APPLICATION NO: EP/139/11/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 DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2010

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Arun District Council hereby certify that on the 16th December 2011 the use hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged boldly on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The proposed extensions accord with the parameters set out in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 Article 3 Part 1 and, as such, do not require planning permission.

Signed  On behalf of Arun District Council

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Date of Decision: 26th January 2012

Date Decision Issued 26th January 2012

Case Officer: Mr J Smith

First Schedule

The proposal involves single-storey extensions to the side and rear of the dwelling, the enlargement of the roof, provision of a flat roof dormer to the rear roof slope and of two roof lights on the front roof slope.

Extent of Use

The proposed side extension measures approximately 5.4 metres in length by 3 metres in width. It will measure approximately 2.4 metres in height.

The proposed rear extension measures approximately 6.4 metres in width by 3 metres in depth and is approximately 2.4 metres at eaves height and 3.65 metres at ridge height.

The proposed roof extension will convert the existing hipped roof end to a sussex hip. The eaves of the existing roof will not be extended and the roof ridge height will remain the same.

The flat roof dormer measures approximately 5.9 metres in width by 2.58 metres in depth and 2.16 metre in height will be added to the rear roof slope.

The increase in volume of the roof created by its extension and provision of the rear dormer will not exceed 50 cubic metres.

Two roof lights would be installed within the front roof slope. They will project no more than 150mm from the plane of the roof slope.

Second Schedule

40 North Lane, East Preston, West Sussex, BN16 1HW

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 therefore, 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.

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).