Horsham District Council

Mr Johnny Lung
Small Design Studio
23 Church Street
Steyning
West Sussex
BN44 3YB

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/26/1172

Horsham District Council hereby certifies that on 07/08/2026, 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):

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

FIRST SCHEDULE

Conversion of garage into habitable living space, with the installation of 2no. windows to the front elevation, 1no. french doors to the rear elevation, and 2no. rooflights (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

30 Laines Road Steyning West Sussex BN44 3LL

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	21.07.2026
Floor plan	Existing and Proposed Ground	075-LAI-010 REV P1	21.07.2026
Roof plan	Existing and Proposed	075-LAI-011 REV P1	21.07.2026
Elevation plan	Existing and Proposed Front	075-LAI-020 REV P1	21.07.2026
Elevation plan	Existing and Proposed Rear	075-LAI-021 REV P1	21.07.2026
Elevation plan	Existing and Proposed Side 1	075-LAI-022 REV P1	21.07.2026
Elevation plan	Existing and Proposed Side 2	075-LAI-023 REV P1	21.07.2026
Block plan		TQRQM26219160706363	07.08.2026

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: 28/09/2026