APPLETON TOWN PLANNING

Adur & Worthing Councils
The Shoreham Centre
Pond Road
Shoreham-by-Sea
West Sussex
BN43 5WU

Your ref: PP-09920129
08 June 2021

Dear Sir/Madam

1A Glebe Close Southwick West Sussex BN42 4TF

This letter accompanies an application on behalf of my client for a Certificate of Lawfulness to confirm that the use of an integral garage as a bedroom and shower room does not involve the carrying out of development and therefore, at the time it was undertaken, did not require planning permission from the Council.

Mr and Mrs Gaffney bought the application property in 2005 at which time the former garage was already laid out as a third bedroom with ensuite shower. The garage door was in position externally and remains in its original position today. The bedroom is served by a window on the side elevation which was also in position when the property was bought.



Front View of Dwelling with Former Garage on East Side

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Section 55 of the Town and Country Planning Act 1990 states that "*"development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.*" In this case, the use of a garage as living accommodation would not have involved any building works and would not result in a material change of use as it remained in use as part of the primary use of the planning unit as a single dwellinghouse. Furthermore, Section 55(2)(a) also confirms that the carrying out of works for the maintenance, improvement or other alteration of any building that affect only the interior of the building or does not materially affect the external appearance of the building is also not development.

Confirmation is therefore sought from the Council that the use of the former garage as a bedroom and shower room for at least 15 years did not resulted in development taking place and as such planning permission was not required.

The accompanying plan shows the ground floor layout of the house and identifies the bedroom and shower room to which this application relates. However, should you require any further information then please do not hesitate to contact me.

Yours faithfully

Dawn Appleton

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