



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: FG/198/17/CLP

To Addressee

Mr H Wilman
 73 Littlehampton Road
 Worthing
 West Sussex
 BN13 1QP

Site Address

10 Cissbury Road
 Ferring
 BN12 6QJ

Description of Application

Lawful development certificate for a proposed orangery extension to rear of property.

The Arun District Council hereby certify that on 30 November 2017 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, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reason:

The proposed extension by virtue of its size and location and materials is in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

EXTENT OF USE

A 4.2m deep extension off the main rear wall of the dwelling and to be 3.4m wide. To have a mock pitched type roof and flat roof behind the sloping tiled roof element. Bottom of eaves 0.25m lower than those of the existing dwelling and at 2.1m. Top of roof slop 3.1m. Modest centrally located roof light extending 0.5m above the flat roof but below all existing dwelling ridge levels. Materials of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

FIRST SCHEDULE

Construction of a single storey rear orangery extension in accordance with the

limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as detailed on submitted drawings:

Block Plan - Received with Application

Drawing Number CIS/01 - Location Plan - Dated 20.11.2018

Drawing Number CIS/06 - Proposed Ground Floor - Dated 20.11.2018

Drawing Number CIS/07 - Proposed Roof Plan - Dated 20.11.2018

Drawing Number CIS/08 - Proposed Rear Elevation - Dated 20.11.2018

Drawing Number CIS/09 - Proposed Side Elevation - Dated 20.11.2018

SECOND SCHEDULE

10 Cissbury Road, Ferring, West Sussex BN12 6QJ

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: **25 January 2018**



NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

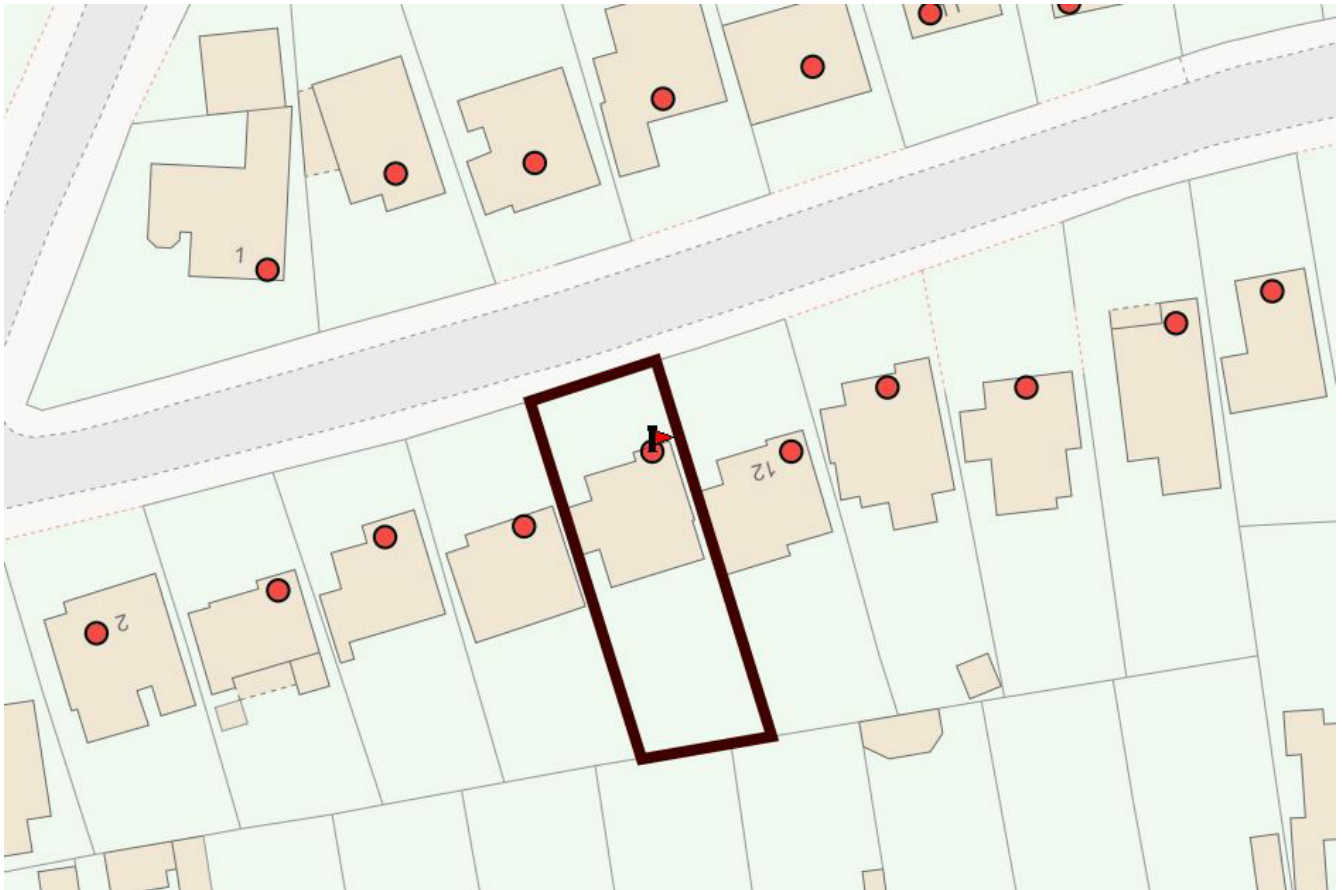
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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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