ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 35
Application for Certificate of Lawfulness for an Existing use or Operation
DECISION NOTICE

Application Ref: AL/98/13/CLE

To Addressee

Cunnane Town Planning LLP
67 Strathmore Road
67 Strathmore Road
Teddington
Middlesex
United Kingdom
TW11 8UH

Site Address

2 Wyndham Acres
Northfields Lane

PO20 3UH

Description of Application

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

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The Arun District Council hereby certify that on 23/12/13 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 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 2 Wyndham Acres which is 9.5m wide by 16.75m long and comprises of a porch, lounge, kitchen & dining room, 1 bathroom, 4 bedrooms (including one with en-suite) all used for residential purposes.

FIRST SCHEDULE
Use of the land as a residential dwelling by Ms K. Steer and her dependants under Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 2013.

SECOND SCHEDULE
The residential property known as 2 Wyndham Acres, Northfields Lane, Aldingbourne, West Sussex, PO20 3UH.

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: **15 April 2014**



NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

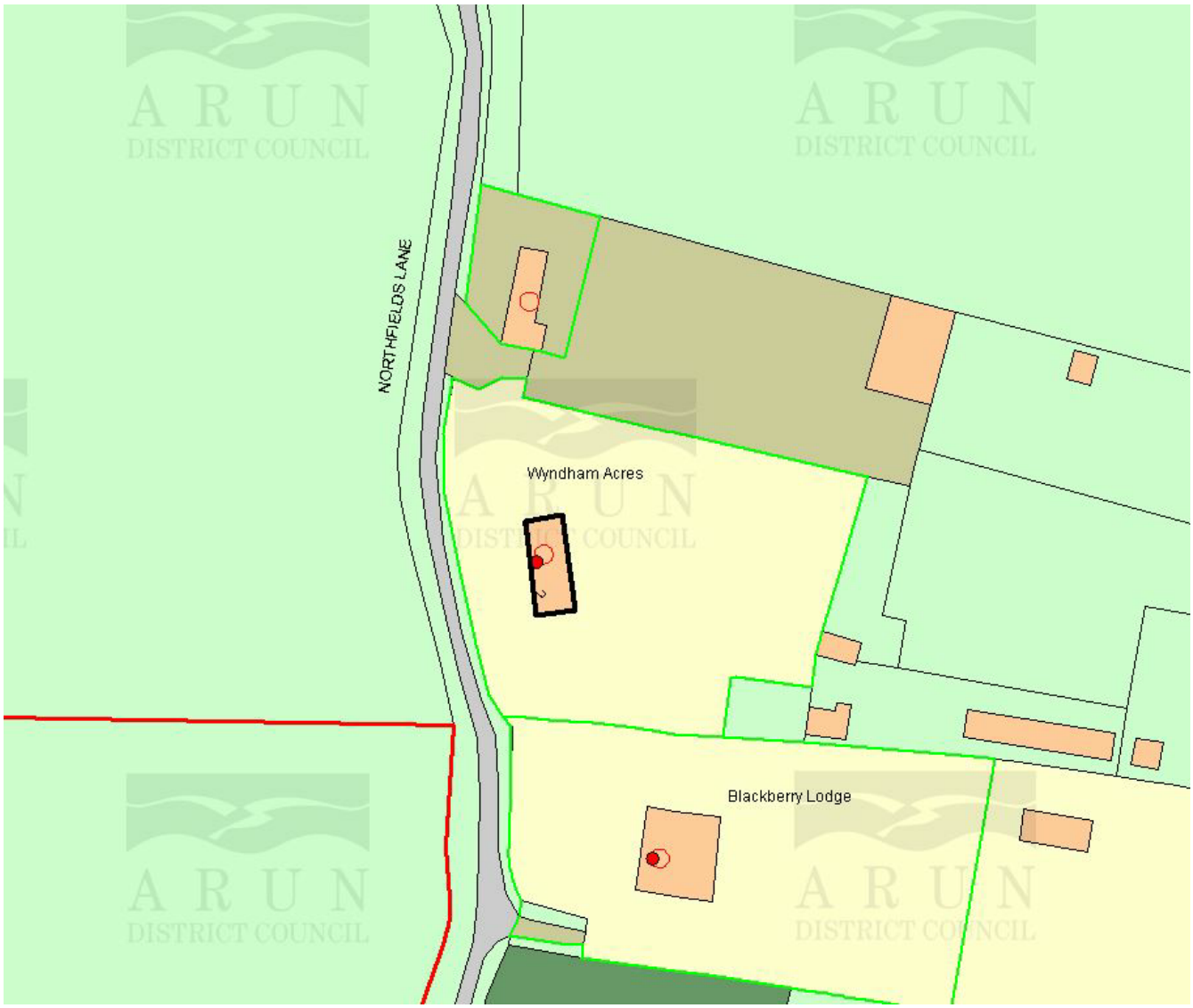
TOWN & COUNTRY PLANNING ACT 1990

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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