

CHICHESTER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
AMENDMENT ORDER 2015 PART

Agent :  
Mr Mark Mirams  
50 Grosvenor Hill  
London  
W1K 3QT

6th September 2022

Dear Sir/Madam

**Application No: CC/22/01963/PA1A**

**Single storey extension to the rear (a) rear extension - 3.30m (b) maximum height - 2.70m (c) height of eaves - 2.50m.**

I refer to the above application for a determination as to whether prior approval of this household extension is required by this Authority, registered as valid by this office on 27th July 2022.

This Authority confirms that Prior Approval is **not required** in accordance with the above regulations subject to the following conditions:-

- A) The development being constructed in accordance with the submitted details, unless the Local Planning Authority otherwise agrees in writing.
- B) The developer notifies the Local Planning Authority of the completion of the development as soon as possible after completion and including the name of the developer, the address of the development and the date of the completion.

## Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - LOCATION & BLOCK PLANS	P1		29.07.2022	Approved
PLAN - EXISTING PLANS	P2		29.07.2022	Approved
PLAN - PROPOSED PLANS	P3		29.07.2022	Approved
PLAN - EXISTING ELEVATIONS	P4		29.07.2022	Approved
PLAN - EXISTING ELEVATIONS	P5		29.07.2022	Approved

## INFORMATIVES

- 1) Whilst the Local Planning Authority have determined that prior approval is not required for the proposed development, the proposal must still meet all other relevant criteria in The Town and Country Planning (General Permitted Development) Order 2015 (as amended) in order to benefit from permitted development.

The material used in any the exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

## CIL Informative for 'Prior Approval' applications

Development commenced under general consent is liable to pay CIL if a new dwelling is being created (even if it is through a change of use); an extension is being created that is 100 sqm or more; or an annexe is being created to a dwelling. Any existing 'lawful in use' floorspace would be taken into consideration when considering the amount of CIL payable

'General consent' includes permitted development rights granted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

If you intend to commence development under general consent you must submit a Notice of Chargeable Development (Form 5 – Notice of chargeable development) to the local planning authority before you commence this development.

The only exception to the requirement to submit a Notice of Chargeable Development is if a new dwelling is not being created and the development in question is less than 100 square metres of net

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additional 'gross internal area'. If the development meets this requirement a Notice of Chargeable Development does not have to be submitted before the commencement of development. Yours faithfully,

A handwritten signature in black ink that reads "Andrew Frost". The signature is written in a cursive style with a horizontal line under the letter "t".

Andrew Frost  
Director of Planning and the Environment  
Chichester District Council