Adur District Council

Planning, Regeneration and Wellbeing

Mr Roger Fagg
Roger Fagg Architect Ltd
14C Fourth Avenue
Hove
East Sussex
BN3 2PH

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 2010

The Adur District Council hereby certify that on 23/08/2012 (reference AWDM/1035/12), 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 described in the submitted drawings RFA 12/240/01, 02, 03, 04 and site location plan at 1:1250 is lawful by virtue of classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
Date: 19.09.2012

First Schedule

Application for Certificate of Lawfulness for proposed dummy pitched roof to existing single-storey rear extension and extensions to side and rear roofslopes and two rooflights to front roofslope

Second Schedule

4 Park Road Shoreham-By-Sea West Sussex BN43 6PF

Cont…/

ADUR DISTRICT COUNCIL
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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.