ADUR DISTRICT COUNCIL

Mr Tim Rodway
Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham By Sea
West Sussex
BN43 5QA

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 (AS AMENDED)

The Adur District Council hereby certify that on the 27th January 2020 (reference AWDM/0081/20) 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, was lawful within the meaning of section 191/192 of the Town and Country Planning Act 1990 for the following reason:-

01. On the balance of probability it is considered that sufficient evidence exists to demonstrate that the property edged in red on the location plan has been used as a 1-bedroom dwelling for more than 4 years.

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

Reference/Drawing Number	Version	Date Rec
LOCATION PLAN		27.01.2020
STATEMENT		27.01.2020
SANTANDER BANK TRANSACTIONS X 5		27.01.2020
AFFIDAVIT JOHN TURLEY		27.01.2020
AFFIDAVIT JENNIFER WILLIAMS		27.01.2020
AMAZON ORDERS X 6		27.01.2020
CAR INSURANCE X 5		27.01.2020
CREDIT CARD STATEMENTS X 5		27.01.2020
EDF BILLS X 5		27.01.2020
PENSION X 4		27.01.2020
TV LICENCE X 5		27.01.2020
VIRGIN BILLS X 6		27.01.2020
EXISTING FLOOR PLANS	1.00	27.01.2020

/Contd …

First Schedule

Application for a Lawful Development Certificate for existing use as a residential dwelling (C3).

Second Schedule

Boat House 41 Riverside Road Shoreham-By-Sea West Sussex

Signed:

G Peck

Gary Peck
Planning Services Manager Date: 07.05.2020

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.

Ref: - AWDM/0081/20

TOWN AND COUNTRY PLANNING ACT 1990

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.