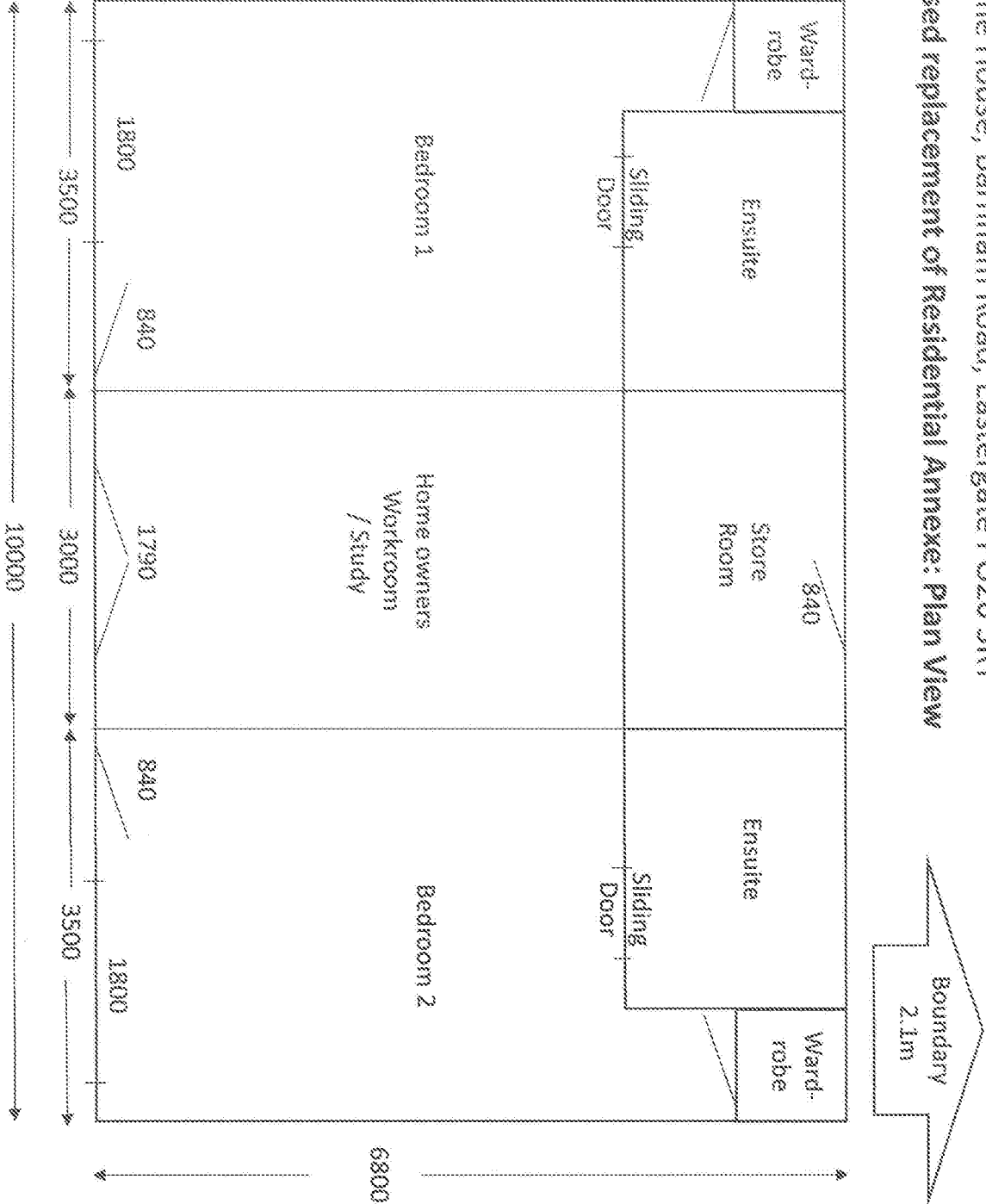


erved. Licence No.100018487, 2015

Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.

