Horsham District Council

Mr Paul Quantrill
Architectural Services
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Hedgehog Lane
Haslemere
GU27 2PH

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) – SPLIT DECISION

Application No: DC/24/0080

Horsham District Council hereby certifies that on 15/01/2024, the use/operations/matter 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 in part and not lawful in part (as outlined below) within s192 of the Town and Country Planning Act 1990 (as amended) and for the reason(s) below:

The use/operation/matter is LAWFUL for the part that relates to the erection of a single storey rear extension

The use/operation/matter is NOT LAWFUL for the part that relates to the partial garage conversion

Reason(s):

The part that is LAWFUL has been permitted for the following reason(s):

The rear extension 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.

The part that is NOT LAWFUL has been refused for the following reason(s):

The application site is subject to condition 31 of DC/15/0059 which requires the retention of parking spaces as approved under DC/19/0383. The partial garage conversion would result in the loss of a parking space which is required to be retained by planning condition. The partial garage conversion would not therefore be permitted by Article 3(4) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.

FIRST SCHEDULE

Erection of a single storey rear extension and partial garage conversion (Lawful Development Certificate - Proposed).

SECOND SCHEDULE

6 Becks Way Billingshurst West Sussex RH14 9ZD

Schedule of plans/documents APPROVED

Plan Type	Description	Drawing Number	Received Date
Supporting Statement		NONE	15.01.2024
Floor plan	Existing ground	14/006-001	15.01.2024
Floor plan	Existing first	14/006-002	15.01.2024
Floor plan	Proposed Ground (EXCLUDING PARTIAL GARAGE CONVERSION)	14/006-003	15.01.2024
Floor plan	Proposed first	14/006-004	15.01.2024
Roof plan	Existing and proposed	14/006-005	15.01.2024
Elevation plan	Existing	14/006-006	15.01.2024
Elevation plan	Proposed	14/006-007	15.01.2024
Location & Block plan		14/006-008	15.01.2024

Your right to appeal

Where your application to the Council has been refused or refused in part you may appeal under s195 of the Act to the Secretary of State for Communities and Local Government. Further details and appeal forms are available at **www.gov.uk/appeal-lawful-development-certificate-decision**.



Emma Parkes
Head of Development and Building Control

Date: 26/03/2024

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.

Site Location Plan

