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8th April 2024

Planning Department
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY




Our Ref: 1835/23

PP Ref: 12952089

Dear Sirs,

Amalgamation of 1 and 2 Orfold Cottages Billingshurst Road Wisborough Green RH14 0DZ

Please find attached an application seeking to establish a Certificate of Lawful Development - Proposed Use, consisting of the following;

-  Lawful Development - Proposed Use - Application Form
-  Location & Block Plans, drawing 1835/23/P/01
-  CIL Form 1

A payment of £289.00 has been made on-line via the planning portal with the relevant administration charge of £70.00 including VAT.

Should you be unable to register the application or require further information then please do not hesitate to contact me.

This application seeks confirmation, or otherwise, that the proposed amalgamation from two to one dwelling, Class C3, is not considered to be development requiring planning consent for the reasons stated below and within the application form submission.

The proposed amalgamation of the two properties, Class 3 dwellinghouses, is not considered to be a material change of use and does not constitute development as outlined within Section 55(3)(a) of the Town and Country Planning Act 1990 included below.

[(3) For the avoidance of doubt it is hereby declared that for the purposes of this section—
(a) the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used;]

The works comprise of internal alterations only to facilitate the single use of the building as a whole which does not constitute development.

1 There would be no visible change to the external appearance or character of the building.

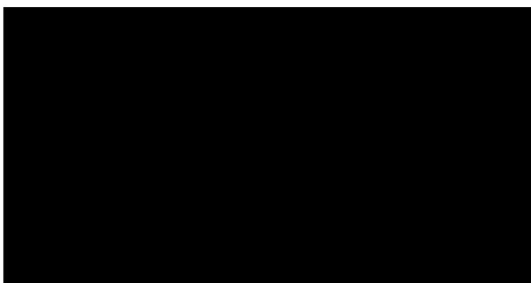
2 The provision of parking, access, and amenity space would remain unchanged

3 The loss of a single residential dwelling would be 'de minimus'

The applicant lives in the adjacent Orfold Farm House and owns both the Cottages referred to in this application.

We would be willing to discuss the submission in more detail should the appointed officer wish to.

Yours faithfully



Gerald Moore

c.c. Client

enc. As listed above