Horsham District Council

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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/23/2001

Horsham District Council hereby certifies that on 13/11/2023, the use/operations/matter 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 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 use/operation/matter is LAWFUL for the part that relates to the single-storey side and rear extensions to 1 Woodgate Cottage; and, demolition of the existing conservatory and the single-storey side extension and front porch to 2 Woodgate Cottage

The use/operation/matter is NOT LAWFUL for the part that relates to the single-storey rear extension to 2 Woodgate Cottage.

Reason(s) for granting this certificate

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

The single-storey side and rear extensions to 1 Woodgate Cottage, demolition of the existing conservatory and the single-storey side extension and front porch to 2 Woodgate Cottage would be permitted by Classes A and D 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 reason(s):

The single-storey rear extension to 2 Woodgate Cottage would adjoin an existing non-original rear extension. The combined depth of the combined structure would exceed 3 metres and would not

therefore be permitted by Class A, A.1(f) and (ja) of Class A of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

FIRST SCHEDULE
Demolition of existing outrigger. Erection of single storey side and rear extensions (Lawful Development Certificate - Proposed).

SECOND SCHEDULE
Woodgate Cottages Ifield Wood Ifield West Sussex

Schedule of plans/documents APPROVED

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	EEV REV A	01.11.2023
Floor plan	Existing	EFP REV A	01.11.2023
Floor plan	Proposed	PFP REV A	01.11.2023
Block plan	Proposed	PBP1 REV A	01.11.2023
Location plan		EOS REV A	01.11.2023
Elevation plan	Proposed	PEV REV A	01.11.2023
Block plan		EBP1 REV A	01.11.2023

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: 06/08/2024

Site Location Plan

