



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England)
Order 2015 - Article 39
Application for Certificate of Lawfulness for a Proposed use or Operation
DECISION NOTICE

Application Ref: LU/29/18/CLP

To Addressee

Mr R Brown
4 Norfolk Place
Littlehampton
West Sussex
BN17 5PD

Site Address

30 Griffin Crescent
Littlehampton
BN17 7LJ

Description of Application

Lawful development certificate for proposed alterations & extension to roof to form new rooms.

The Arun District Council hereby certify that on 08 February 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, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

The proposed rear dormer and roof alterations by virtue of size and location and materials are in accordance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposed roof lights in the front roof plane of the dwelling by virtue of their size, location and projection from the roof plane are in accordance with Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposed flue by virtue of its height above the ridge line of the dwelling is in accordance with Schedule 2, Part 1, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

FIRST SCHEDULE

Continuation of the ridge line of the existing dwelling outwards to form a gable with small hip at the top/side of the new roof (a pollarded hip). To the rear form a flat roofed dormer a mock pitch surround flat roof. Dormer to 6.2m wide by 2.85m deep to top of mock pitch. The dormer to extend 2.9m out from the rear roof plane. Base of the dormer to be 1m above existing eaves level. To the rear elevation of the dormer 2 separate pairs of glazed doors, each pair of doors to open inwards behind railings providing a Juliet type arrangement.

Existing chimney to be removed and a flue provided which would extend 0.7m above main ridge level.

Two new velux roof lights to be provided in the front roof plane facing the highway. Velux roof lights not to project more than 0.15 metres above the plane of the existing roof surface.

Facing materials to be used in the works that are the subject of the application to be of a similar appearance to the equivalent existing materials used to form no 30 Griffin Crescent.

The volume of the extended roof and the rear dormer to be no more than a total 39.52 cubic metres.

All within the limitations of Schedule 2, Part 1, Classes B, C and G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as detailed on submitted drawings and volume calculation:

Unnumbered & Undated Drawing - Plans, Elevations & Section, Site & Location Plan - Received with Application

Volume Calculation - Received with Application

Agent Email Dated 22 March 2018

SECOND SCHEDULE

30 Griffin Crescent, Littlehampton, West Sussex BN17 7LJ

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: Ross Leal

Decision Issued: **29 March 2018**


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).

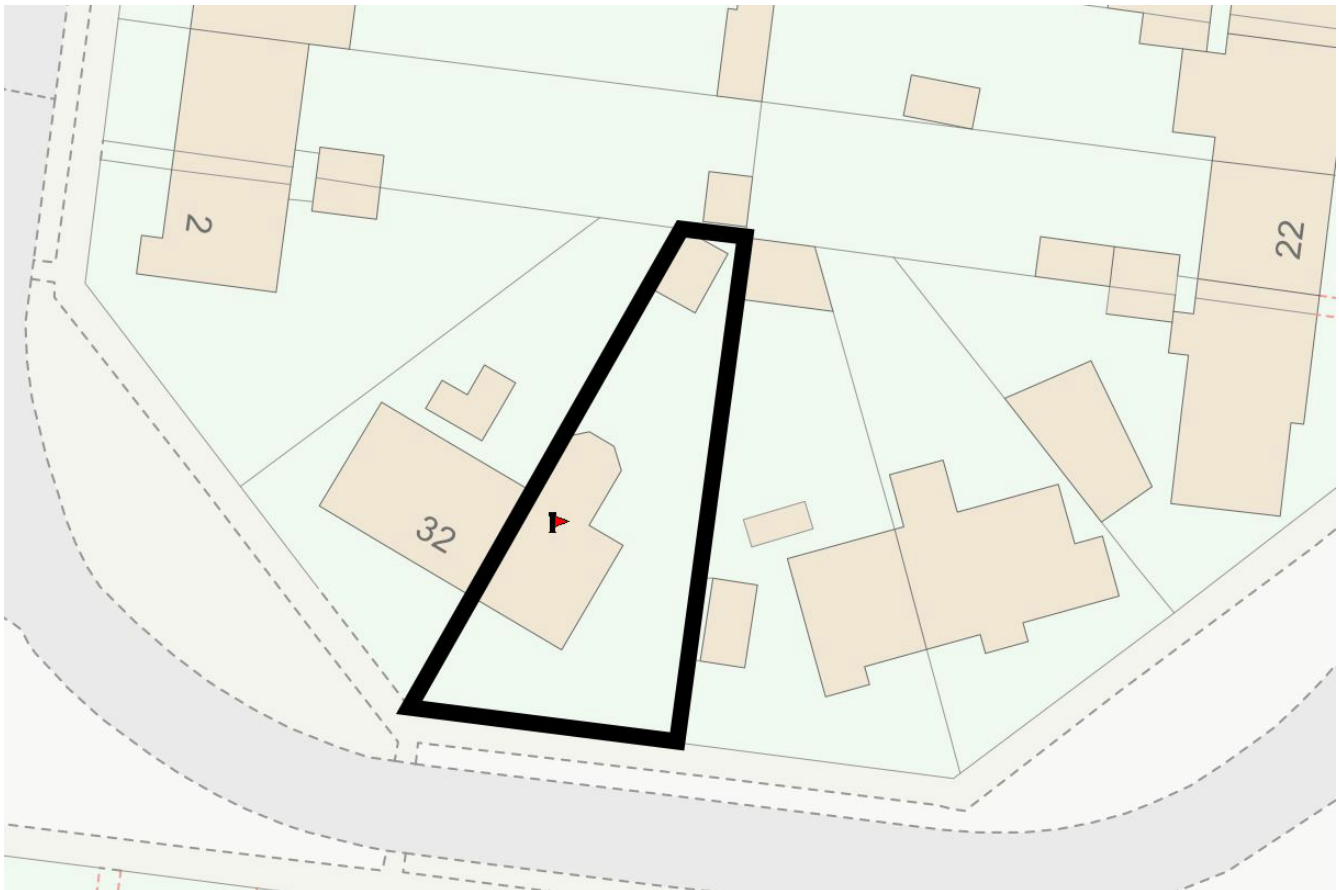
It certifies that the use, operation or matter specified in the First Schedule taking place on the land

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).



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council 100018487.