Adur District Council

Development Management

Mr Graham Madigan
Only Extensions
5 St George's Place
Brighton
East Sussex
BN1 4GA

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 25/03/2015 (reference AWDM/0394/15), 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:-

01. The proposal as shown on drawings 355-05 Site and Location Plans; 355-C13 Elevations as Proposed; 355-C12 Roof Plan and Section AA as proposed; 355-C11 Ground Floor and First Floor Plans as Proposed; 355-03 Elevations as Existing; 355-02 Roof Plan and Section AA as Existing; 355-01 Ground, First and Second Floor Plans as Existing; 355-C16 Photo Sheet date valid 25/03/2015, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class B Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (Amendment) (England) (No.2) Order 2008 (as amended)

G Peck

Gary Peck
Planning Services Manager Date: 20.05.2015

First Schedule

Application for Certificate of Lawfulness for proposed rear dormer.

Second Schedule

32 Brook Way Lancing West Sussex BN15 8DQ

Adur District Council
Adur District Council, Development Management, Economy Directorate,
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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.