Horsham District Council

Mr Simon Burrows
Si-tec Plans Ltd
The Lodge
Bramshill Road
Eversley
Hook
RG27 0PT

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/26/1384

Horsham District Council hereby certifies that on 21/09/2026, 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 Classes B and C of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

FIRST SCHEDULE
Loft conversion with side dormer and side rooflights (Lawful Development Certificate - Proposed).

SECOND SCHEDULE
31 Warren Drive Southwater West Sussex RH13 9GL

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

Plan Type	Description	Drawing Number	Received Date
Location plan	Location plan	None	09.09.2026
Block plan	Block Plan	None	21.09.2026
Floor plan	Existing floor plans	S13544/1	21.09.2026
Floor plan	Proposed joist/loft room plan	S13544/2	21.09.2026
Section plan	Sections	S13544/3	21.09.2026
Elevation plan	Proposed elevations and roof plan	S13544/4	13.10.2026
Elevation plan	Existing elevations and roof plans	S13544/5	13.10.2026

Note to Applicant
The applicant is advised that in order to be permitted development the following conditions must be met: -

- The external materials of the dormer must be of a similar appearance to those used in the pitched roof of existing dwellinghouse; and

- The side dormer windows and side rooflights must be: -

  (i) obscure-glazed, and
  (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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: 16/11/2026

Site Location Plan

