Adur District Council

Planning, Regeneration and Wellbeing

Mr Phil Rowe
PROwe Planning Solutions
Melton Lodge
Rusper Road
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CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

The Adur District Council hereby certify that on the 19th March 2012 (reference AWDM/0378/12) 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 18th October 2012, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:-

The local planning authority is satisfied from the evidence submitted that on the balance of probability, the full extent of land (covered by water) shown on the site plan has been used continually for the mooring of a houseboat for 10 years or more. Consequently the application meets the requirements for a certificate of lawfulness contained in section 191 of the Act.

Signed:

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Date: 08.11.2012

First Schedule

Application for a Certificate of Lawfulness for existing use of land (covered by water) on westside of causeway as mooring for a houseboat (used as self-contained dwelling)

Second Schedule

31 Riverside Road Shoreham-By-Sea West Sussex BN43 5RB

ADUR DISTRICT COUNCIL
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Notes

a) This certificate is issued solely for the purposes of section 191 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 was lawful, on the specified date, and thus, was not 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.