



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/88/18/CLP

To Addressee

Mrs S Ruddle
 5 London Road
 Fontwell
 West Sussex
 BN18 0SG

Site Address

5 London Road
 Fontwell

BN18 0SG

Description of Application

Lawful development certificate for a proposed partial change of use of outbuilding from home office & additional family space to home office & additional family space & therapy clinic/teaching space.

The Arun District Council hereby certify that on the 20th of September 2018 the proposal 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 not considered to be development within the meaning of section 55 of the Town & Country Planning Act 1990 for the following reasons:

- 'The operations or uses of land shall not be taken for the purposes of this Act to involve development'. S55 Para 2.

EXTENT OF USE

Partial change of use of outbuilding from home office & additional family space to home office & additional family space & therapy clinic/teaching space.

FIRST SCHEDULE:

The use is limited to Mrs Suzanne Ruddle and no other person/employees.

The Clinic and teaching use shall be by appointment only.

The Clinic use:

Working hours will be 9am-9pm Mon-Fri only.

Max of 15 clients per week.

The Teaching use:

Working hours will be 9am-9pm Sat/Sun only, 2 weekends out of 4

Max of 6 student per week.

The development hereby approved shall be carried out in accordance with the following approved plans:

- Floor Plan - dated 6/12/18.

SECOND SCHEDULE

5 London Road, Fontwell, Arundel, West Sussex.

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: Stuart Corbey

Decision Issued: **14 December 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).

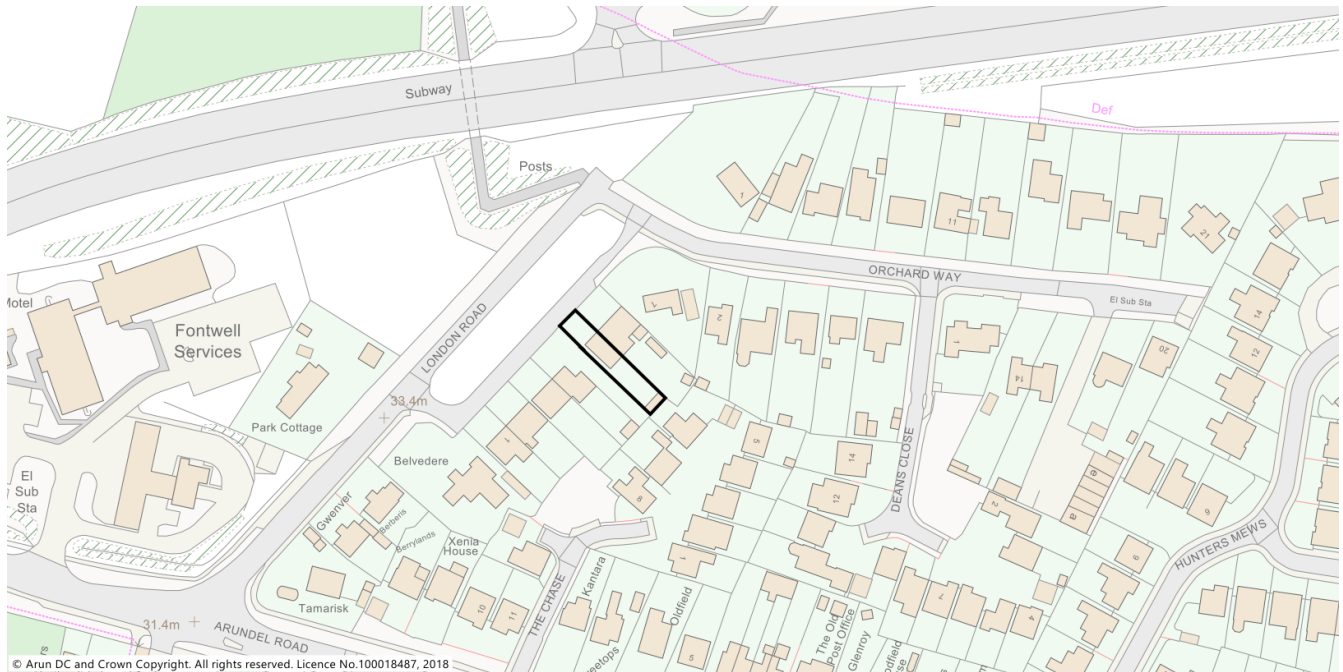
It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

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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