

DECISION NOTICE

Application Ref: A/187/20/CLP

To Addressee

Rodway Planning Consultancy Ltd
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA

Site Address

Rond Point
Ham Manor Way
Angmering
BN16 4JQ

Description of Application

Lawful development certificate for the Proposed use of land adjacent to dwelling for residential garden use.

The Arun District Council hereby certify that on 07-11-2020 the development 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 192 of the Town & Country Planning Act 1990 for the following reasons:

Ham Manor Estate is built under planning permissions A/62/49 and A/2/57.

A/62/49 Granted consent for layout (part) of Ham Manor Estate on 22/12/49 and excludes the site.

A/2/57 Granted outline permission for development of houses and bungalows on 05/02/57 and included the site and is the later approval.

The site is included as residential curtilage within the permission A/2/57 and it is satisfactorily demonstrated that the proposal can be authorised by A/2/57 only.

EXTENT OF USE

The development concerned relates to the provision of a grassed area within part of the golf course on the North side of Ham Manor Way, Angmering adjacent to Rond Point on the basis that it does benefit from outline planning permission A/2/57 which is extant.

FIRST SCHEDULE

Use of the site as residential curtilage.

SECOND SCHEDULE

Part of Ham Manor golf course on the North side of Ham Manor Way, adjacent to Rond Point, Ham Manor Way, Angmering.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Decision Issued: 12th February 2021

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

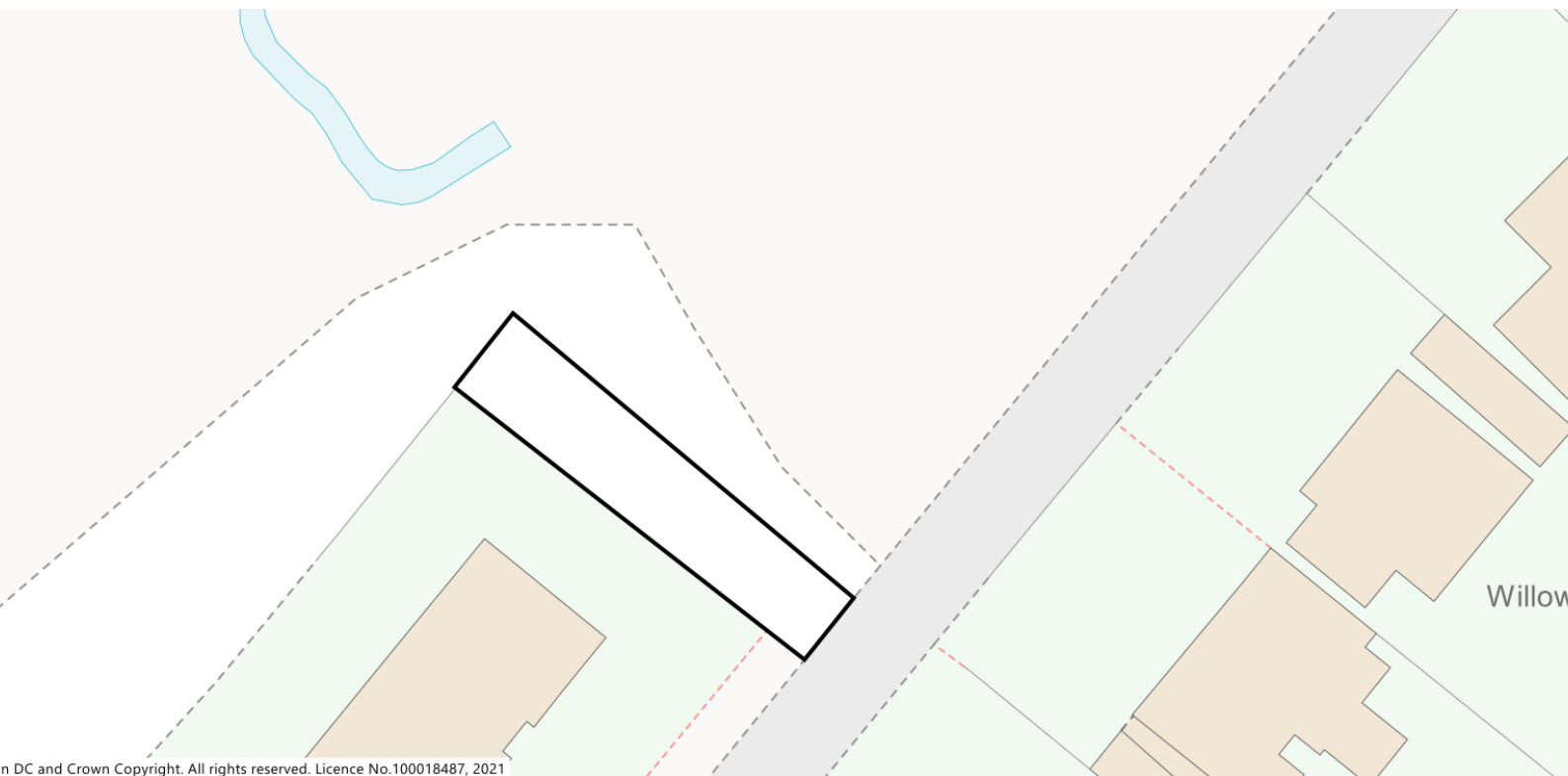
This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

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, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

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

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 began, in any of the matters relevant to determining such lawfulness.

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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