

Recommendation Report for Lawful Development Certificate for a Proposed Use or Development**REF NO:** FG/9/26/CLP**LOCATION:** 6 Polperro Close
Ferring
BN12 5JH**PROPOSAL:** Lawful development certificate for the proposed installation of a roof light to the inherent flat roof of the property.**DESCRIPTION OF APPLICATION**

This application seeks a lawful development certificate for the installation of a roof light on a flat roof.

RELEVANT SITE HISTORY**REPRESENTATIONS****Representations Received:****CONSULTATIONS****Consultations Responses Received:****LEGISLATIVE BACKGROUND**

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In this instance the proposed works will be assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

- Class C, which pertains to any other alteration to the roof of a dwellinghouse.

Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

CONCLUSION

The proposed roof light will be assessed under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Class C states:

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C -

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof;
- (d) it would consist of or include -
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be -

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The property known as 6 Polperro Close is a detached dwelling and neither listed nor within a conservation area. The roof light would not protrude further than 0.15m above the roof plane.

There are no permitted development restrictions upon this property.

The proposed roof light complies with the relevant sections of Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is considered to be permitted development and as such does not require the submission of an application for full planning permission.

RECOMMENDATION

PP NOT REQUIRED

The Arun District Council hereby certify that on 11 February 2026, 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 have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason of compliance with Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

FIRST SCHEDULE

The proposed roof light as shown on the following submitted plans and statements:

- Proposed Roof Plan 18/02/2026
- Manufacturers Details 12/02/2026
- Roof Light and Sections 12/02/2026
- Location Plan 12/02/2026

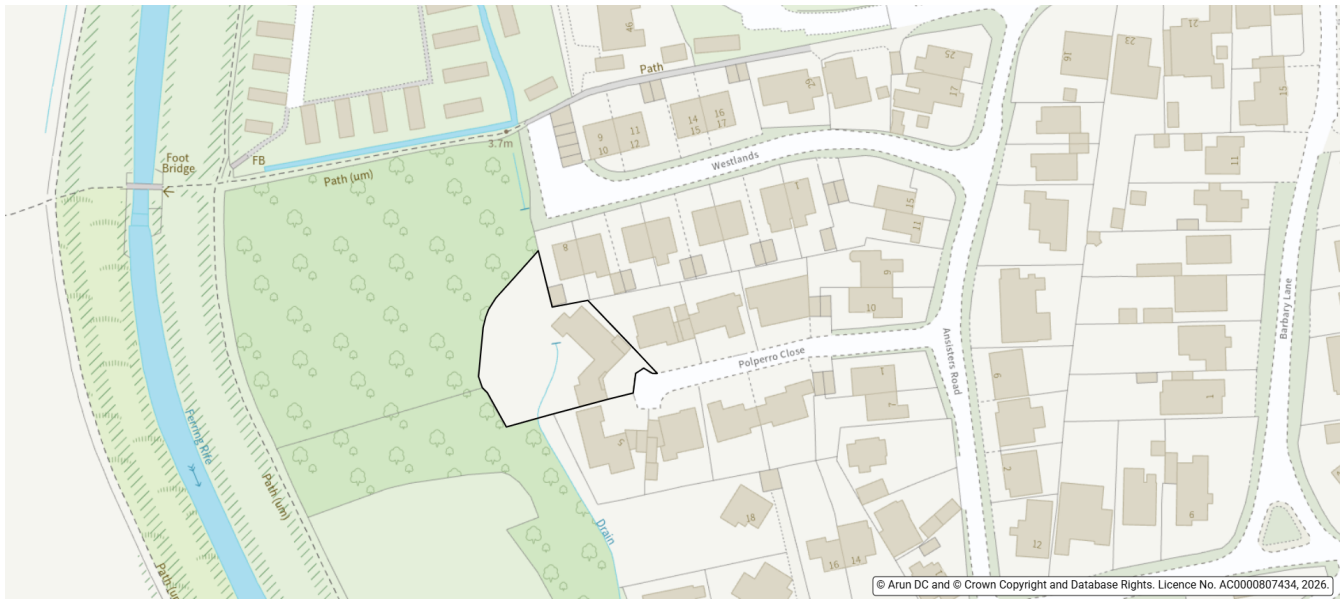
SECOND SCHEDULE

6 Polperro Close, Ferring, BN12 5JH, West Sussex.

EXTENT OF USE

Installation of a roof light to the inherent flat roof of the property, protruding no more than 0.15m beyond the roof slope.

FG/9/26/CLP - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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