



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: M/116/17/CLP

To Addressee

Mrs B Bennetrt
 Robins Retreat
 1 West Close
 Middleton on Sea
 West Sussex
 PO22 7RP

Site Address

Robins Retreat
 1 West Close

PO22 7RP

Description of Application

Application for a Lawful Development Certificate for a proposed development - alterations to 2 existing dormers on north (side) elevation to form single enlarged dormer

The Arun District Council hereby certify that on 10 November 2017 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 is lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

The proposed alterations to 2 existing dormers on north (side) elevation to form a single enlarged dormer are therefore considered to accord with the limitations of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and is considered to be 'permitted development', as such this proposal does not require an application for planning permission.

Subject to (as confirmed by the applicant) materials being similar/matching to the existing dwelling and also that the windows in the dormer will be permanently obscure glazed and be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

FIRST SCHEDULE

Alterations to 2 existing dormers on north (side) elevation to form single enlarged dormer. Materials being similar/matching to the existing dwelling and also the windows in the enlarged dormer being permanently obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Drawing Number 4797/01 - Block Plan - Received with Application
Drawing Un-numbered - Proposed Elevations - Received with Application

SECOND SCHEDULE

Robins Retreat, 1 West Close, Middleton-on-Sea, Bognor Regis, West Sussex PO22 7RP

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: **9 February 2018**



NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

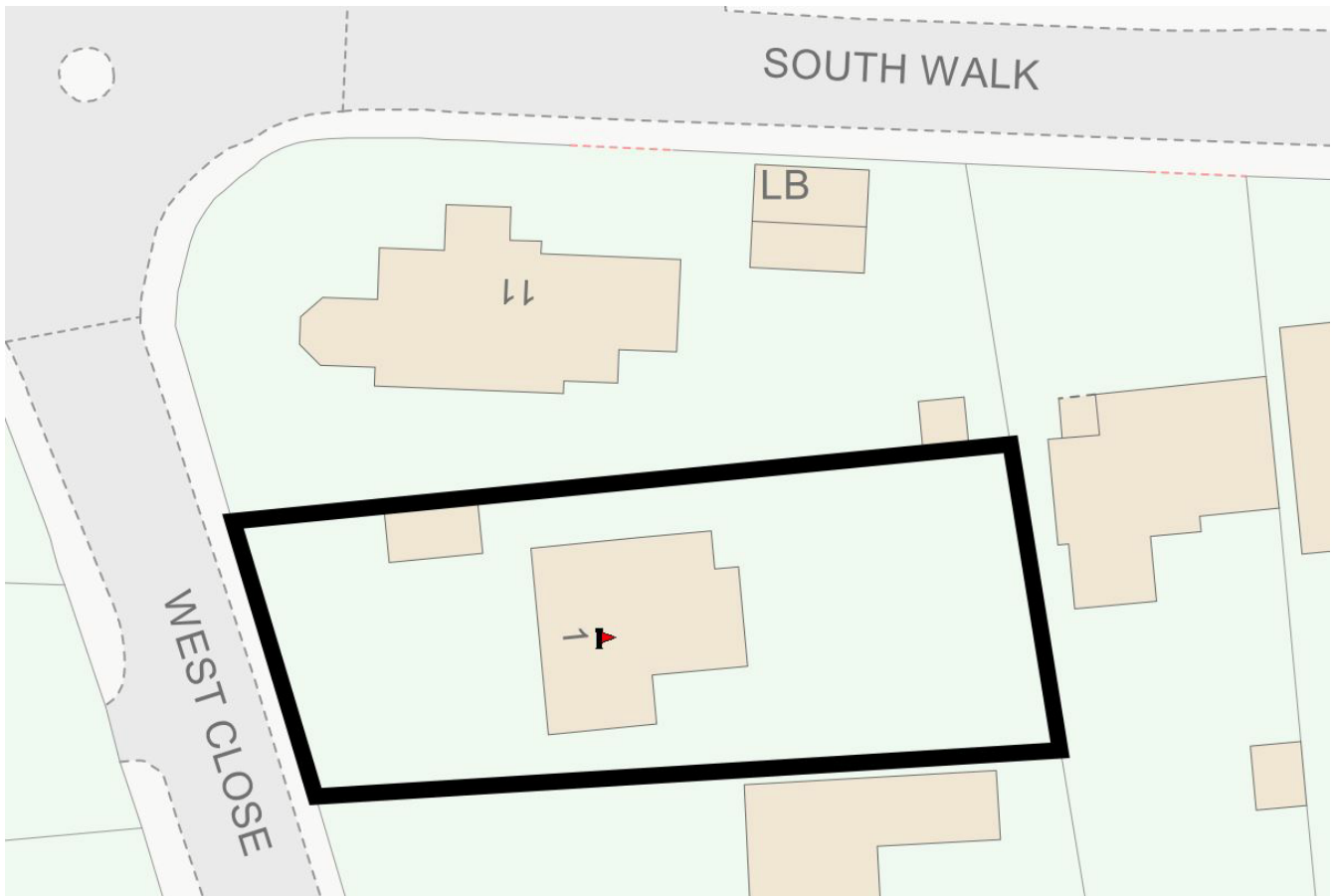
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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).



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