ADUR DISTRICT COUNCIL

Mr Rob Cook
22 Upper Boundstone Lane
Lancing
West Sussex
BN15 9QX

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; article 39

Application Number : AWDM/1541/19

In pursuance of their powers under the above mentioned act the Adur District Council hereby notify you that 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, was not lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) and that they REFUSE to issue a Certificate of Proposed Lawful Use or Development under section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

01. The roof extension does not meet the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. In particular, the extension does not comply with the requirements of Class B 2 (b) of Part 1 of Schedule 2 and the "permitted development rights for householders" Technical Guidance 2019 as there are no eaves to measure a 20cm set back from in accordance with the criteria for permitted development.

02. The plans submitted with the application do not accurately show the development as built. A Certificate of Lawfulness cannot therefore be issued.

This decision is based on the following submitted plans/documents for avoidance of doubt:-

Reference/Drawing Number	Version	Date Rec
EXISTING PLANS & ELEVATIONS	Drg No 01	14.10.2019
PROPOSED PLANS & ELEVATIONS	Drg No 03 Rev B	14.10.2019
BLOCK & LOCATION PLAN	Drg No 04	14.10.2019
VOLUME CALCULATIONS		14.10.2019

First Schedule
Application for a Lawful Development Certificate for existing hip to gable roof extension and rear dormer.

Second Schedule
22 Upper Boundstone Lane Lancing West Sussex BN15 9QX

/Contd …

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Gary Peck
Planning Services Manager Date: 12.11.2019

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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015; article 39

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

1. If the applicant is aggrieved by the decision of your Local Planning Authority to refuse a Certificate of Lawful Use or Development, whether in whole or in part (including a case in which the Authority modify the description of the use, operations or other matter in the application or substitute an alternative description for that description), the applicant may appeal to the Secretary of State in accordance with Sections 78 of the Town and Country Planning Act 1990 within six months of the date of this notice.

2. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:

   28 days of the date of service of the enforcement notice,

   or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier

3. Further correspondence about this application should quote the application number.

4. Where this notice conveys the granting of a certificate, please note that the decision does not purport to convey planning permission nor any consent or approval which may be required under the Public Health Acts, the Building Regulations, or any other legislation.

5. Appeals can be made online at https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of appeal form on tel: 0303 444 5000. The Secretary of State has power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.