Adur District Council

Development Management

Mr Stephen Andrews
2 Fennels Road
High Wycombe
Bucks
HP11 1SL

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

The Adur District Council hereby certify that on 08/03/2016 (reference AWDM/0353/16), the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan submitted with this application, would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

01. The proposed rooms in roof with rear dormer with Juliet balcony to south elevation, two roof lights to front (north) elevation, and window in gable on east side elevation as shown on drawing numbers PL-001 and PL-002 received on 8th March 2016 constitute 'development' as defined by Section 55 of the Act and is 'permitted development' under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

G Peck

Gary Peck
Planning Services Manager
Date: 25.04.2016

First Schedule

Application for Lawful Development Certificate for proposed rooms in roof with rear dormer with Juliet balcony to south elevation, two roof lights to front (north) elevation, and window in gable on east side elevation.

Second Schedule

16 The Grovelands Lancing West Sussex BN15 8HY

Adur District Council
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Notes

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

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

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

d) 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 begun, in any of the matters relevant to determining such lawfulness.