

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

10 February 2026

Dear Sir/ Madam

Applicant: Mrs J Longhurst

Site: The Farmhouse, Old Place Farm, Rectory Lane, Angmering BN16 4JU

Proposal: Certificate of Lawfulness of Existing Development for 2 no. residential extensions, 1 no. dormer roof extension, erection of 3 no. ancillary residential buildings and use of land as residential garden

Please find enclosed a completed electronic application for the above proposal.

The application seeks a Certificate of Lawfulness under Section 191 of the Town and Country Planning Act 1990 for 2 no. residential extensions, 1 no. dormer roof extension, 3 no. ancillary residential buildings and use of land as residential garden at The Farmhouse, Old Place Farm, Rectory Lane, Angmering. To assist with the determination of the application, it is accompanied by a site location plan and a sworn statement from Mrs Julia Longhurst, the owner of the dwelling who has lived there since its construction in the 1960s.

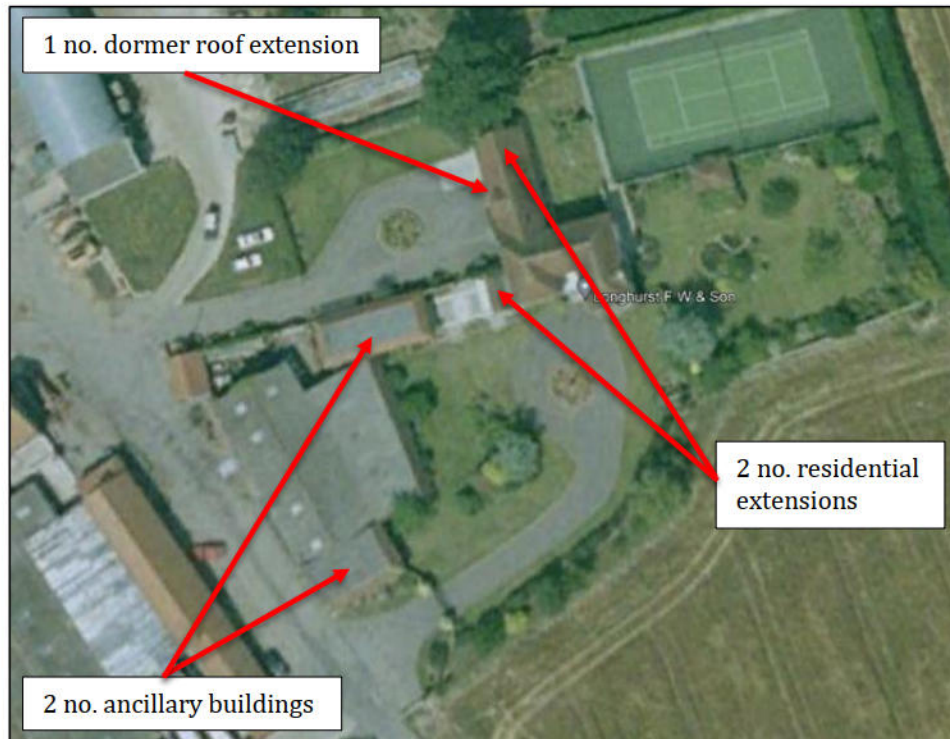
The applicant is seeking a Certificate of Lawfulness as there are no planning permissions on the public record for the development that was undertaken, and it is unclear whether they would have been permitted development at the time. There also appears to be a discrepancy between the curtilage identified on the original approval from 1966, and the land that has been used as garden for a period in excess of ten years. Confirmation of the lawfulness of the operational development and the residential use of land is now sought to ensure that the lawfulness of the development is on the public record.

