



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/41/13/CLP

To Addressee

Miss S Martin
 15 Gorse Avenue
 Felpham
 West Sussex
 PO22 6AY

Site Address

15 Gorse Avenue
 Felpham
 PO22 6AY

Description of Application

Application for a Lawful Development Certificate for a proposed single storey extension and loft conversion to include rear dormer

The Arun District Council hereby certify that on 15 March 2013 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 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 single storey rear extension as proposed falls under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 in that it relates to the enlargement, improvement or other alteration of a dwellinghouse.

Section e) the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by not more than 3 metres.

Section g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres.

The flat roof rear dormer as proposed falls under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 in that it relates to the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Section c) the cubic volume of the resultant roofspace would not exceed 50 cubic metres.

EXTENT OF USE

The single storey rear extension measures 2.85 metres in width, 3 metres in depth and 2.5 metres in height. The rear dormer measures 2.5 metres in height, 3.1 metres in depth and 5.9 metres in width.

FIRST SCHEDULE

The development proposed is for a single storey extension on the rear elevation of the dwellinghouse and flat roof dormer sited on the rear roofslope as detailed in the plans submitted.

SECOND SCHEDULE

15 Gorse Avenue, Felpham, West Sussex, PO22 6AY

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: Miss K Rawlins

Decision Issued: **19 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).

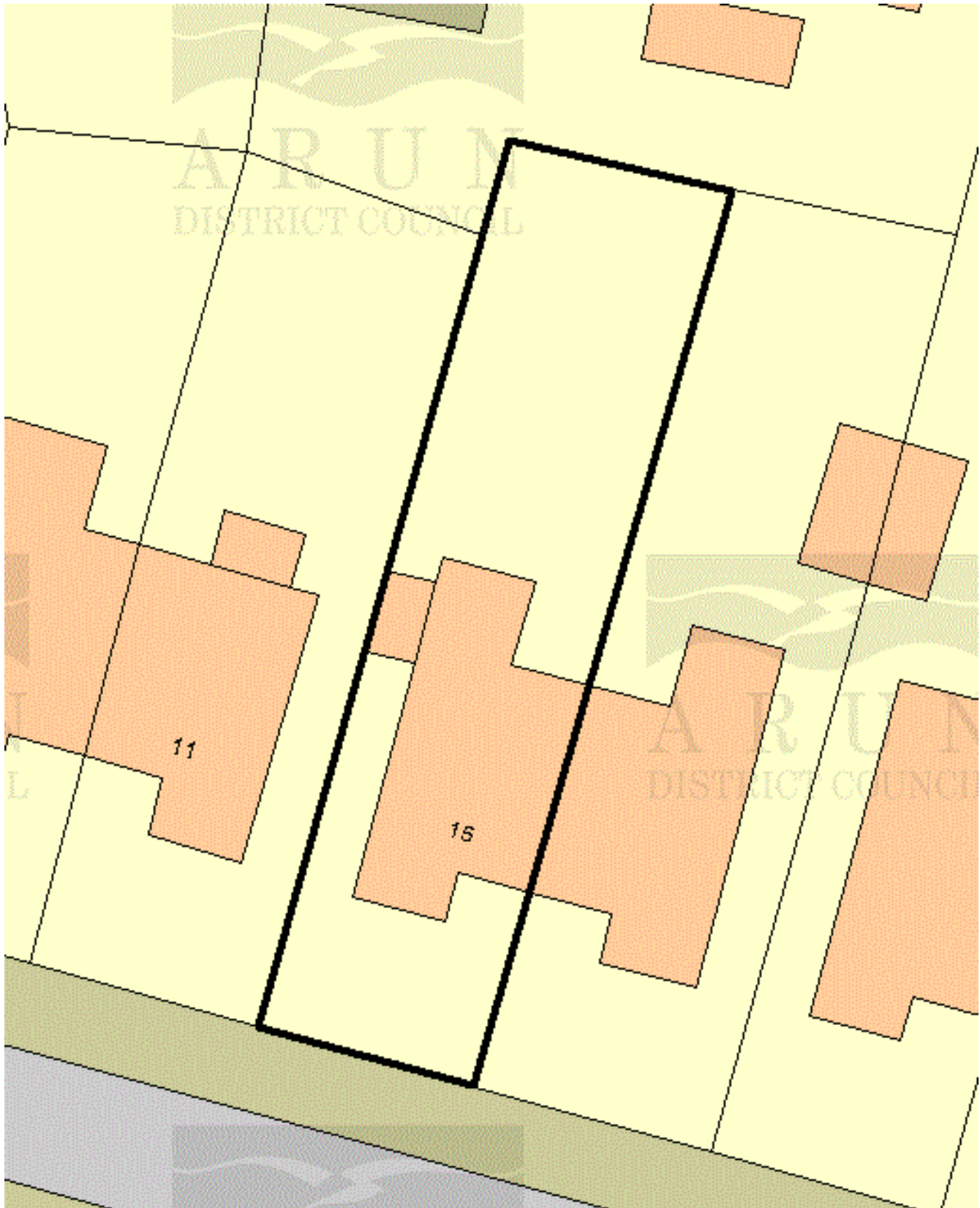
It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

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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