

**Recommendation Report for Lawful Development Certificate for a Proposed Use or Development**

**REF NO:** LU/123/18/CLP

**LOCATION:** 18 Sussex Street  
Littlehampton

**PROPOSAL:** Lawful development certificate for a proposed installation of 1 No. PVCu window to first floor front elevation to match existing.

**DESCRIPTION OF APPLICATION**

Installation of window to first floor front elevation.

**DESCRIPTION OF SITE AND SURROUNDINGS**

The site is populated by a two storey, terraced dwelling.

**RELEVANT SITE HISTORY**

Noted.

**REPRESENTATIONS**

**Representations received:**

None.

**Comments on Representations received:**

N/A

**CONSULTATIONS**

**Consultations responses received:**

None.

**Comments on Consultation responses:**

N/A

**LEGISLATIVE BACKGROUND**

Section 192(2) of the Town and Country Planning Act 1990 states:-

If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

In this instance the proposed works will be assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- Class A, which pertains to the enlargement, improvement, or other alterations to a

dwellinghouse.

Provided the proposed works satisfy the relevant criteria, and that no restrictive conditions to development have been imposed on the site, the proposed works will constitute Permitted Development and would not require planning permission. If the works fail to accord with the criteria then planning permission will be required for them to take place.

## **CONCLUSIONS**

There is no evidence in the planning history of the property indicating that permitted development rights have been removed by any original planning permission for residential development.

The applicant's property is not a Listed Building nor is it in a Conservation Area.

The proposed window to be inserted at the front of the property is to be constructed of materials to match the existing windows.

The proposed single storey rear extension and insertion of a window in the front elevation are considered to comply with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and is considered to be "Permitted Development", and as such the scheme does not require the submission of an application for full planning permission.

## **RECOMMENDATION**

### **PP NOT REQUIRED**

The Arun District Council hereby certify that on 08/05/2018 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, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

- The proposed development relating to installation of a window to the first floor, front elevation of the dwelling is considered to accord with the limitation of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

### **FIRST SCHEDULE**

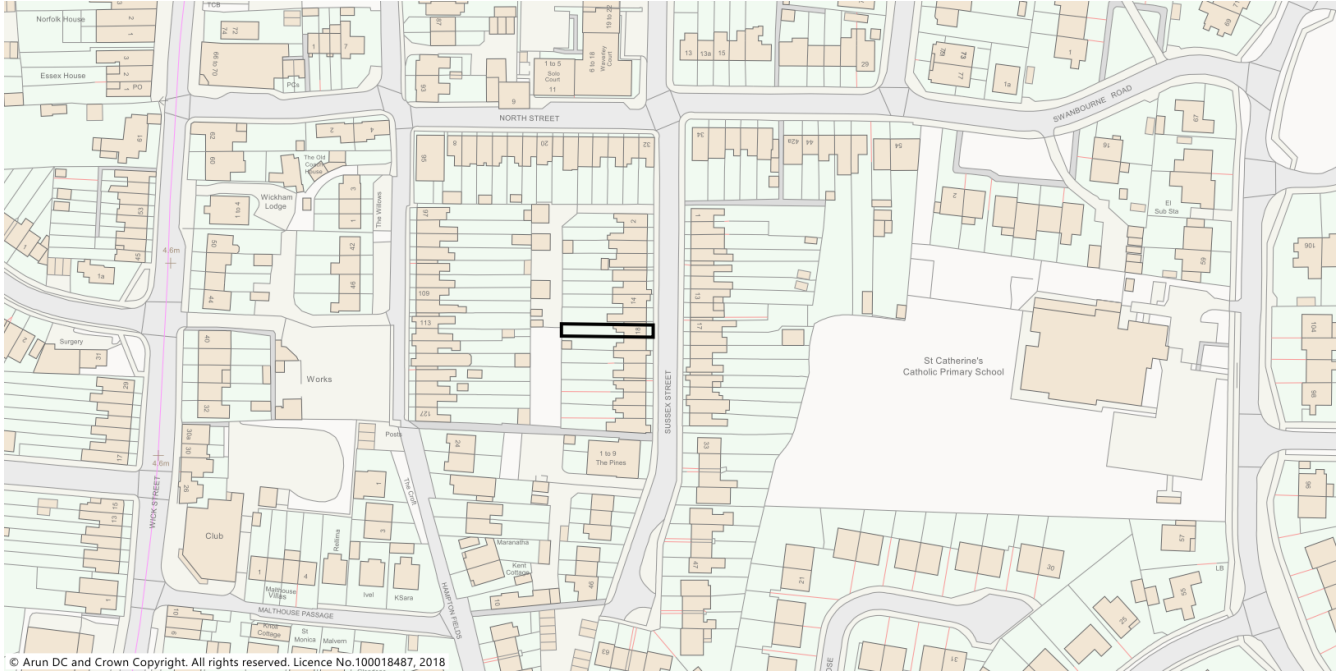
Installation of 1 No. PVCu window to first floor front elevation to match existing in accordance with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

### **SECOND SCHEDULE**

18 Sussex Street, Littlehampton, West Sussex, BN17 6JD.

**EXTENT OF USE**

**Installation of 1 No. PVCu window to first floor front elevation to match existing.**



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