

DECISION NOTICE

Application Ref: P/17/25/CLP

To Addressee

Mr L Bailey
5 Nyetimber Close
Aldwick
PO21 3HW

Site Address

33 Ledbury Way
Pagham
PO21 3JP

Description of Application

Lawful development certificate for the proposed conversion of existing garage into home office and shower room.

The Arun District Council hereby certify that on 11 February 2025 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, would have been lawful within the meaning of Section 192 of the Town & Country Planning Act 1990 by reason of compliance with the relevant criteria within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and Section 55(2) of the Town and Country Planning Act 1990 (as amended).

EXTENT OF USE

Garage conversion comprising the replacement of the existing garage door with wall and window.

FIRST SCHEDULE

The proposed garage conversion as shown on the following plans:

- Block Plan
- Existing and Proposed Floor Plans and Elevations 001 Rev A

SECOND SCHEDULE

33 Ledbury Way, Pagham, PO21 3JP.



Neil Crowther

Group Head of Planning

Case Officer: Rhiannon Lloyd

Decision Issued: **2nd April 2025**

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

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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