Adur District Council

Planning, Regeneration and Wellbeing

Mr Philip Clay
Byways
Castle Lane
Bramber
Steyning
West Sussex
BN44 3FB

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

The Adur District Council hereby certify that on 24/10/2013 (reference AWDM/1347/13), the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan submitted with this application, would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

01. The development as depicted in drawings 1945.1 Plans and Elevations, Block Plan No: 1945.2 and the site location plan No: 1882/3 all received 24.10.13. is lawful as it complies with the requirements of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

This is on the basis that the new garage shall not be constructed until the existing semi detached garage has been demolished and removed from site together with the two sheds on the eastern boundary of the site (on the site of the new garage) have also been demolished and removed from site.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
Date: 19.12.2013

ADUR DISTRICT COUNCIL

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Ref: - AWDM/1347/13

First Schedule

Certificate of lawful development for proposed detached double garage in rear garden (existing garage removed)

Second Schedule

36 Eastbank Southwick Brighton West Sussex

Notes

a) This certificate is issued solely for the purposes of section 192 of the Town and Country Planning Act 1990 (as amended).

b) It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been 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.

c) This certificate applies only to the extent of the matter described in the First Schedule and the land specified in the Second Schedule and identified on plan submitted with the application. Any matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

d) 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.