Horsham District Council

Mr Jake McLewee
Architecture by Jake
Unit O, Cobblestone Walk
74 High Street, Steyning
West Sussex
BN44 3RD

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/24/0233

Horsham District Council hereby certifies that on 09/02/2024, 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):

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

FIRST SCHEDULE

Demolition of existing garage. Construction of a porch. Erection of a single storey side extension, single storey infill rear extension. Loft conversion with rear dormer (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

12 Rosemary Avenue Steyning West Sussex BN44 3YS

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

Plan Type	Description	Drawing Number	Received Date
Roof plan	Existing	A 415-4_1	09.02.2024
Floor plan	Proposed first	A 415-3_1	09.02.2024
Floor plan	Proposed ground	A 415-2_1	09.02.2024
Floor plan	Existing ground	A 415-1_1	09.02.2024
Block plan		A 415-9_1	09.02.2024
Layout plan	3D	A 415-8_1	09.02.2024
Elevation plan	Proposed	A 415-7_1	09.02.2024
Elevation plan	Existing	A 415-6_1	09.02.2024

Roof plan	Proposed	A 415-5_1	09.02.2024
Location plan		NONE	09.02.2024

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: 05/04/2024