Bexstone House, Barnham Road, Eastergate PO20 3RT

Proposed replacement of Residential Annexe: Plan View



Note:

- There is no change to the overall footprint of the existing Building
- All measurements in millimetres
- Mono pitch, 4° slope EPDM roof, sloping from front to back
- 300mm roof overhang

APPLICATION NO: EP/95/06/CLP

**TOWN AND COUNTRY PLANNING ACT 1990
SECTION 191 AND 192**

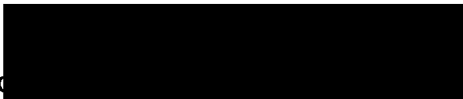
(as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Arun District Council hereby certify that on the 7th August 2006 the proposed development hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and described as a single storey ancillary building to be used as artist studio, gym and bathroom and shown on the submitted scale: 1:500 location plan; 1:500 site plan; 1:100 floor plan and 1:100 elevations of approved planning application EP/95/06/CLP was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason. That the proposed artist studio, gym and bathroom would constitute permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995.

Signed



On behalf of Arun District Council

Howard Cheadle DipTP MRTPI
Head of Planning Services

Date 7th August 2006

Case Officer: Miss C Forrest

First Schedule

"The development" concerned is for a single storey ancillary building to be used as artist studio, gym and bathroom, as detailed in the plans submitted with the application.

Extent of Use

The proposed single storey ancillary building to be used as an artist studio, gym and bathroom would measure approximately 8m in width, 10m in length and a maximum height of 4m above ground level. The cubic content of the building would be 320m.

Second Schedule

The Well House, Seafield Road, East Preston.

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 thus, 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.

APPLICATION NO: EP/95/06/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 GENERAL DEVELOPMENT PROCEDURE

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Arun District Council hereby certify that on the 7th August 2006 the proposed development hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and described as a single storey ancillary building to be used as artist studio, gym and bathroom and shown on the submitted scale: 1:500 location plan; 1:500 site plan; 1:100 floor plan and 1:100 elevations of approved planning application EP/95/06/CLP was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason. That the proposed artist studio, gym and bathroom would constitute permitted development under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995.

Signed



Head of Arun District Council

Howard Cheadle DipTP MRTPI
Head of Planning Services

Date 7th August 2006

Case Officer: Miss C Forrest

First Schedule

"The development" concerned is for a single storey ancillary building to be used as artist studio, gym and bathroom, as detailed in the plans submitted with the application.

Extent of Use

The proposed single storey ancillary building to be used as an artist studio, gym and bathroom would measure approximately 8m in width, 10m in length and a maximum height of 4m above ground level. The cubic content of the building would be 320m.

Second Schedule

The Well House, Seafield Road, East Preston.

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 thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.

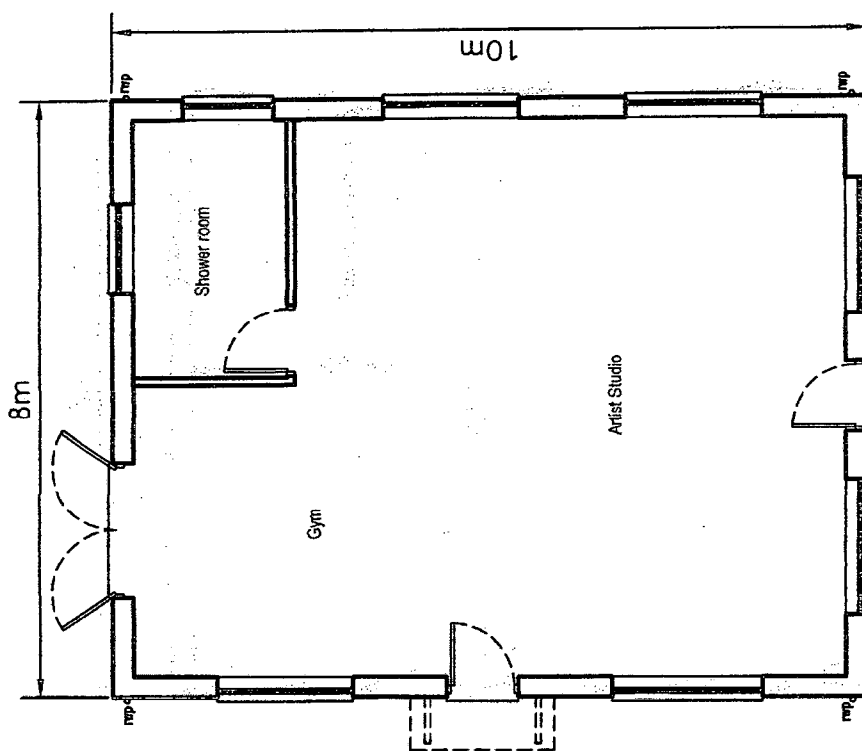
This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable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

