ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 APPLICATION FOR A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (AS AMENDED)

DECISION NOTICE

Application Ref: FN/15/10/CLP

1 **To Addressee**

Mr Andrew Page
Page Partnership
18 Middleton Avenue
Hove
East Sussex
BN3 4PJ

2 **Site Address**

8 Fox Lea
Findon
BN14 0XB

3 **Description of Development**

Application for certificate of lawfulness for a proposed use for the construction of a single storey extension to the existing dwelling

4 In pursuance of their powers under this Act and related Orders and Regulations the Council notify you that they REFUSE your application for a Certificate of Lawful Use or Development for the use, uses or development as described in the application for the reasons stated.

REASON 1 The proposed extension would not constitute "Permitted Development" under The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 under Schedule 2 Part 1 Class A.2 as:

(a) the site is on Article 1(5) land (within an Area of Outstanding Natural Beauty) and the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr J Smith

Date of Decision: 16th April 2010

Date Decision Issued: 16th April 2010



IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990

By Section 195 of the Town and Country Planning Act 1990, where an application is made to a Local Planning Authority for a Certificate of Lawfulness of Existing/Proposed Use and is refused, or is refused in part, the applicant may by notice under this subsection appeal to the Office of the Deputy Prime Minister and on any such appeal the Office of the Deputy Prime Minister:-

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 Office of the Deputy Prime Minister you should write in the first instance to The Planning Inspectorate, Customer Support Unit, 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).