The development that has taken place comprises operational development and a change of use of land and Section 171B of the Act sets out the following relevant time limits for taking enforcement action in relation to these breaches (should the development have been unlawful):

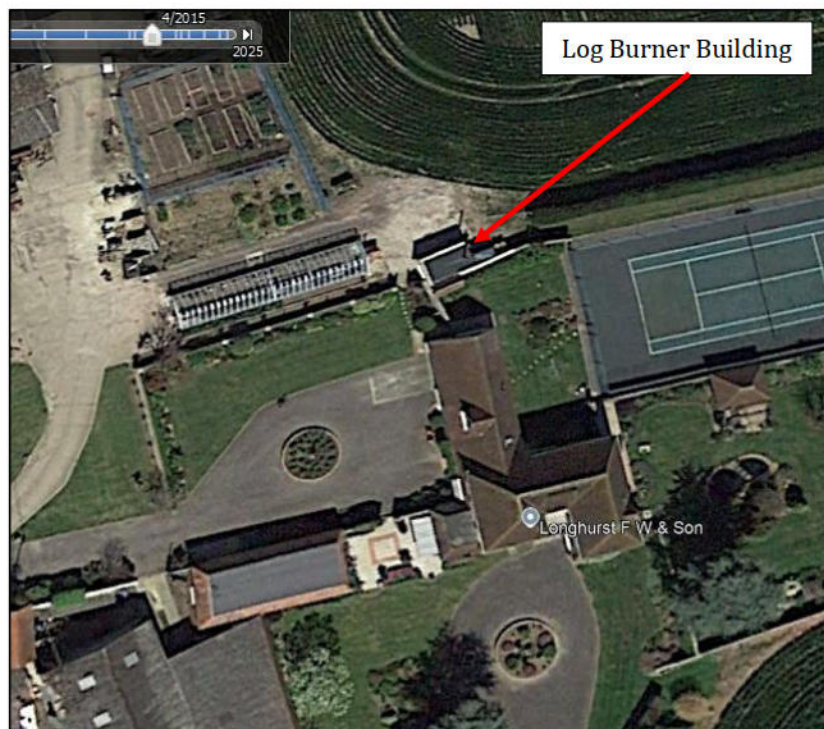
- (1) *Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end –
 - (a) *in the case of a breach of planning control in England, ten years beginning with the date on which the operations were substantially completed.**
- (3) *In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach*

However, where the breach comprises operational development that was substantially completed before 25 April 2024, the former time limit of 4 years is the relevant period in accordance with the (Commencement No. 4 and Transitional Provisions) Regulations 2024. In this case the operational development all took place and was completed in the 1990s apart from the small log burner house completed in 2013 and therefore all significantly exceeds the four years required for it to become lawful. The land on which those buildings were erected has been used as part of the residential garden since at least the time the buildings were erected. The tennis court was built in 1969 and has also been used as part of the garden. The evidence submitted to support the application includes a sworn statement by the owner with photographs of her husband building the relevant extensions/outbuildings when in his 60s, having died aged 89 in 2021. From the photographs, the applicant is able to clearly reference the date of the developments.

The following image from Google Earth and dated 2001 is also helpful as it shows all the completed operational development (other than the log burner building completed in 2013) and the extent of the land in use as residential garden:



The log burner building is shown in the following image from Google Earth from 2015



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An aerial photograph of The Farmhouse taken in 1970 is included below. This shows the dwelling as constructed and before the extensions/erection of new outbuildings the subject of this lawfulness application took place. The extensions and outbuildings were therefore constructed sometime after the completion of the dwelling and comprised subsequent acts of development. It does demonstrate that the tennis court was in place at that time.



It is submitted that the evidence supplied in this case is unequivocal and demonstrates that the operational developments took place more than four years before the date of this application and have therefore acquired immunity, if indeed planning permission was required for their construction in the first place. It also demonstrates that the land within the red edged area on the submitted plan has been used as residential garden for more than 10 years before the date of this application.

The National Planning Policy Guidance states "In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability."

This application provides evidence that is precise and unambiguous and justifies the grant of the Certificate of Lawfulness.

I trust this application provides all the information required to enable you to determine the application, however should you require any further information, please do not hesitate to contact me.

Yours faithfully

[Redacted signature]

Dawn Appleton MRTPI
Senior Planning Officer
Henry Adams LLP