



Team: Planning Services
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Surrey Heath Borough Council
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Mr Giovanni Di Palma
1A Chobham Road
Woking
GU21 6HX

Application no: 23/0467/CES

APPROVED

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

Town and Country Planning Act 1990 (as amended): Section 192
Town and Country Planning (Development Management Procedure) (England) Order 2015:
Article 39

Surrey Heath Borough Council hereby certify that on 4th May 2023 the use or operations or matter described in the First Schedule of this certificate in respect of the land specified in the Second Schedule of this certificate and edged red on the plan attached to this certificate would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason (s):

The erection of a ground floor side extension constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed: *G. Chinniah*

G. Chinniah, Head of Planning
On behalf of Surrey Heath Borough Council

Dated: 7th July 2023

Schedule 1: Certificate of lawful development for the proposed ground floor side extension as shown on the following plans:

- Proposed Location and Site Plan, drawing no. CDA-138-034 (received 04.05.2023)
- Proposed Ground and Roof Plan, drawing no. CDA-128-035 (received 04.05.2023)
- Proposed Elevations, drawing no. CDA-128-036 (received 04.05.2023)

Schedule 2: Kilrush, Philpot Lane, Chobham, GU24 8AP as outlined in red on the location plan.



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 operations or matter specified in the First Schedule taking place on the land specified in the Second Schedule were lawful on the specified date and, thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use or operations or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or operations or matter which are materially different from that described or which relates to other land may render the owner or occupier liable to 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.

5. Trees and Permitted Development:

Works under permitted development rights can have a significant impact upon trees. It is therefore advisable that you still have any trees affected assessed in accordance with BS:5837, from a suitably qualified Arborist or Arboricultural Consultant, details of which can be found at www.trees.org.uk. Trees that are formally protected by a Tree Preservation Order (TPO) or within a conservation area will require separate planning permissions under the (Town and Country Planning Act 1990 as amended 2012). If you are unsure as to the best way to proceed or require further advice, please visit <https://www.surreyheath.gov.uk/residents/planning/tree-information-and-preservation-orders> and contact the Council. Legislation relating to tree protection overrides that of permitted development rights and so you must consider the impact your proposal may have on trees. You risk prosecution if protected trees are damaged.