Adur District Council

Development Management

Amy Hodges
Lusted Design
54 Ingrams Way
Hailsham
East Sussex
BN27 3NP

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 11/08/2015 (reference AWDM/1160/15), 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:-

The proposed hip to gable roof extension, rear dormer and front rooflights shown on drawings: -

1543/08
1543/06 Rev A
1543/04
1543/03
1543/05
all received 11th August 2015

constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Classes B and C of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

G Peck

Gary Peck
Planning Services Manager Date: 22.09.2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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Ref: - AWDM/1160/15

First Schedule

Application for Lawful Development Certificate for proposed roof extension from hip to gable on east elevation and rear dormer to rear (north) elevation.

Second Schedule

244 Upper Shoreham Road Shoreham-By-Sea West Sussex BN43 6BF

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.