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: EP/116/23/CLP

To Addressee

Fuller Associates
10-11 The Parade
Willowhayne Crescent
East Preston
BN16 1NS

Site Address

35 Vermont Drive
East Preston
BN16 1LG

Description of Application

Lawful development certificate for a single storey rear extension to accommodate a utility room.

The Arun District Council hereby certify that on 18 September 2023 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 have been 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, as amended.

EXTENT OF USE
Construction of a single storey rear extension made from materials which match in appearance those of the existing dwelling measuring approx. 2.9m high, 2.8m wide and 1.8m. The proposal includes one window on the rear elevation.

SECOND SCHEDULE
35 Vermont Drive, East Preston, BN16 1LG.

FIRST SCHEDULE
Single storey rear extension. The proposals have been assessed against the following drawings:
- Proposed floor and roof plans 230010/04
- Location and block plans 230010/03
- Proposed elevations 230010/05

Neil Crowther
Group Head of Planning

Case Officer:	Hebe Smith	Arun District Council The Arun Civic Centre
Decision Issued:	2nd November 2023	Maltravers Road Littlehampton West Sussex BN17 5LF

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, 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).



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