

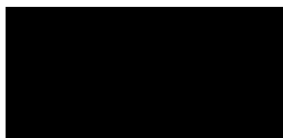
THE BUILDING ACT 1984 - THE BUILDING REGULATIONS

DECISION NOTICE

Reference Number: FG/187/18/BR

1	To Addressee Donald Botting 11 Sark Gardens Ferring West Sussex BN12 5QB
2	Site Address 11 Sark Gardens Ferring West Sussex BN12 5QB
3	Description of Development Dining Room Extension.
4	Decision On behalf of the Council (hereinafter called the "Local Authority") I hereby give you notice that the plans deposited under the Building Regulations for the works referred to above have been PASSED CONDITIONALLY upon the matter(s) attached being submitted to and approved by the Local Authority before work is commenced. The passing of plans operates as an approval thereof only for the purposes of the requirements of the regulations and Sections 16 and 21 of the Building Act 1984. If the work is not commenced within 3 years of submitting the plans the Authority may declare that the deposit of the plans is of no effect.

SIGNED



Jim Henn
 Building Control Manager
 Dated: 29th October 2018

CONDITION 1	A - Address any comments raised by the Council's checking engineer.
CONDITION 2	General - The floor construction is to be clarified on site.

Notice of commencement and completion of certain stages of work

14 - (1) A person who proposes to carry out building work shall not commence that work unless-

- (a) he has given the local authority notice that he intends to commence work; and
- (b) at least two days have elapsed since the end of the day on which he gave the notice.

(2) A person carrying out building work shall not -

- (a) cover up any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site; or
- (b) cover up in any way any drain or sewer to which these Regulations apply, unless he has given the local authority notice that he intends to commence that work, and at least one day has elapsed since the end of the day on which he gave the notice.

(3) A person who has laid, haunched or covered any drain or sewer in respect of which part H of Schedule 1 (drainage and waste disposal) imposes a requirement shall give notice to the effect to the local authority not more than five days after the completion of the work.

(4) A person carrying out building work shall, not more than five days after that work has been completed, give the local authority notice to that effect.

(5) Where a building is being erected, and that building (or any part of it) is to be occupied before completion, the person carrying out that work shall give the local authority at least five days notice before the building or any part of it is occupied.

(6) Where a person fails to comply with paragraphs (1) to (3), he shall comply within a reasonable time with any notice given by the local authority requiring him to cut into, lay open or pull down so much of the work as prevents them from ascertaining these regulations have been complied with.

(7) If the local authority has given notice specifying the manner in which any work contravenes the requirements in these regulations, a person who has carried out any further work to secure compliance with these Regulations shall within a reasonable time after the completion of such further work give notice to the local authority of its completion.

(8) In this regulation "day" means any period of 24 hours commencing at midnight and excludes any Saturday, Sunday, Bank Holiday or public holiday.

We recommend that before employing a builder, customers should always ask for references and ensure that they have all of the necessary permissions. It is the owner's responsibility to ensure that the requirements of the Building Regulations have been complied with. The inspections, which Building Control undertake should not be confused with full site supervision. For further advice on site management services you should contact your architect or builder. The approval notice and completion certificate, which the Council issue is, not a guarantee or warranty and the Council are not responsible for any economic loss due to defects or failure to meet minimum requirements of the Building Regulation.

Before works are completed it may be necessary for a new postal address to be allocated to the site. As the Authority responsible for allocating postal addresses please forward a site plan, together with your suggested postal address for the development to Mrs J Hewstone, Street Naming and Numbering Section, Arun District Council or telephone 01903 737598 for further information.