ARUN DISTRICT COUNCIL

No.	EP	95	06	CLP
-----	----	----	----	-----

RECEIVED	12.6.06
----------	---------



Floor Plan 1:100



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: AL/81/17/HH

1 To Addressee

Planning Guys
 Admark House
 2 West Street
 Ewell
 KT17 1UU

2 Site Address

Mildmay
 Hook Lane

PO20 3TE

3 Description of Development

Erection of single storey outbuilding to rear garden

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:

11A
 07A
 08
 10
 09

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.

3

The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Mildmay, Hook Lane, Aldingbourne, West Sussex, PO20 3TE as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

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: Richard Temple

Date of Decision:

6 October 2017


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.

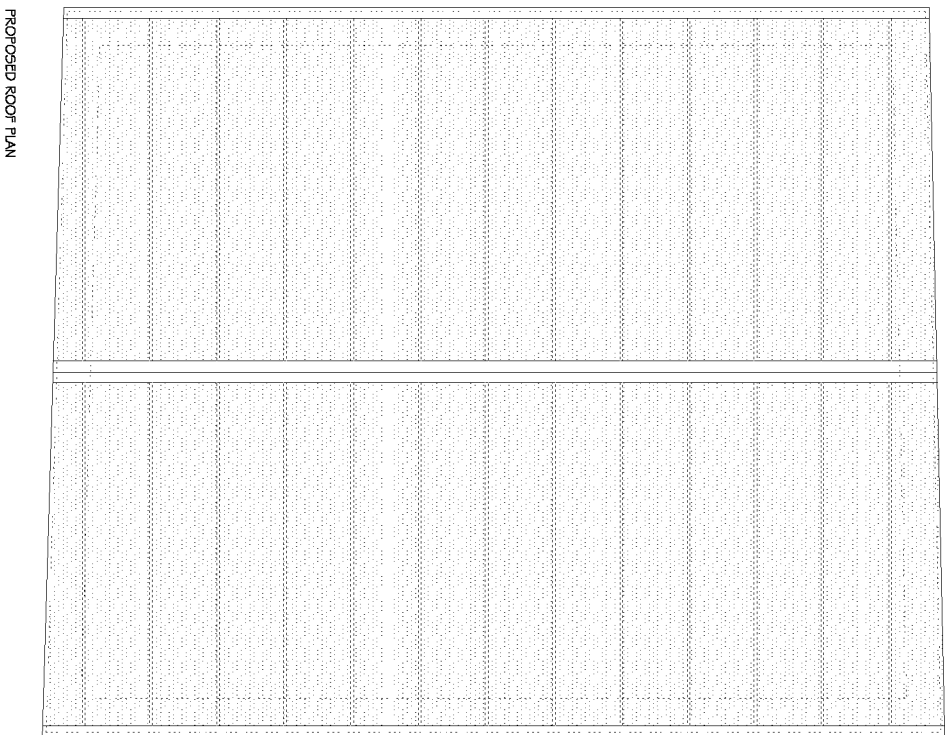
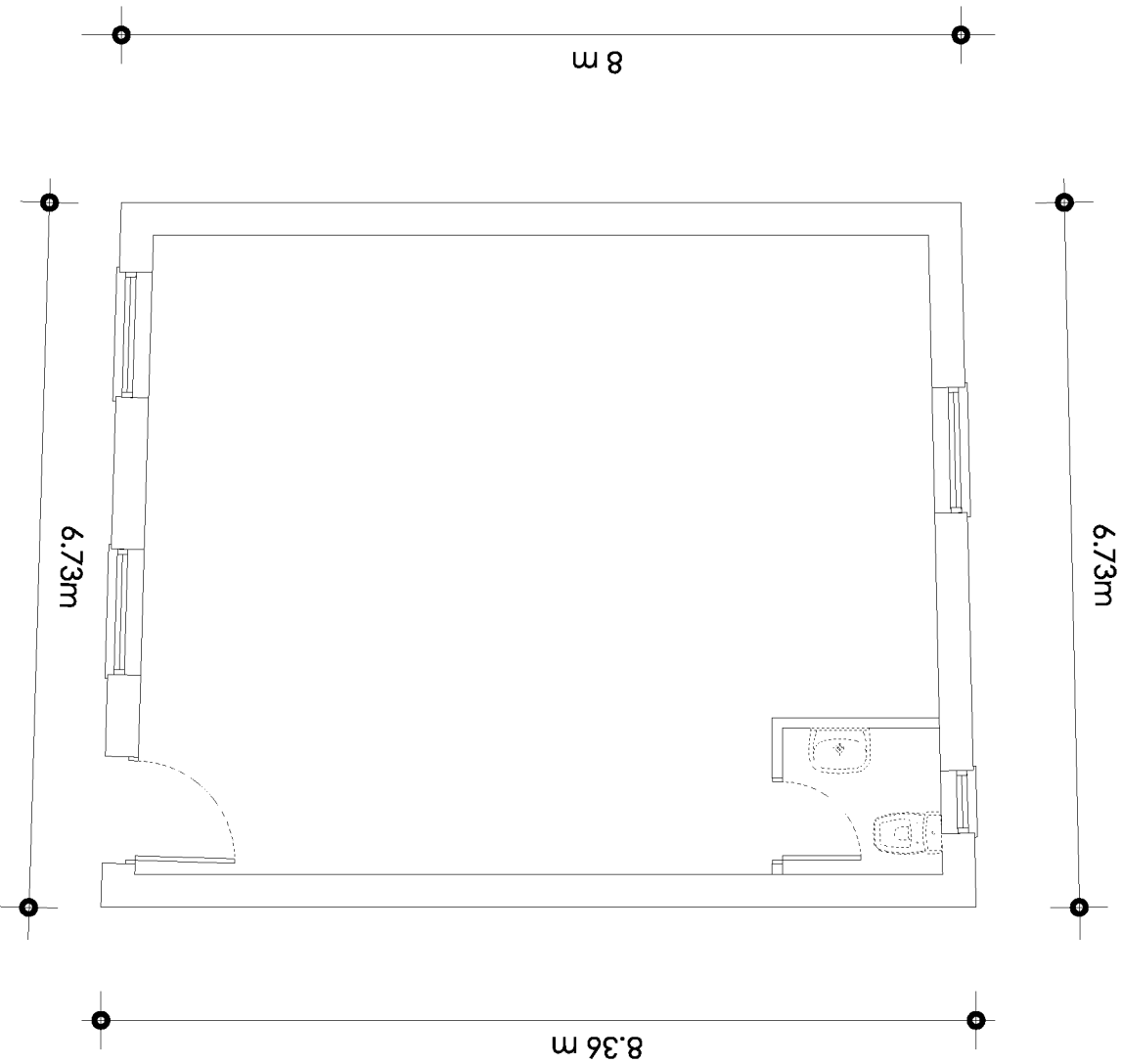
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, 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



