

DECISION NOTICE

Application Ref: FP/42/22/CLP

To Addressee

Benjamin Favier Architects
23 Twitten Way
Worthing
BN14 7JU

Site Address

38 Limmer Lane
Felpham
PO22 7EU

Description of Application

Lawful development certificate for a proposed single storey rear extension and external & internal alterations.

The Arun District Council hereby certify that on 17/03/2022 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, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason of compliance with the relevant criteria within Schedule 2 Part 1 Class A and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015.

EXTENT OF USE

A single storey rear extension under 4m in depth, under 4m in height and to the original rear elevation of the dwelling house. External alterations including the installation of windows and doors to the side and rear elevations, and installation of 3 sun pipes to an existing roof.

SECOND SCHEDULE

38 Limmer Lane, Felpham, Bognor Regis, PO22 7EU

FIRST SCHEDULE

The proposed single storey rear extension and external alterations are considered to fall under Schedule 2 Part 1 of the GDPO. The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan and Block Plan Dwg No.202106.LP
- Proposed Site Plan Dwg No.202106.Pap.01 Rev A
- Proposed Floor Plans Dwg No 202106.Pap 02 Rev A
- Proposed SW, NW and SE Elevations Dwg No 202106.Pap 03 Rev A
- Proposed Cross Sections AA and BB Dwg No 202106.Pap 04 Rev A



Neil Crowther
Group Head of Planning

Case Officer: Hannah Kersley

Decision Issued: 11th May 2022

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

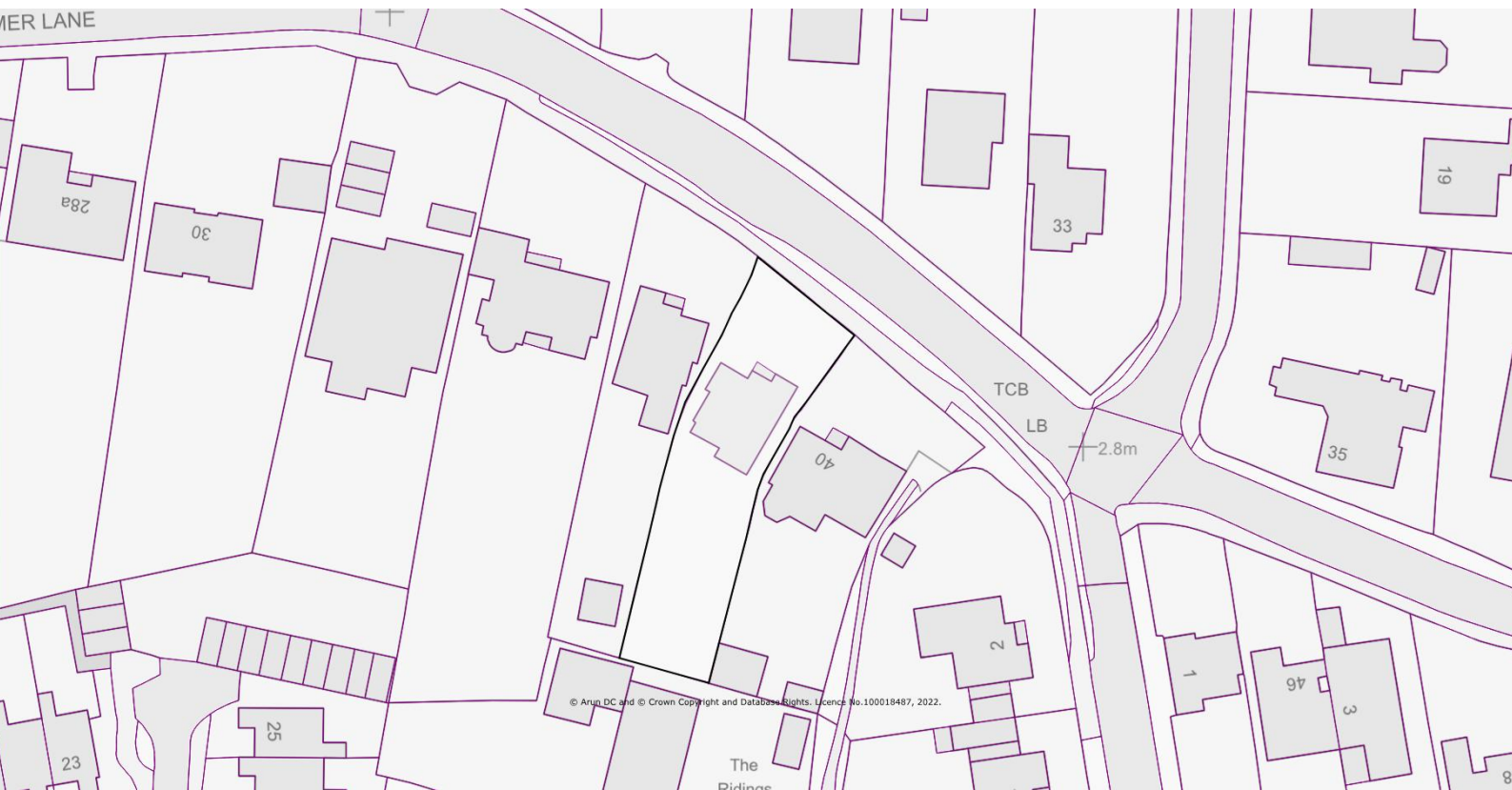
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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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