



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England)
Order 2015: Article 39
Application for Certificate of Lawfulness for an Existing use or Operation
DECISION NOTICE

Application Ref: AL/72/18/CLE

To Addressee

South Eastern Planning Services Ltd
 67 Coleridge St
 Hove
 East Sussex
 BN3 5AA

Site Address

Evergreens
 Level Mare Lane

PO20 3SA

Description of Application

Lawful development certificate for the use of an annexe as an existing single family dwellinghouse.

The Arun District Council hereby certify that on 19-06-18, the use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 by reason that at the date specified above, the property had been in use as a private dwelling for a continuous period of 4 years and the period in which enforcement action can be taken, as set out in Section 171B of the Town and Country Planning Act 1990 (as amended), has expired.

EXTENT OF USE

The extent of use is that defined on the submitted 1:1250 site plan and the submitted floor and elevations plans (4 plans in total) and relates to the use of this two storey annexe as a separate dwelling comprising of 2 bedrooms, lounge/dining room, kitchen, hallway, downstairs toilet, utility room and upstairs bathroom.

FIRST SCHEDULE

Use of the existing annexe as a separate self-contained 2 bedroom dwelling.

SECOND SCHEDULE

The Annexe, Evergreens, Level Mare Lane, Fontwell, PO20 3SA.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr S Davis

Decision Issued: **7 November 2018**

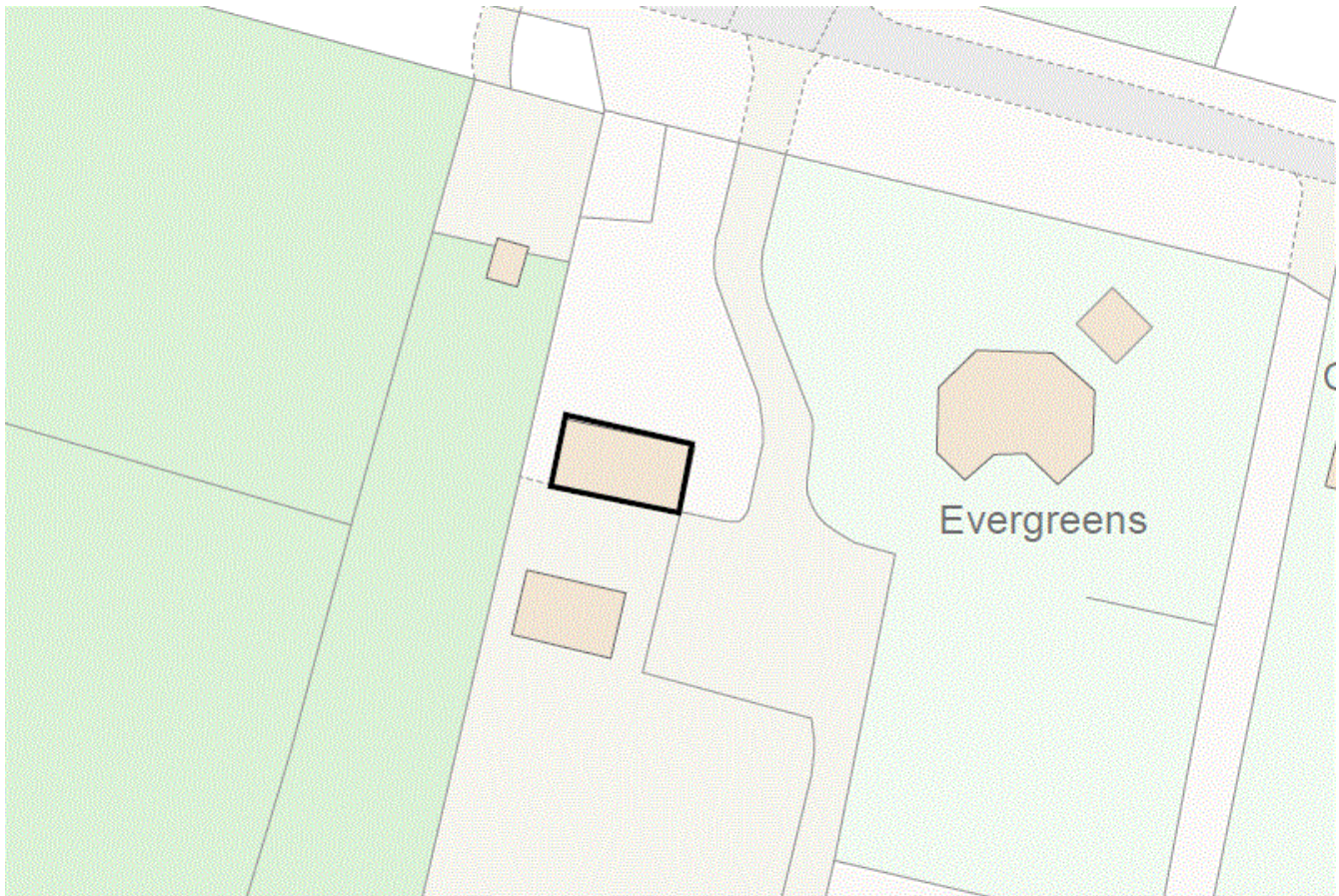
**NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT****TOWN & COUNTRY PLANNING ACT 1990**

This certificate is issued solely for the purpose of section 191 of the Town & Country Planning Act 1990 (as amended).

It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).



Mapping produced by Arun District Council

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