Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 39

Application for Lawful Development Certificate for a Proposed Use or Development

DECISION NOTICE

Application Ref: FP/202/21/CLP

To Addressee

Architectura Design
463 Chichester Road
Bognor Regis
PO21 5EB

Site Address

18 Pennyfields
Felpham
PO22 6BN

Description of Application

Lawful development certificate for the proposed demolition of existing lean-to outbuilding and erection of single storey side extension

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In pursuance of their powers under this Act and these Regulations the Council **REFUSE** to certify that the development described above is Lawful for the reasons stated below.

The Arun District Council hereby certify that on 11/09/21 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 not have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reason:

- The proposed development does not comply with limitations of Schedule 2 Part 1 Class A1 (e) of the General Permitted Development Order 2015.

EXTENT OF USE
Construction of a single storey side extension.

SECOND SCHEDULE
18 Pennyfields, Felpham, West Sussex, PO22 6BN

FIRST SCHEDULE
The proposed single storey extension is considered to fall under Schedule 2 Part 1 of the GDPO.

The development is shown on the following plans
- Location and Block Plan
- Proposed Floor and Elevation Plan

Neil Crowther
Group Head of Planning

Case Officer:	Amber Willard	Arun District Council The Arun Civic Centre Maltravers Road Littlehampton West Sussex BN17 5LF
Decision Issued:	**18th November 2021**	

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

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990

By Section 195 (as amended) of the Town and Country Planning Act 1990, where an application is made to a Local Planning Authority under Sections 191 or 192 and is refused, or is refused in part, the applicant may by notice under this subsection appeal to the Secretary of State and on any such appeal the Secretary of State:-

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 Secretary of State you should write in the first instance to The Planning Inspectorate, 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).

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