REVISION NOTES:

REV:	DATE:	NOTES:
A	02/08/2017	INTRODUCTION OF DRAWING TT125

DRAWING TITLE:
PROPOSED OUTBUILDING FLOOR PLAN &
ROOF PLAN

CLIENT:
MR. BOBBY CRADDOCK

PROJECT NO:

812

PROJECT ADDRESS:
MILDWAY
HOOK LANE
ALDINGBOURNE
WEST SUSSEX
PO20 3TE

DATE:
MARCH 2017

SCALE:
1:50 @ A3

DRAWING NUMBER:
07A



PRODUCT 2 ARCHITECTURE & PLANNING
76 WEST STREET
DUEL
SURREY
KT17 1UZ
t: 0208 393 2675
m: mail@product2.co.uk
w: www.product2.co.uk



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: FP/241/17/HH

1 To Addressee

ADCS Ltd
 30 Foxley Lane
 Worthing
 West Sussex
 BN13 3AD

2 Site Address

2A Admiralty Road
 Felpham
 PO22 7DN

3 Description of Development

Outbuilding

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 1349/PO1 A & details contained in the agent's email dated 1 December 2017.

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.

3

The outbuilding hereby permitted shall not be occupied or used at any time other than for purposes ancillary to the residential use of the dwelling known as 2a Admiralty Road and not for any business use.

Reason: To safeguard the amenity of adjoining residential properties and in accordance with policy GEN7 of the Arun District Local Plan.

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.



Group Head of Planning

Case Officer: Mark Jones

Date of Decision:

7 December 2017

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

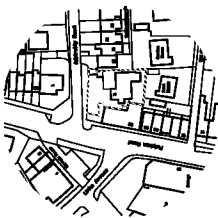
If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use 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

No dimensions to be scaled from drawings except for planning purposes.
The contractor shall check all dimensions in situ.
It is the responsibility of the contractor to ensure compliance with
Building Regulations.
C.D.M. Regs. 2015. The Client is advised of the responsibilities
of the contractor and the contractor is advised of the
duties of the contractor.
All work is to comply with the C.D.M. Regs. 2015.
The Party Wall Act 1996. The property owner is advised of the
duties of the owner and the contractor is advised of the
duties of the contractor.
The contractor is advised of the duties of the contractor.
The contractor is advised of the duties of the contractor.
The contractor is advised of the duties of the contractor.

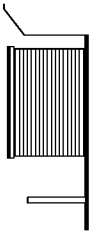
REVISIONS:
A. 06/01/17 Dimensions added to proposed floor plan.



LOCATION PLAN
Scale 1:1250



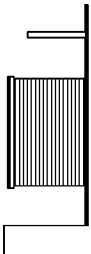
Information supplied based on Planity.
All dimensions and distances subject to
an accurate site survey being undertaken.



REAR

SIDE

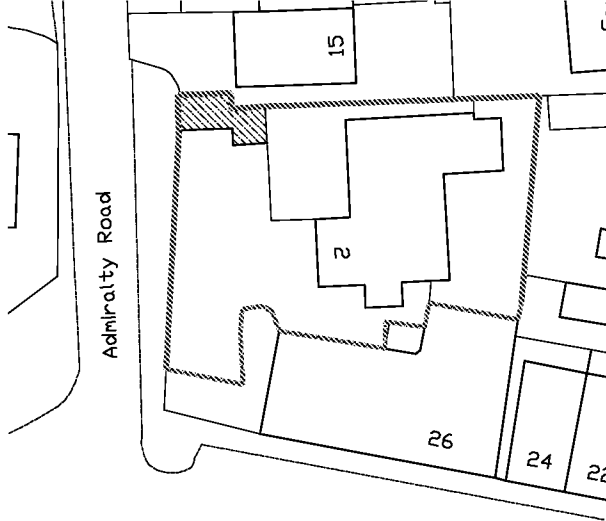
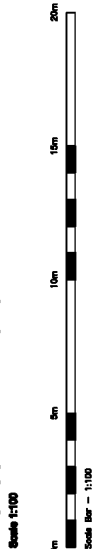
SCHEDULE OF MATERIALS
WALLS - WEATHERING COLOUR GREY
ROOF - PLAT ROOF
WINDOWS - TOP HUNG PVCU COLOUR WHITE
PAINTWORK - PINK COLOUR BLACK



