Adur District Council

Planning, Regeneration and Wellbeing

Mrs Charlotte Smith
Cityzen Limited
Maritime House
Basin Road North
Hove
East Sussex
BN41 1WR

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/1489/17

The Adur District Council hereby certify that on 12/10/2017 (reference AWDM/1489/17), 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 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, as amended.

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

Reference/Drawing Number	Version	Date Rec
LOCATION PLAN	1702-PL-100	26.10.2017
EXISTING SITE PLAN	1702-PL-101	26.10.2017
PROPOSED SITE PLAN	1702-PL-102 Rev B	26.10.2017
EXISTING PLANS	1702-PL-200 Rev A	26.10.2017
EXISTING ROOF LEVEL	1702-PL-201 Rev A	26.10.2017
PROPOSED PLANS	1702-PL-250 Rev C	26.10.2017
PROPOSED PLANS	1702-PL-251 Rev A	26.10.2017
EXTG REAR/LEFT ELEVATION	1702-PL-300 Rev B	26.10.2017
EXISTING FRONT ELEVATIONS	1702-PL-301	26.10.2017
EXISTING RIGHT FLANK ELEVATION	1702-PL-302	26.10.2017
PROPOSED REAR/LEFT ELEVATION	1702-PL-350 Rev D	26.10.2017

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Reference/Drawing Number	Version	Date Rec
PROPOSED FRONT ELEVATION	1702-PL-351	26.10.2017
PROPOSED RIGHT FLANK ELEVATION	1702-PL-352	26.10.2017
PROPOSED SECTION A-A, B-B	1702-PL-450 Rev A	26.10.2017

First Schedule
Lawful Development Certificate for proposed demolition of conservatory to rear (south) elevation (and installation of patio doors) and garage east elevation, replacement windows and room in roof with removal of chimney and rear dormer to south elevation and two rooflights to front (north) elevation. Addition of first floor obscure glazed window to east elevation.

Second Schedule
114 Old Shoreham Road Southwick Brighton West Sussex



Gary Peck
Planning Services Manager Date: 27.11.2017

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.

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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 must be made on a form which is obtainable from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel 0117 372 6372) or can be downloaded from www.planning-inspectorate.gov.uk. 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.