Adur District Council

Planning, Regeneration and Wellbeing

REFUSAL OF 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 2010

Application Number: AWDM/0689/11

Jon Andrews
Chilcote
Threals Lane
West Chiltington
Pulborough
RH20 2RF

Use of land/development

Application for certificate of lawfulness for proposed side gable and front and rear dormers

Location of land/development

26 Springate Road Southwick Brighton West Sussex

Refusal

In pursuance of their powers under the above-mentioned Act the Council hereby notify you that they REFUSE to issue a Certificate of Proposed Lawful Use or Development under section 192 of the Town and Country Planning Act 1990.

The reasons for refusal are specified in the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
Date: 23.11.2011

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Refusal

01. The proposed front dormer constitutes ‘development’ as defined by Section 55 of the Act and is not ‘permitted development’ under Class B of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) because it will extend beyond the plane of the roofslope which forms the principal elevation and fronts a highway (as confirmed by West Sussex County Council Highways Department)

Informatives / Notes to Applicant

01. Informative: The rear dormer and side gable constitute 'permitted development' under Class B of Part 1 of the Town and Country Planning (General Permitted Development Order) 1995 (as amended).