



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: FP/273/17/CLP

To Addressee

Tony Rogers Building Consultants
 40 Dawn Crescent
 Upper Beeding
 West Sussex
 BN44 3WH

Site Address

19 Homefield Avenue
 Felpham
 PO22 6AN

Description of Application

Lawful development certificate for a proposed single storey rear extension

The Arun District Council hereby certify that on 29th 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, is 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

Construction of a single storey rear extension to the rear of the existing bungalow measuring 4m deep and 7.1m wide across the whole of the rear of the dwelling. The roof of the extension to include a pitched element with the main part of the roof being flat and either hidden by a mock pitch or atop the pitch. Maximum roof height to be 3.42m and underside of eaves to be 2.2m. The pitch to match that of the existing dwelling. All materials to match the existing.

FIRST SCHEDULE

Construction of a single storey 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 drawing & email:

Drawing Number 16/1235/02 - Proposed Plans & Elevations - Dated May 2017
Agent email dated 28.11.2017 confirming that all materials will match the existing

SECOND SCHEDULE

19 Homefield Avenue, Felpham, Bognor Regis, West Sussex PO22 6AN

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: **29 November 2017**



NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

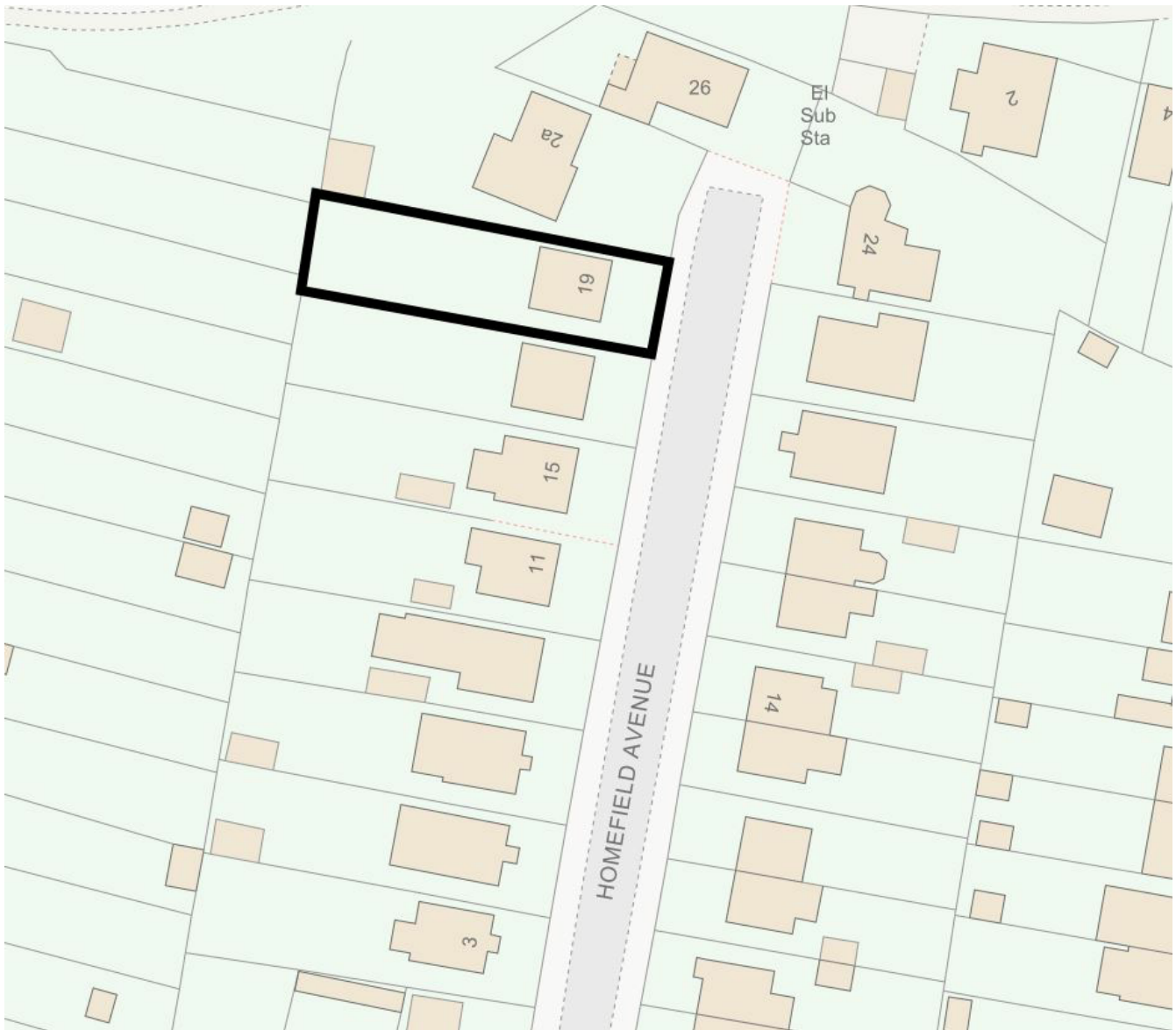
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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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