

Application for Lawful Development Certificate for an Existing Use or Operation or
Activity including those in breach of a planning condition.

DECISION NOTICE

Application Ref: FP/78/21/CLE

To Addressee

The Felpham Tap
The Thatched House Inn
8 Limmer Lane
Felpham
Bognor Regis
PO22 7EJ

Site Address

Thatched House Inn
8 Limmer Lane
Felpham
PO22 7EJ

Description of Application

Lawful development certificate for existing use of car park as pub garden.

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- 1 **INFORMATIVE:** The applicants need to seek planning permission for the existing fencing/gates fronting onto Waterloo Road and any operational development (e.g. fixed structures which may not benefit from permitted development, including timber decking less than four years old) related to the use of the land as the pub garden.

The use 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 55 of the Town & Country Planning Act 1990 by reason that it would not constitute material development.

EXTENT OF USE:

The extent of the use is defined in the submitted Ground Floor Plan and Location Plan Existing, drawing no. 2108/01.

FIRST SCHEDULE:

Use of pub car park as a pub garden (associated with the currently named 'The Thatched House' Public House).

SECOND SCHEDULE:

The Thatched House Inn/Public House (current Pub name), 8 Limmer Lane, Bognor Regis, PO22 7EJ.



Neil Crowther
Group Head of Planning

Case Officer: Ms Myer

Decision Issued: **4th June 2021**

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 EXISTING LAWFUL USE OR DEVELOPMENT

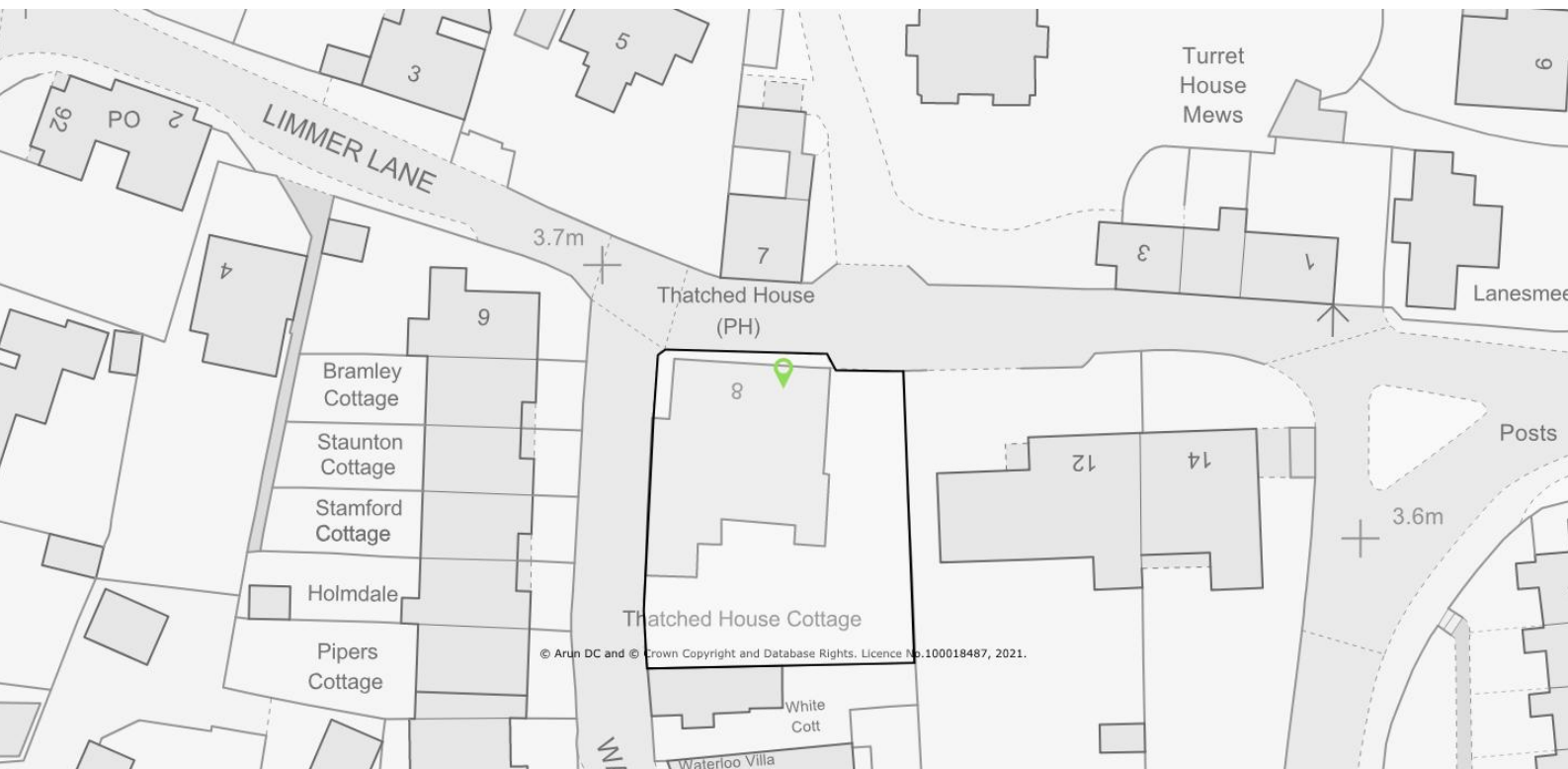
TOWN & COUNTRY PLANNING ACT 1990

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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