



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 an Existing use or Operation
DECISION NOTICE

Application Ref: FP/229/13/CLE

To Addressee

Mrs A Kempson
 Loraine
 Sea Road
 Bognor Regis
 PO22 7AN

Site Address

Loraine
 Sea Road

PO22 7AN

Description of Application

Application for a Lawful Development Certificate for an existing conversion into two separate dwellings.

The Arun District Council hereby certify that on the 9th December 2013, the use hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged boldly on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The property has been used as two separate dwellings for a continuous period in excess of 4 years.

EXTENT OF USE

The extent of the use is the property known as Loraine including its garden curtilage to both the front and rear.

FIRST SCHEDULE

Enter full description of use, operations or other matter, if necessary, by reference to the use class, if any, specified in an order under section 55(2)(f) of the 1990 Act, within which the certified use falls.

Use of the property Loraine, Sea Road, Felpham, West Sussex, PO22 7AN as two

separate dwelling houses each comprising of 1 bedroom, 1 bathroom, 1 lounge and 1 kitchen but with no dividing doorway.

SECOND SCHEDULE

Loraine, Sea Road, Felpham, West Sussex, PO22 7AN which is shown on the plan to this certificate, within the area edged boldly in black.

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 S Davis

Decision Issued: **25 February 2014**



NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

This certificate is issued solely for the purpose of section 191 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, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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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