Town and Country Planning Act 1990 (As amended)
Town and Country Planning (General Permitted development) Order 2015 Schedule 2 Part 1 Class A

Application for Prior Notification of householder extension

DECISION NOTICE

Application Ref: P/36/23/PDH

BY FIRST CLASS RECORDED DELIVERY

1 **To Addressee**

Mr K Stow
21 Kings Drive
Pagham
PO21 4PY

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2 **Site Address**

21 Kings Drive
Pagham
PO21 4PY

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3 **Description of Development**

Notification under extended permitted development rights for a single storey rear extension to replace existing rear extension measuring 4.35m from the rear wall of the original dwelling house, a maximum height of 2.9m and an eaves height of 2.8m.

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4 In pursuance of their powers under this Act and related Orders and Regulations the Arun District Council, as local planning authority hereby **REFUSE PRIOR APPROVAL** for the above development for the reasons stated below:

For the purpose of this application the Prior Notification Application has been refused on grounds that it conflicts with;

Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Class A.1(d)
A.1 Development is not permitted by Class A if -
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

The proposed rear extension would have an eaves height higher than that of the eaves height of the existing dwellinghouse, and as a result, planning permission will be required for the proposed works.

Neil Crowther
Group Head of Planning

Case Officer: Hannah Riddle

Decision Issued: 25th April 2023

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse prior approval, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at http://acp.planninginspectorate.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

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).