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: FG/11/15/CLP

To Addressee

Mr W Gander
Architectural Technician
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ

Site Address

9 Guernsey Road
Ferring
BN12 5PN

Description of Application

Application for a lawful development certificate for a proposed dormer window to rear elevation.

Planning Permission NOT Required

The Arun District Council hereby certify that on 9th February 2015 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 black on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reasons of compliance with relevant criteria and conditions within Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

FIRST SCHEDULE

The dormer is to be located on the rear roof slope of the dwelling and would face towards the rear gardens of dwellings in Somerset Road to the north. It would be 11.95m in width and have a height from its foot with the roof plane of 2.3m, terminating in a flat roof. The volume would be 35.18sqm. This means that the measured volume would be 27.485 sqm, although the application drawing states a volume of 35.18 sqm.

The development is for a rear dormer extension as detailed on the submitted drawings:

Location Plan 1:1250
Site Plan 1:500
Roof Plan 1:200
Ground Floor Plan Existing 1:50
First Floor Plan Existing 1:50
Elevations Existing 1:100
Sections Existing 1:50
Ground Floor Plan Proposed 1:50
First Floor plan Proposed 1:50
Elevations Proposed 1:100
Sections Proposed 1:50

SECOND SCHEDULE
A dormer on the rear roof slope of 9 Guernsey Road, Ferring, West Sussex BN12 5PN

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: Ross Leal

Decision Issued: **12 February 2015**



NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

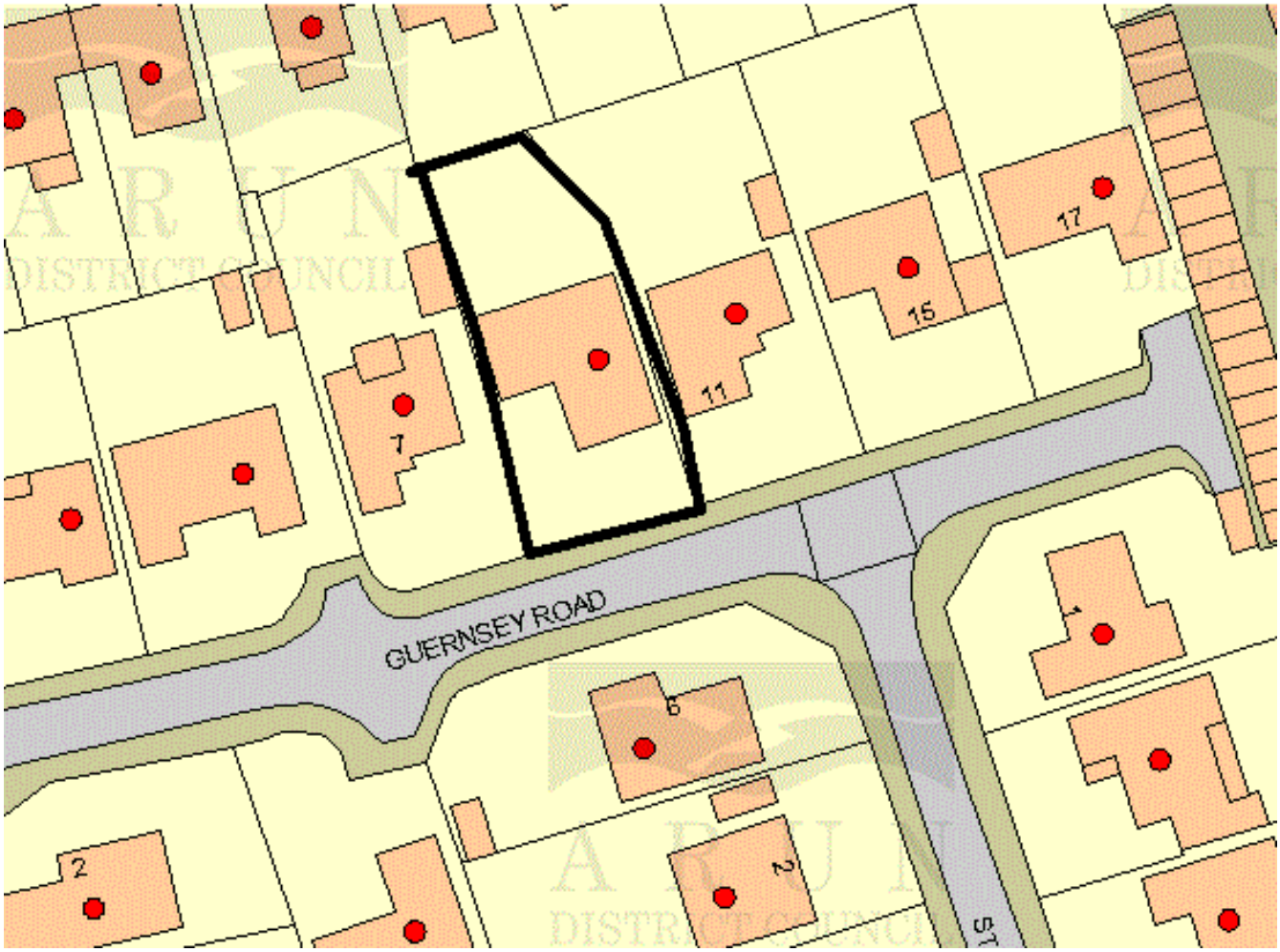
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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).



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