Horsham District Council

Mr Philip Wellstead
ThePlanningman.co.uk
28 Chester Close
Pixham
Dorking
RH4 1PP

TOWN & COUNTRY PLANNING ACT 1990: S192 (as amended by S10 of THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT OR USE (PROPOSED) – SPLIT DECISION

Application No: DC/24/1982

Horsham District Council hereby certifies that on 20/12/2024, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate was lawful in part and not lawful in part (as outlined below) within s192 of the Town and Country Planning Act 1990 (as amended) and for the reason(s) below:

The operation is LAWFUL for the part that relates to:

1 Class C of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

The operation is NOT LAWFUL for the part that relates to:

1 Class B of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

Reasons:

The part that is LAWFUL has been permitted for the following reason:

1 The development would be permitted by Class C of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

The part that is NOT LAWFUL has been refused for the following reasons:

1 The proposed rear dormer would comprise a cubic volume of more than 40 cubic metres. The proposed development would not therefore be permitted by paragraph B.1(d)(i) of Class B of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 No information was provided for the proposed external materials. The proposed development would not therefore be permitted by paragraph B.2(a) of Class B of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

FIRST SCHEDULE

Conversion of loft with a rear dormer and front rooflights (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

1 Peary Close Horsham West Sussex RH12 5GD

Schedule of plans/documents

Plan Type	Description	Drawing Number	Received Date
Location plan		811/ 01	20.12.2024
Block plan	Existing and proposed	811/ 02	20.12.2024
Floor plan	Proposed	811/ 06	20.12.2024
Elevation plan	Existing	811/ 05	20.12.2024
Floor plan	Existing roof	811/ 03	20.12.2024
Elevation plan	Proposed	811/ 08	20.12.2024
Details plan	Proposed 3D	811/ 10	20.12.2024
Elevation plan	Existing	811/ 04	20.12.2024
Elevation plan	Proposed	811/ 09	20.12.2024
Section plan		811/ 11	20.12.2024
Roof plan	Proposed	811/ 07	20.12.2024

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.

Additional notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use or works specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, would not have been liable for enforcement action under Part 7 of the 1990 Act on that date.

3. This certificate applies only to the extent of the proposal described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable for enforcement action.

4. 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.



Emma Parkes
Head of Development and Building Control

Date: 12/02/2025