ADUR DISTRICT COUNCIL

Ms Kim Blunt
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

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 2015; article 39

Application Number: AWDM/0143/20

The Adur District Council hereby certify that on 27/01/2020 (reference AWDM/0143/20), 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 be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:-

01. The proposed siting of a Homelodge mobile home within the curtilage of the dwelling house and its use as a granny annexe, in accordance with the terms described in the Planning Statement and additional supporting information accompanying the application, does not constitute development requiring planning permission and is lawful within Section 192 of the Town and County Planning Act 1990 (as amended)

This decision is based on the following submitted plans/documents for avoidance of doubt.

Reference/Drawing Number	Version	Date Rec
PLANNING STATEMENT		07.04.2020
LOCATION PLAN	HA-PLLP-OPT1	27.01.2020
BLOCK PLAN	HA-PLBP-OPT1	27.01.2020
BAYS	HA-PLBAY-OPT1	27.01.2020
ELEVATIONS A-B	HA-PLEL-OPT1	27.01.2020
ELEVATIONS C-D	HA-PLEL-OPT1	27.01.2020
PLAN	HA-PLPL-OPT1	27.01.2020
SECTION DRAWING - HOMELODGE SINGLE BAY MOBILE HOME	HSBMH	27.01.2020

First Schedule
Application for a Lawful Development Certificate for proposed stationing of mobile home to be used incidental to the main dwelling.

Cont…/

Second Schedule
46 Old Shoreham Road Lancing West Sussex BN15 0QZ

G Peck

Gary Peck
Planning Services Manager Date: 17.04.2020

INFORMATIVES TO AGENT/APPLICANT:

1. You are advised to contact the Council's Building Control department with regard to the construction of the mobile home to check whether Building Regulations approval is required.

2. The certificate of lawfulness hereby permitted is subject to the mobile home being installed, maintained and used in accordance with the submitted details, including the accompanying Planning Statement, Drawing numbers HA-PLLP-OPT1, HA-PLBP-OPT1, HA-PLBAY-OPT1, HA-PLEL-OPT1, HA-PLPL-OPT1, HSBMH received 27th January 2020, and being capable of transportation by road when assembled and installation in accordance with Letter of clarification from 'Homelodge' dated 27th January 2020.

3. You are advised that for the safety of all family members, prior to the occupation of the mobile home, safety hand rails and lighting should be installed on the bridge crossing at the application site and should remain in place at all times.

4. You should be aware that the site is within an area at risk of flooding and you are strongly advised to incorporate flood resilience and resistance measures to protect future occupants of the mobile home. Further advice can be found at the following link:

   https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings

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.

Ref: - AWDM/0143/20

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015; article 39

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

1. If the applicant is aggrieved by the decision of your Local Planning Authority to refuse a Certificate of Lawful Use or Development, whether in whole or in part (including a case in which the Authority modify the description of the use, operations or other matter in the application or substitute an alternative description for that description), the applicant may appeal to the Secretary of State in accordance with Sections 78 of the Town and Country Planning Act 1990 within six months of the date of this notice.

2. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:

   28 days of the date of service of the enforcement notice;
   or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier

3. Further correspondence about this application should quote the application number.

4. Where this notice conveys the granting of a certificate, please note that the decision does not purport to convey planning permission nor any consent or approval which may be required under the Public Health Acts, the Building Regulations, or any other legislation.

5. Appeals must be made on a form which is obtainable from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel 0117 372 6372) or can be downloaded from www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.