



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: EP/171/18/CLP

To Addressee

Architectural Design
 Saxon End
 Boredean
 Petersfield
 GU32 1EP

Site Address

8 Seaview Avenue
 East Preston
 BN16 1PP

Description of Application

Lawful development certificate for a proposed single storey conservatory extension to side of an existing detached garage outbuilding.

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 Arun District Council hereby certify that on 23/11/18 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 for the following reasons;

- The proposed development to enlarge an existing outbuilding that has a second storey and a highest point of above 4 metres (7 metres to the ridge) does not comply with Schedule 2, Part 1, Class E para. (d) and (e)(i) of the Town and Country (General Permitted Development) (England) Order 2015 as amended.

EXTENT OF USE

Construction of a single storey conservatory extension to the side of an existing detached garage outbuilding.

FIRST SCHEDULE

Construction of a single storey conservatory extension to the side of an existing

detached garage outbuilding as shown on the following plans;

Block/Site Plan dated 22/11/2018.

Elevations with Proposed Conservatory dwg.no. SK18/001 dated Nov 2018.

SECOND SCHEDULE

8 Seaview Avenue, East Preston, West Sussex, BN16 1PP.

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: **17 January 2019**



RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990

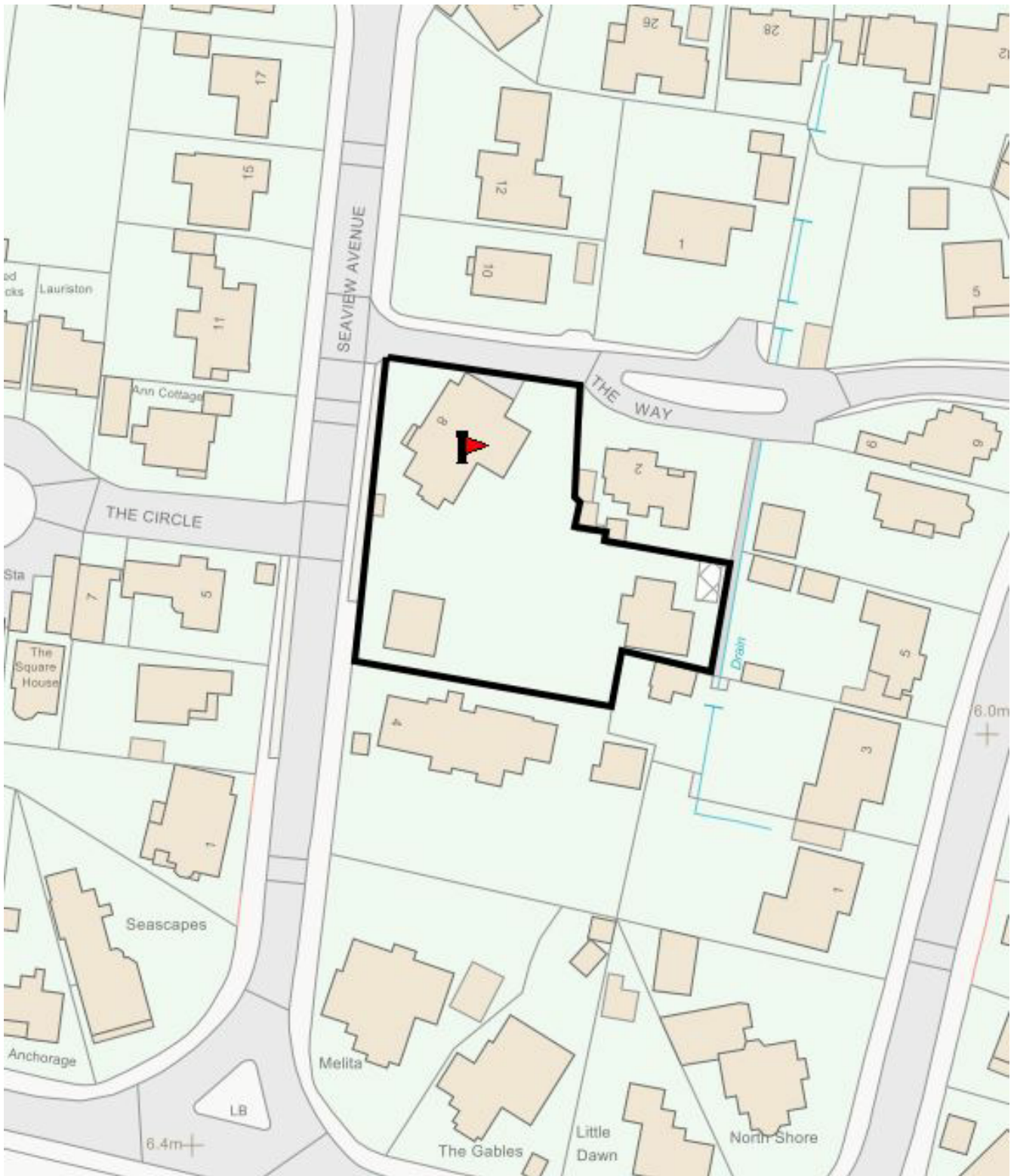
By Section 195 (as amended) of the Town and Country Planning Act 1990, where an application is made to a Local Planning Authority under Sections 191 or 192 and is refused, or is refused in part, the applicant may by notice under this subsection appeal to the Secretary of State and on any such appeal 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).



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