Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015: Article 39

Application for Lawful Development Certificate for an Existing Use or Operation or Activity including those in breach of a planning condition.

DECISION NOTICE

Application Ref: R/103/22/CLE

To Addressee

Bryceson Shaw Associates
2 Wellesley Court
Fitzalan Road
Littlehampton
BN17 5JW

Site Address

24 Shirley Close
Rustington
BN16 2EG

Description of Application

Lawful development certificate for an existing rear extension to bungalow.

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 lawful within the meaning of section 191 of the Town & Country Planning Act 1990 by reason that at the time the extensions were constructed they would have constituted permitted development.

EXTENT OF USE
Single storey rear extensions located to the rear of the original dwellinghouse built in accordance with plans;

- Location and Existing Plans 2791/01/01.
- Proposed Plans and Elevations 2791/01/02.

SECOND SCHEDULE
24 Shirley Close, Rustington.

FIRST SCHEDULE
Construction of single storey rear extension in accordance with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015. Construction of single storey rear extension measuring 7.7m in width and 4m in depth. The single storey extension has a maximum height of 2.8m with an eaves height of 2.5m. The materials match those of the original dwellinghouse.

Neil Crowther
Group Head of Planning

Case Officer:	Miss K Welch	Arun District Council The Arun Civic Centre
Decision Issued:	12th July 2022	Maltravers Road Littlehampton West Sussex BN17 5LF

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

NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

This certificate is issued solely for the purpose of section 191 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, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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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