

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

**REF NO:** LU/135/19/CLP

**LOCATION:** 71 Beach Road  
Littlehampton  
BN17 5JH

**PROPOSAL:** Lawful development certificate for a change of use from C1 - Hotel to C3 - Dwellinghouse.

**DESCRIPTION OF APPLICATION**

The application seeks to change the use of a C1 Guesthouse to C3 Dwellinghouse.

**RELEVANT SITE HISTORY**

**REPRESENTATIONS**

**Representations Received:**

**CONSULTATIONS**

**Consultations Responses Received:**

**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 criteria contained within The Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 3, which pertains to the change of use.

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.

## **CONCLUSION**

The site lies within the built up area boundary. The semi-detached property is currently a guest house and the application seeks a change of use to form 1No. dwellinghouse.

It is stated there will be no physical building works required for the change of use.

The proposed change of use from C1 Hotels to C3 Dwellinghouse would be required to accord with one of the Classes of Schedule 2, Part 3 Town and Country Planning (General Permitted Development) Order 2015 (as amended) which relate to Change of Use.

It is considered that a planning application for the change of use from C1 Hotels to C3 Dwellinghouses will be required as there is no permitted change of use within any Class of Part 3, Schedule 2 from C1 Hotels to a C3 Dwellinghouse.

## **RECOMMENDATION**

### **PP REQUIRED**

**The Arun District Council hereby certify that on 24th April 2019 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, would not have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990 due its non compliance with any part of Schedule 2, Part 3, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).**

### **FIRST SCHEDULE**

**Change of use from C1 to C3 under Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015.**

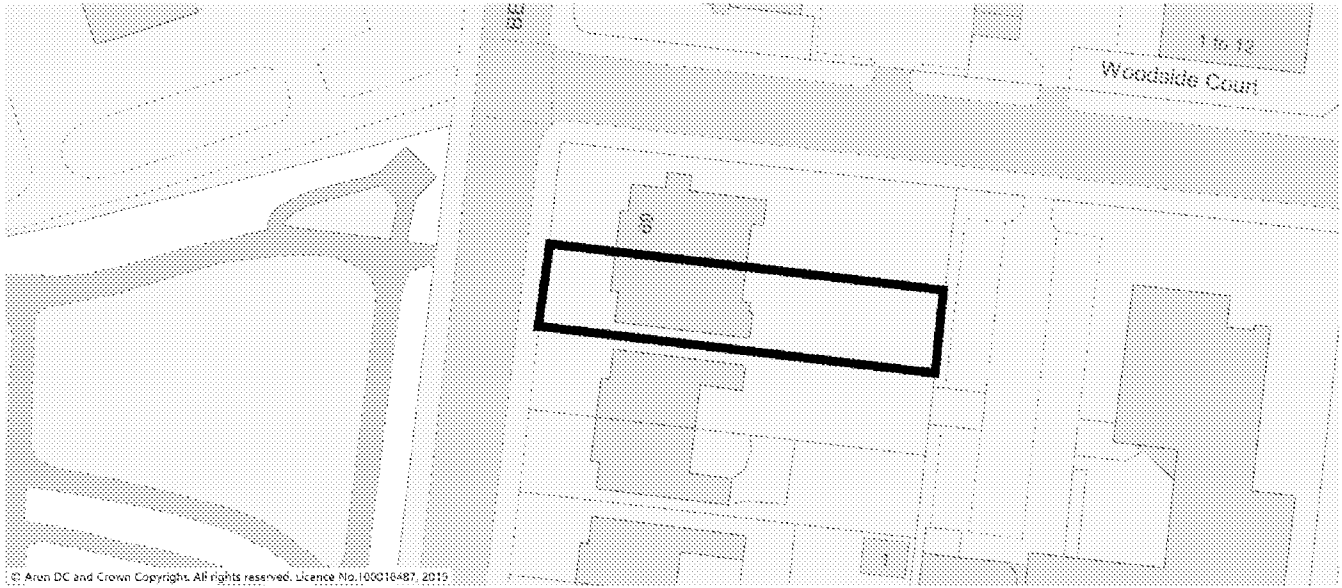
### **SECOND SCHEDULE**

**71 Beach Road, Littlehampton, BN17 5JH.**

### **EXTENT OF USE**

**Change of use from C1 Hotels to C3 Dwellinghouse.**

**LU/135/19/CLP - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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