



**Horsham
District
Council**

Mr Jason Large
76 Cootes Avenue
Horsham
West Sussex
RH12 2AG

**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/26/0718

Horsham District Council hereby certifies that on 07/07/2026, 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 partial demolition of the front boundary wall would not constitute development by reason of The Town and Country Planning (Demolition - Description of Buildings) Direction 2021.
2. The hardstanding would be permitted by Class F of Part 1 within Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.
3. The creation of a means of access to the highway (the dropped kerb) would be permitted by Class B of Part 2 within Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.

FIRST SCHEDULE

Extension of dropped kerb, alterations to boundary wall and hardstanding (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

76 Cootes Avenue Horsham West Sussex RH12 2AG

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	04.05.2026
Plans	Existing and Proposed Front Garden	NONE	07.07.2026

Site plan	b90g/uk/1433145/19 18812	15.06.2026
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Note to Applicant

- The applicant is advised that while planning permission is not required, they must obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of this lawful development certificate does not guarantee that a vehicle crossover licence would be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

- The applicant is advised that in order to be permitted development the hardstanding must be made of porous materials, or provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Additional notes

- This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
- 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.
- 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.
- 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: 01/09/2026

Site Location Plan

