Adur District Council

Development Management

Mr Ian Voak
56A Orient Road
Lancing
West Sussex
BN15 8JZ

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 and 192

The Adur District Council hereby certify that on the 2nd October 2015 (reference AWDM/0957/15) 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, was lawful within the meaning of section 191/192 of the Town and Country Planning Act 1990 for the following reason:-

01. The Council is satisfied on the balance of probability that the detached garden building (No.56A) shown on the submitted floor plan and location plan received as valid on 2nd October 2015 has been occupied as living accommodation by a family member incidental to the use of 56 Orient Road as a single dwelling for a period of 10 or more years and is therefore lawful in planning terms for the purpose so described.

Signed:



Gary Peck
Planning Services Manager

Date: 03.03.2016

First Schedule

Application for Lawful Development Certificate for a detached building in the rear garden (No.56A) occupied as living accommodation by family member incidental to the use of No.56 as a single dwelling house

Second Schedule

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Ref: - AWDM/0957/15

56 Orient Road Lancing West Sussex BN15 8JZ

Notes

a) This certificate is issued solely for the purposes of section 191 of the Town and Country Planning Act 1990.

b) It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date, and thus, was not liable to enforcement action under Part 7 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, 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 of the operations are begun, in any of the matters relevant to determining such lawfulness.