



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 a Proposed use or Operation
DECISION NOTICE

Application Ref: FP/35/13/CLP

To Addressee

Mr M Naish
 Deadspace Designs
 19 Valencia Road
 Worthing
 West Sussex
 BN11 4QD

Site Address

1 The Esplanade
 Felpham

PO22 7AF

Description of Application

Application for Certificate of Lawfulness for a Proposed Use - Rear single storey extension

The Arun District Council hereby certify that on the 27th February 2013 the development described in the Second Schedule to this certificate and edged black on the plan attached to this certificate, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

The development as proposed falls under Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (2) (England) Order 2008 in that it relates to the enlargement, improvement or other alteration of a dwellinghouse.

By virtue of Section A.1 (e) (i) the enlarged part of the dwellinghouse would have a single storey and would not extend beyond the rear wall of the dwellinghouse by more than 4 metres.

(ii) exceed 4 metres in height.

By virtue of Section A.1 (g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the eaves of the enlarged part would exceed 3 metres.

The proposed extension by virtue of Class A.1 (e)(i)(ii) and (g) is deemed to be "Permitted Development" and as such, does not require planning permission.

EXTENT OF USE

The rear single storey extension measures approximately 7.7m in width, depth of 3m with a maximum height of 3.5m, eaves height 2.5m.

FIRST SCHEDULE

The development proposed is for a single storey rear extension as detailed on the submitted drawing DS/FREEMAN/01 dt 10.02.13.

SECOND SCHEDULE

1 The Esplanade, Felpham, Bognor Regis, West Sussex, PO22 7AF.

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: Mrs J Chapman

Decision Issued: **17 April 2013**



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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