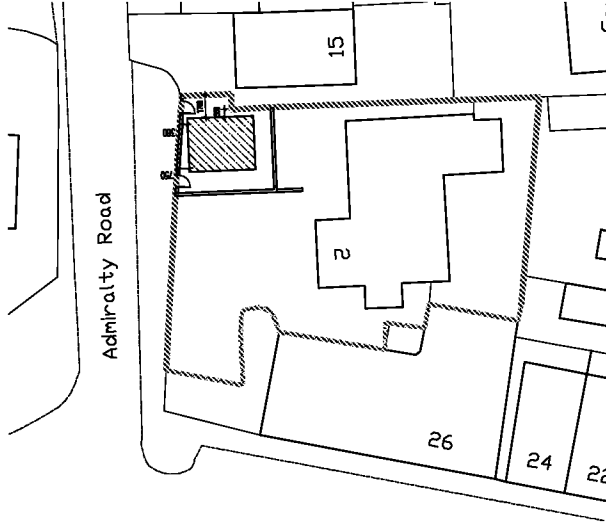
FRONT

SIDE

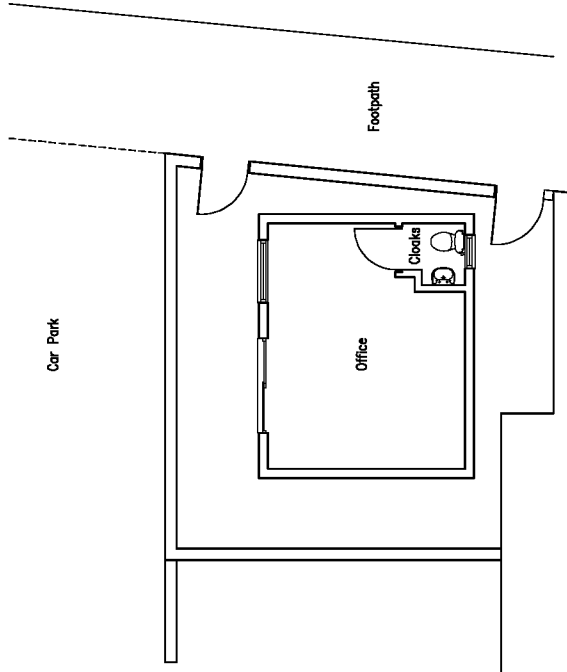
PROPOSED ELEVATIONS
Scale 1:100



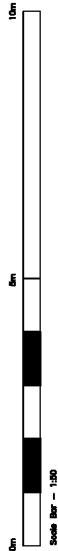
PREVIOUS BLOCK PLAN
Scale 1:500



PROPOSED BLOCK PLAN
Scale 1:500



PROPOSED FLOOR PLAN
Scale 1:50



ADCS
Architectural Design
Computer Services

301 Pearly Lane
West Sussex
PO19 1SD
Tel: 01323 813400
Email: info@adcs.co.uk
www.adcs.co.uk

Client	MR SIMON ROYALL		
Project	PROPOSED DETACHED OFFICE 2 ADMIRALTY ROAD FELPHAM WEST SUSSEX PO22 7DN		
Drawing	PROPOSED FLOOR PLANS & ELEVATIONS		
Scale	1:50	Date	18.08.17
		Drawn	TP
Drawing No.	1349/P01		
Revision	A		