Adur District Council

Development Management

Mr Ben Whitby
BJW Architectural
15 West Street
Shoreham-by-Sea
West Sussex
BN43 5WF

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 06/05/2015 (reference AWDM/0574/15), 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 proposed development, as shown on the Location Plan deposited 16 June 2015, Drawing number 01 entitled 'Plans and Elevations as Existing' deposited 6 May 2015, unnumbered front elevation drawing deposited 16 June 2015, Drawing number 02 (2) entitled 'Plans and Elevations as Proposed' deposited 6 May 2015, and in emails of clarification dated 5 May 2015 and 11 June 2015, complies with the provision for 'permitted development' by virtue of Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015

GPeck

Gary Peck
Planning Services Manager
Date: 24.06.2015

First Schedule

Application for Certificate of Lawfulness for proposed side gable and rear dormer and installation of rooflight windows to front roofslope

Second Schedule

30 Cokeham Road Sompting Lancing West Sussex

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.