



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/125/14/CLP

To Addressee

Mr J Cox
 30 Crowborough Drive
 Goring By Sea
 West Sussex
 BN12 4UQ

Site Address

29 Sea Lane Gardens
 Ferring
 BN12 5EQ

Description of Application

Application for a lawful development certificate for a proposed single storey rear extension with pitched roof and mono pitched roof detail to existing flat roof to rear.

The Arun District Council hereby certify that on the 12th of September 2014 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, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:-

The proposed extension and roof addition accord with the criteria set out in The Town and Country Planning (General Permitted Development Order 1995 (as amended) Article 3 Part 1 Class A and, as such, do not require planning permission.

EXTENT OF USE

Single-storey extension to the rear. Addition of mono-pitched roof to the rear.

FIRST SCHEDULE

The rear extension projects 3.1 metres beyond the rear wall of the original dwelling house and measures 2.85 metres in width. Height to the roof ridge is 3.9 metres.

The additional mono-pitch roofing will be added to the existing flat roof extension to the rear of the property and will measure approximately 3.1 metres at ridge height.

SECOND SCHEDULE

29 Sea Lane Gardens, Ferring, West Sussex, BN12 5EQ

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: Mr J Smith

Decision Issued: **23 October 2014**



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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