



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England)
Order 2015 - Article 39
Application for Certificate of Lawfulness for a Proposed use or Operation
DECISION NOTICE

Application Ref: WA/42/18/CLP

To Addressee

Philips Surveyors LLP
 78 Lower Street
 Pulborough

RH20 2AA

Site Address

8 Hunters Mews
 Walberton
 BN18 0UW

Description of Application

Lawful development certificate for the proposed removal of existing rear facing conservatory & replacement with new rear conservatory.

The Arun District Council hereby certify that on 19/06/2018 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 for the following reason:

The proposed structure would comply with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

A brick faced mono-pitched rear extension projecting 3.26 metres in depth from the rear elevation of the original dwellinghouse, 6.03 metres in width and 3.39 metres in height. The facing bricks are proposed to match those used in the existing dwellinghouse, as are the roof tiles and guttering.

FIRST SCHEDULE

The development proposed is a single storey mono-pitched rear extension to replace the existing conservatory as shown on the submitted drawings:

LP1 Location Plan dated Feb 2018
PL1 Proposed elevations
PL2 Proposed Plans dated Feb 2018
EX1 Existing Elevations
EX2 Existing Plans

and, notwithstanding the material details on the above plans, the material details provided via email received by the Local Planning Authority on 20/06/2018

SECOND SCHEDULE

8 Hunters Mews, Fontwell, Chichester, BN18 0UW

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

Head of Planning Services
 Arun District Council
 The Arun Civic Centre
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF

Case Officer: Richard Castro-Parker

Decision Issued: **20 June 2018**



NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

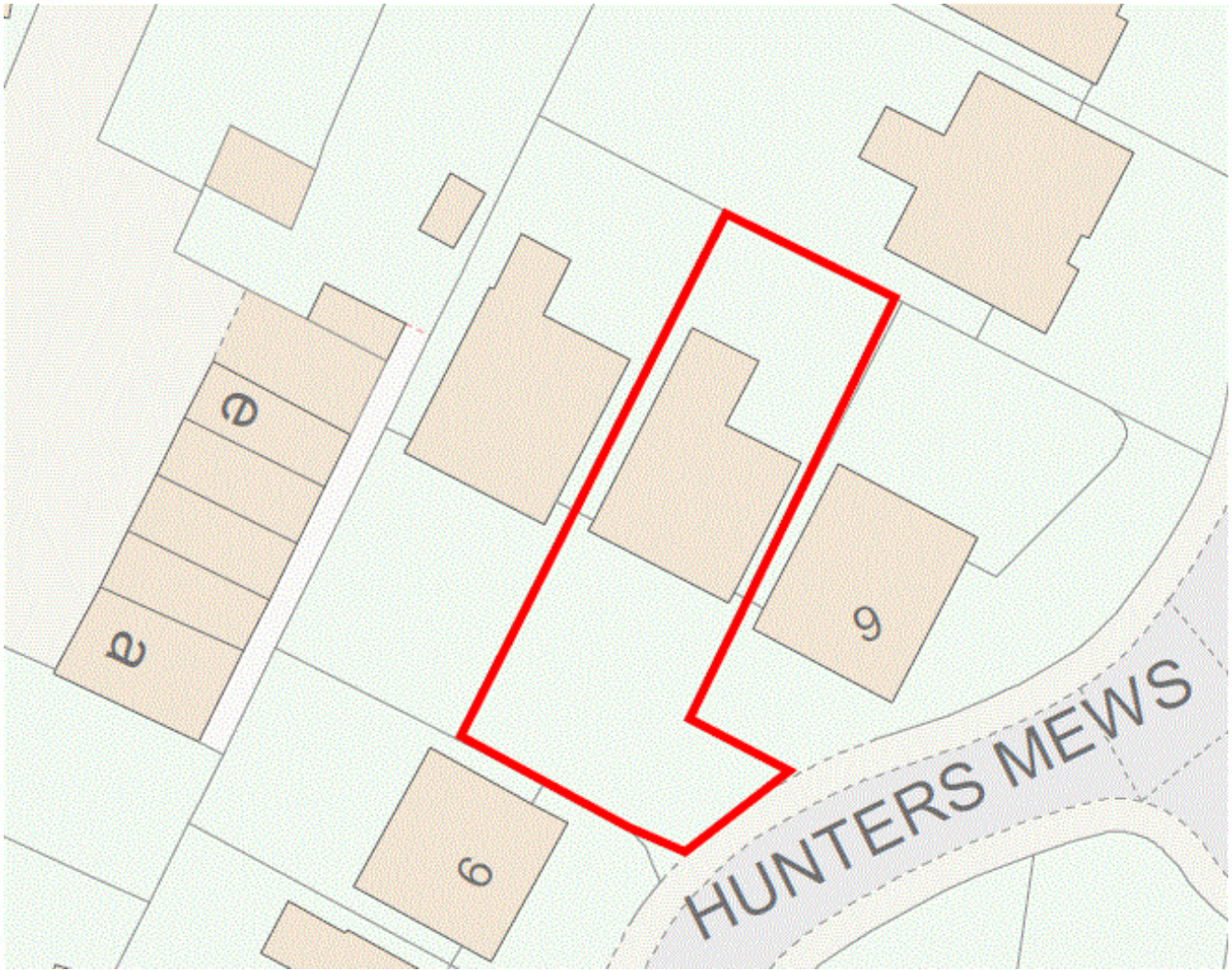
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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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