Horsham District Council

Mr Guy Bateman
18 Ashleigh Road
Horsham
West Sussex
RH12 2LF

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)

Application No: DC/24/0517

Horsham District Council hereby certifies that on 08/04/2024, the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate was lawful within s192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

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

FIRST SCHEDULE
Installation of hip to gable roof extension (Lawful Development Certificate - Proposed)

SECOND SCHEDULE
18 Ashleigh Road Horsham West Sussex RH12 2LF

Schedule of plans/document
This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	03.04.2024
Block plan		NONE	08.04.2024
Elevation & Floor plan	As existing	1282-01 REV A	03.04.2024
Elevation plan	As proposed	1282-10	03.04.2024
Supporting Docs	Verification of evidence	NONE	03.04.2024

Note to Applicant
The applicant is advised that in order to constitute permitted development the following conditions must be met: -

- The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; and

- The first floor windows to the extended side gables must be: -
  (i) obscure-glazed, and
  (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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: 03/06/2024

Site Location Plan

