



Ms Katharine Lee
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SW19 3HQ

**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/26/0240

Horsham District Council hereby certifies that on 25/02/2026, 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 Class A of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

FIRST SCHEDULE

Erection of a single storey rear extension with gabled pitched roof. (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

6 Pipers Close Southwater West Sussex RH13 9DU

Schedule of plans/document

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

Plan Type	Description	Drawing Number	Received Date
Layout plan	EXISTING GROUND FLOOR AND ROOF PLAN	2025-005-001	12.02.2026
Block plan	EXISTING AND PROPOSED	2025-005-005	12.02.2026
Layout plan	PROPOSED GROUND FLOOR AND ROOF PLAN	2025-005-002	12.02.2026
Elevation plan	EXISTING REAR, FRONT AND SIDES	2025-005-003	12.02.2026
Elevation plan	PROPOSED FRONT, REAR AND SIDES	2025-005-004	12.02.2026

Photos		NONE	12.02.2026
Location plan		NONE	12.02.2026

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: 20/04/2026

Site Location Plan

