

Supporting Statement

Application for a Certificate of Lawful Existing Development (CLEUD) Lawful Commencement of Planning Permission DC/15/1744

1. Introduction

This statement is submitted in support of an application for a Certificate of Lawful Existing Development under Section 191 of the Town and Country Planning Act 1990, to confirm that planning permission **DC/15/1744** for a **replacement dwelling at Chandlers, West Chiltington Lane, Broadford Bridge, Billingshurst, West Sussex, RH14 9EA** was lawfully commenced prior to the expiry of the permission.

2. The Planning Permission

Planning permission **DC/15/1744** was granted on **22 September 2015** for a replacement dwelling. The permission included a standard condition requiring the development to begin within **three years** of the date of the permission. Accordingly, the permission would expire at the end of **21 September 2018** unless lawfully commenced before that date.

The approved development is defined by the decision notice and the drawings listed therein.

3. Lawful Commencement – Material Operation

Prior to the expiry of the planning permission, a **material operation** was undertaken on site within the meaning of **Section 56 of the Town and Country Planning Act 1990**.

Specifically:

- A section of foundation excavation was carried out on site; and
- Concrete foundations were laid to the excavated section.

These works constitute a material operation for the purposes of Section 56(4)(a) of the Act.

4. Evidence of Commencement

Objective, third-party evidence confirms that the above works took place prior to the expiry date of the permission.

A **Building Control site inspection** was carried out on **17 September 2018**, as evidenced by the attached inspection record issued by **County Building Control**. The inspection record confirms that:

- Works had commenced on a section of excavation;
- The excavation depth was assessed and found acceptable; and
- The inspected section was approved to be concreted.

The inspection date of **17 September 2018** is clearly within the three-year commencement period and demonstrates that the development was lawfully commenced in time.

5. Approved Plans

The works undertaken relate to the development approved under planning permission **DC/15/1744**, as defined by the approved plans listed in the decision notice. The excavation and foundation works formed part of the approved development.

6. Photographic Evidence

Photographs of the existing foundations are submitted in support of this application. These images show the concreted foundation section and its position on the site, providing visual confirmation of the material operation referred to above.

- **Photo 1 – Site Context Showing Foundations and Existing Dwelling**

View toward the existing dwelling showing the excavated foundation trenches and poured concrete in situ.

- **Photo 2 – Foundation Trench L-Shape View**

Wider view of the excavated foundation trenches showing the L-shaped footprint consistent with the approved plans.

- **Photo 3 – Foundation Trench and Poured Concrete (View 1)**

Detail of foundation trench showing poured concrete at the base of the excavation.

- **Photo 4 – Foundation Trench and Poured Concrete (View 2)**

Alternative angle of foundation trench confirming poured concrete within the excavation.

- **Photo 5 – Foundation Trench Depth Profile**

View of the vertical trench face demonstrating excavation depth and concrete foundation base.

7. Conclusion

The evidence demonstrates that:

- Planning permission **DC/15/1744** was granted on **22 September 2015**;
- A material operation, comprising foundation excavation and concreting, was carried out on site;
- The works were inspected and recorded by Building Control on **17 September 2018**; and
- The works were undertaken prior to the expiry of the planning permission.

The development was therefore **lawfully commenced** within the meaning of Section 56 of the Town and Country Planning Act 1990.

The Applicant respectfully requests that the Local Planning Authority issue a **Certificate of Lawful Existing Development** confirming that planning permission **DC/15/1744** has been lawfully commenced and remains extant.