Adur District Council

Planning, Regeneration and Wellbeing

Mr Keith Lawton
Kel Building Advisor Ltd
88 Nevill Avenue
Hove
East Sussex
BN3 7NA

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 01/05/2012 (reference AWDM/0517/12), 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 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 proposed development shown on the submitted drawings (Drawing No. 003 Titled Site and Location Plan and Drawing No. 002 Titled Rear extension, domestic garage and hobby room (Proposed)) dated and deposited 01-05-2012, constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Classes A and E Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) Order 1995 (As Amended in 2008).

James Appleton
Executive Head of Planning, Regeneration and Wellbeing Date: 14.06.2012

First Schedule

Application for Proposed Lawful Certificate for rear single storey extension to existing bungalow and detached garage and hobby room in rear garden

Second Schedule

55 West Way Lancing West Sussex BN15 8LY

ADUR DISTRICT COUNCIL

Adur District Council, Planning Services, Portland House,
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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.