RODWAY PLANNING
CONSULTANCY LIMITED

Planning Department
Adur & Worthing Councils,
Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

30th May 2017

Dear Sir or Madam,

Application for Lawful Development Certificate for Existing Development
Rear single storey extension and loft conversion with dormers
5 Sandown Road, Southwick, West Sussex, BN42 4HB

Please find attached an application for Lawful Development Certificate for an Existing Development. The works relate to a rear single storey extension and loft conversion with dormers, at the address detailed above.

It is recognised that the key statutory framework for such applications and their determination is set out in sections 191-193 of the Town and Country Planning Act 1990 ("The Act"). The Statutory framework covering "lawfulness" for lawful development certificates is set out in section 191(2) of the Act. In summary, lawful development is development against which no enforcement action may be taken and where no enforcement notice is in force, or, for which planning permission is not required.

The information submitted with this application confirms that the development undertaken at the application site is lawful for planning purposes under section 191 of the Town and Country Planning Act

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1990, and consequently the local planning application should be satisfied that the appropriate legal tests have been met, and therefore a lawful development certificate can be granted.

This application is accompanied by a complete set of plans, which includes a Location Plan, Existing and Proposed floor plans and Existing and Proposed elevations.

As set out in detail within the accompanying information, the rear single storey extension constitutes permitted development under Schedule 2, Part 1 (Development within the Curtilage of the Dwelling house), Class A (The enlargement, improvement or other alteration of a dwelling house) of The Town and Country Planning (General Permitted Development) Order 1995.

The loft conversion with dormers falls under Schedule 2, Part 1 (Development within the Curtilage of the Dwelling house), Class B (The enlargement of a dwelling house consisting of an addition or alterations to its roof) of The Town and Country Planning (General Permitted Development) Order 1995.

We trust that the above is acceptable, however if you require any further information please do not hesitate to contact us.

Yours sincerely,

Tim Rodway
Director
Rodway Planning Consultancy Limited