

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England)
Order 2010 (as amended) - Article 35
Application for Certificate of Lawfulness for a Proposed use or Operation
DECISION NOTICE

Application Ref: LY/20/13/CLP

To Addressee

Tunmore Design and Build
 Unit 2 Hollyacre
 Toddington Lane
 Littlehampton
 West Sussex
 BN17 7PP

Site Address

Almond Cottage
 The Causeway

BN18 9JL

Description of Application

Application for a Lawful Development Certificate for the proposed formation of front and rear dormers to existing roof, alteration of hipped to gable end on south elevation and general alterations and formation of front porch canopy on west elevation.

The Arun District Council hereby certify that on 20th November 2013 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 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 reason:-

The proposed extensions and alterations to the dwellinghouse accords with the parameters set out in the Town and Country Planning (General Permitted) Development Order (Amendment No. 2) (England) 2008 Schedule 2, Article 3, Part 1 Classes A and B and, as such, do not require planning permission.

EXTENT OF USE

The "development" involves the erection of 1. a rear dormer, 2. two front dormers, 3. a hip to gable roof enlargement on the side (south) elevation, 4. a door and glass balustrade on side (south) elevation, 5. a single storey rear extension, 6. porch canopy over front door.

FIRST SCHEDULE

The development is described as follows:-

Rear dormer.

The dormer is situated on the rear elevation and measures approximately 11.1m in length, approximately 3m in depth and approximately 1.8m in height. It has slate hanging to dormer cheeks and face.

Two front dormers.

The two dormers on the front elevation measures approximately 1.5m in length, approximately 1.9m in depth and approximately 1.4m in height. They have slate hanging and lead roofs.

A hip to gable roof enlargement.

This roof enlargement will be on the side (south) elevation and measures approximately 3.6m in length, approximately 4.6m in width and approximately 1.6m in height. It will have a slate hanging gable end.

A door and glass balustrade on side (south) elevation.

The door will measure approximately 1.1m in width and approximately 1.7m in height. The glass balustrade measures approximately 1.3m in width and approximately 1m in height.

A single storey rear extension.

The single storey rear extension measures approximately 12.1m in length, approximately 2.4m in depth and approximately 2.7m in height. It will have colourwash render.

Porch canopy over the front door.

The porch canopy measures approximately 1.8m in length, approximately 0.9m in depth and approximately 1m in height set at a maximum height of 2m above ground level.

All extensions and alterations as described above will be for domestic use, associated with Almond Cottage, The Causeway, Arundel, BN18 9JL.

SECOND SCHEDULE

Almond Cottage, The Causeway, Arundel, BN18 9JL.

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: Mr D Sullivan

Decision Issued: **6 January 2014**



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).

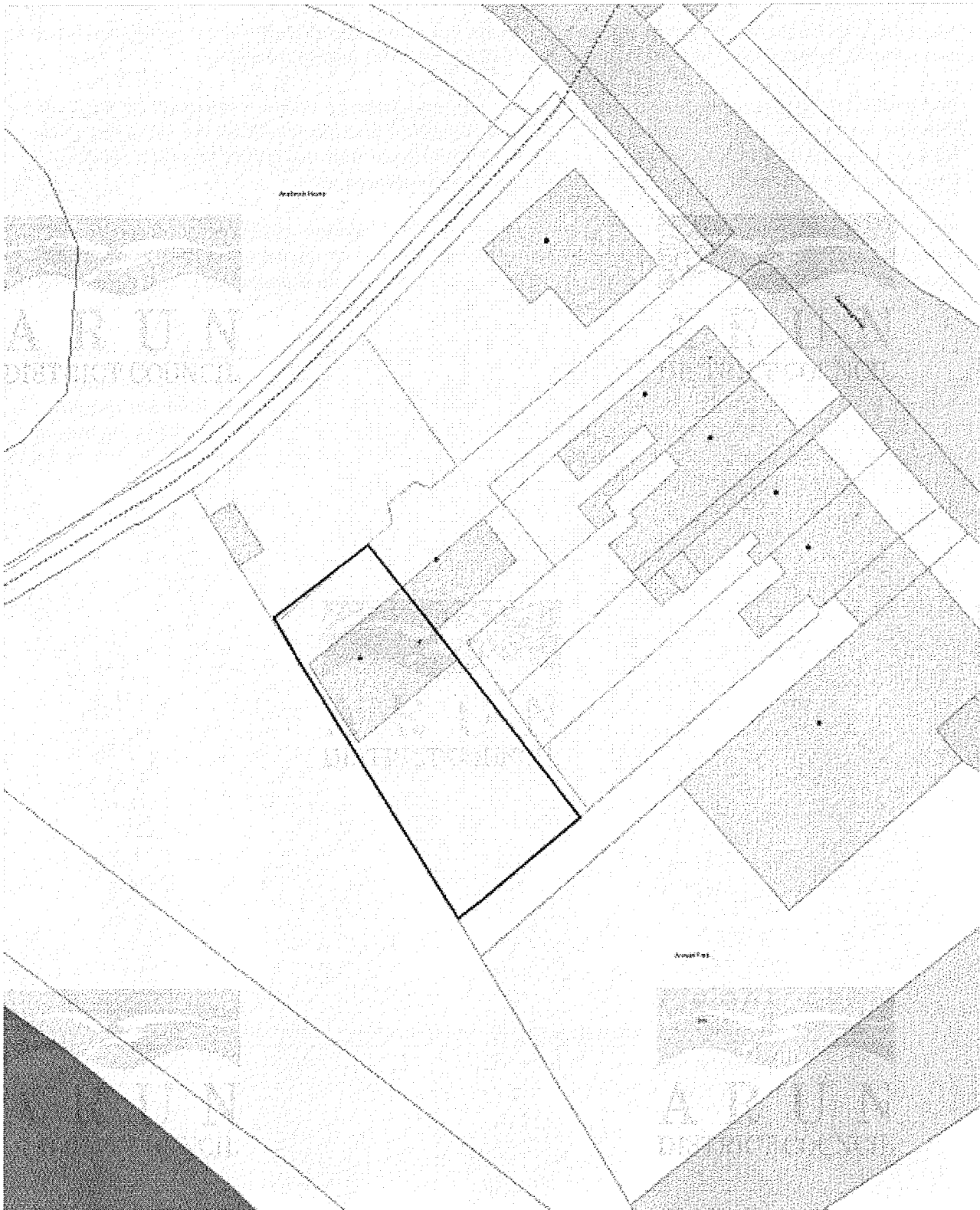
It certifies that the use, operation or matter specified in the First Schedule taking place on the land

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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