

DECISION NOTICE

Application Ref: M/131/21/CLP

To Addressee

Your Home Plans Ltd
Chichester Enterprise Centre
Terminus Road
Chichester
PO19 8TX

Site Address

3 Juniper Close
Middleton-On-Sea
PO22 6SD

Description of Application

Lawful development certificate for the proposed replacement of rear conservatory with single storey extension and conversion of garage to habitable space.

In pursuance of their powers under this Act and these Regulations the Council **REFUSE** to certify that the development described above is Lawful for the reasons stated below.

The Arun District Council hereby certify that on 14th October 2021 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 not lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason of conflict with condition 16 imposed to planning permission reference M/26/90 relating to the use of the garage.

EXTENT OF USE

Single storey rear extension measuring 6.85m in width by 3m in depth and would be characterised by lean to roof 3.5m high to the pitch and 2.4m to the eaves and conversion of an integral garage to habitable space.

FIRST SCHEDULE

Whilst the extension is considered to fall under Schedule 2 Part 1 of the GDPO, the conversion of the garage conflicts with the requirement of condition 16 imposed on M/26/90.

The development hereby refused was based on the following plans:

- Proposed Floor and Roof Plan, Dwg No A104;
- Proposed Elevations, Dwg No A102;
- Block Plan, Dwg No B01;
- Location Plan Dwg No L01.

SECOND SCHEDULE

3 Juniper Close, Middleton-On-Sea



Neil Crowther
Group Head of Planning

Case Officer: Ms M Tomalova

Decision Issued: **9th December 2021**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990

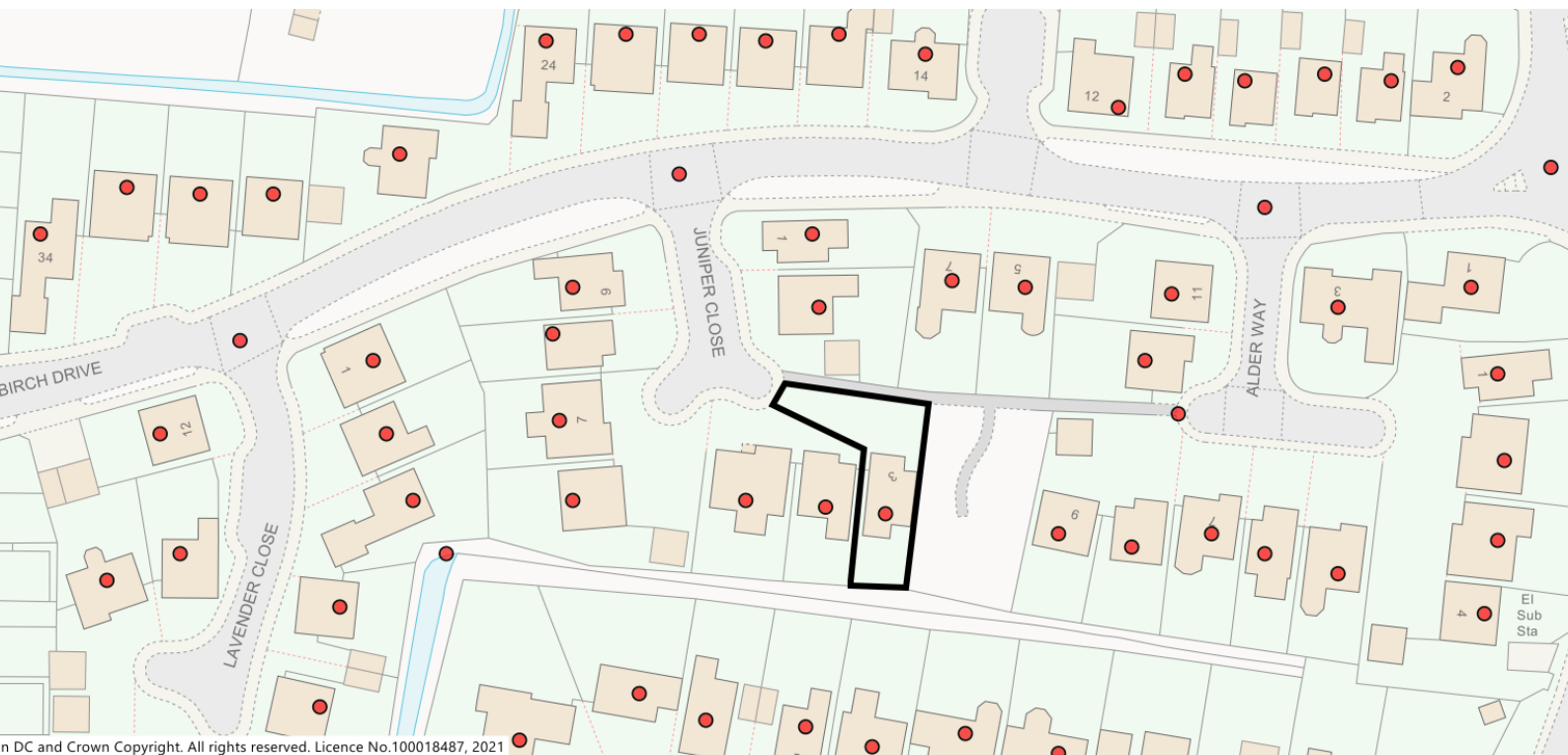
By Section 195 (as amended) of the Town and Country Planning Act 1990, where an application is made to a Local Planning Authority under Sections 191 or 192 and is refused, or is refused in part, the applicant may by notice under this subsection appeal to the Secretary of State and on any such appeal the Secretary of State:-

- a) if and so far as he is satisfied that the Authority's refusal is not wellfounded, grant to the appellant a Certificate under Section 191/192 accordingly or, as the case may be, modify the certificate granted by the Authority on the Application; and
- b) if and so far as he is satisfied that the Authority's refusal is wellfounded, dismiss the appeal.

If you wish to appeal to the Secretary of State you should write in the first instance to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

There is no time limit for submission of an appeal following the Authority's decision.

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).



n DC and Crown Copyright. All rights reserved. Licence No.100018487, 2021

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.