Expiry Date - 12/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0095/11 Recommendation – Approve

Site: **3 New Erringham Farm Cottages New Erringham Farm Mill Hill Shoreham-by-Sea West Sussex**

Proposal: **Application for Certificate of Lawfulness for existing lambing shed and 2 storage buildings**

The Application

The application relates to one half of a pair of semi detached cottages located at Erringham Farm, within the South Downs National Park. A Certificate of Lawfulness is sought for a lambing shed and two storage buildings which are within the curtilage of the property.

The single storey buildings are to the south west of the dwelling with a storage building and lambing shed attached to each other with a gap to the other storage building which is at right angles to the other buildings.

It is alleged that they have been on the site for more than 4 years.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Not applicable

Planning Assessment

The buildings are used for storage and as a lambing shed in connection with sheep kept on the adjacent field to the east which is also owned by the

applicant. Temporary planning permission was granted for a garage/store in 1995 under reference SU/103/95 in approximately the same position as the westernmost store on the site. This expired at the end of 2005 but it would appear that this building is, on the balance of probability, lawful.

The other buildings were not subject of any planning application but they do appear to have been in situ for at lest 4 years. No evidence to support the application has been submitted but aerial photos from 2007 do show the buildings present on the site. A site visit indicates that the buildings have been re-painted but the roofs show signs of algae and mould which suggests that they have been there for a number of years.

While the evidence is limited, it is considered that, on the balance of probability, the buildings are lawful.

Recommendation

The Adur District Council hereby certify that on (date of decision) the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), and is APPROVED for the following reason: -

The buildings subject of the application have, on the balance of probability, been present on the site for at least four years

First Schedule

Lambing shed and two storage buidings

Second Schedule

3 New Erringham Farm Cottages, Mill Hill, Shoreham by Sea

Case Officer Peter Barnett Date 20 April 2011