ARUN DISTRICT COUNCIL

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/77/17/CLE

To Addressee

Murdoch Planning Ltd
PO Box 71
Ilminster
Somerset
TA19 0WF

Site Address

Unit D2
The Paddocks

PO20 3UH

Description of Application

Application for a Certificate of Lawfulness for an existing - use of building as a dwelling house

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The Arun District Council hereby certify that on 10/07/17, 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 black on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 (as amended) by reason that at the date specified above, the property had been in use as a private dwelling and not a mobile home for a continuous period of 4 years.

EXTENT OF USE

Use of the property Paddock View (Unit D2) which (excluding bay windows) measures 19.8m long by 7.1m wide with an attached open front porch mounted on two pillars above a semi circular area of steps and comprises of L shaped lounge, kitchen, hallway, bathroom and 3 bedrooms one with attached dressing room. Externally, there are gardens on the northern & eastern sides and gravelled hardstanding for parking on the western side.

FIRST SCHEDULE

Use of the building and associated land as a residential dwelling under Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

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SECOND SCHEDULE

The residential property known as Paddock View, The Paddocks, Northfields Lane, Westergate, Chichester, West Sussex, PO21 3UH (Unit D2).

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: **22 December 2017**



NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

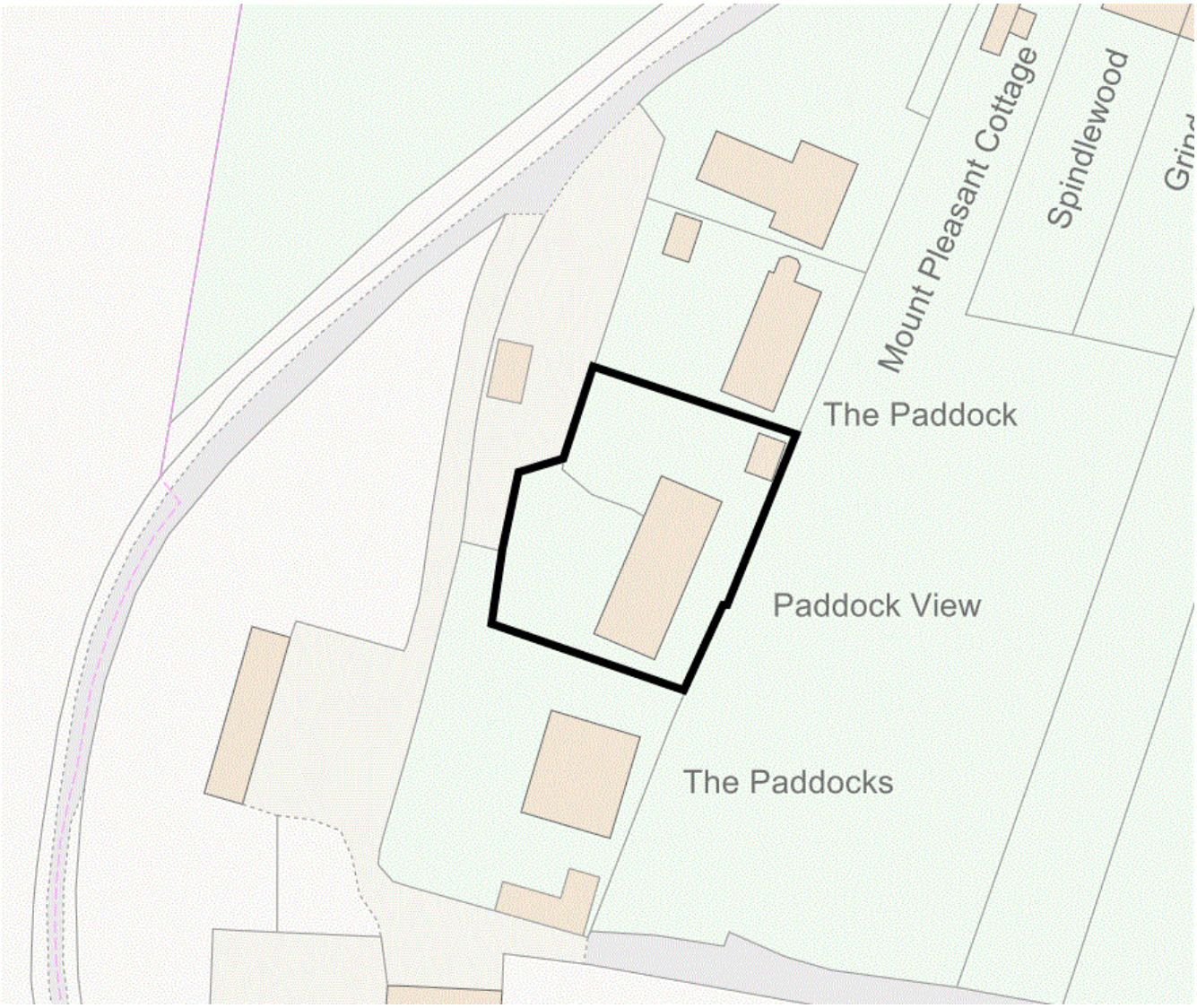
TOWN & COUNTRY PLANNING ACT 1990

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).



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