Adur District Council

Planning, Regeneration and Wellbeing

Ms Kim Blunt
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
Winchester
Hampshire
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 2010

The Adur District Council hereby certify that on 19/09/2013 (reference AWDM/1181/13), 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:-

The proposed siting of a mobile home within the curtilage of the dwelling house and its use as a granny annex by a dependant relative, in accordance with all the terms described in Paragrah 2.2 of the Planning Statement accompanying the application, does not constitute development requiring planning permission.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
Date: 11.11.2013

First Schedule

Lawful development certificate for the stationing of mobile home in rear garden to be used as 'granny annexe' by a dependent relative

Second Schedule

31 The Gardens Southwick Brighton West Sussex

ADUR DISTRICT COUNCIL

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Informatives

01. The certificate of lawfulness hereby permitted is subject to the mobile home being installed, maintained and used in accordance with the submitted details, including drawings HL1838/E, HL1838/P, HL1838/L HL1838/B the Planning Statement and Kim Blunt's email of 21st October 2013.

02. 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.

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.