



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England)
Order 2015 - Article 39

Application for Certificate of Lawfulness for a Proposed use or Operation
DECISION NOTICE

Application Ref: BR/340/16/CLP

To Addressee

Southern Planning Practice Ltd
 Youngs Yard
 Churchfields
 Twyford
 Winchester
 SO21 1NN

Site Address

4 Hatherleigh Gardens
 Bognor Regis
 PO21 5HZ

Description of Application

Lawful development certificate for the proposed stationing of a mobile home incidental to the main dwelling

The Arun District Council hereby certify that on 19th December 2016 the use and operation 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, would have been lawful within the meaning of section 192 of the Town & Country Planning Act 1990.

EXTENT OF USE

Siting of mobile home unit as incidental residential accommodation to the main house of "4 Hatherleigh Gardens, Bognor Regis" as a single family residence.

FIRST SCHEDULE

Siting of mobile home unit as incidental residential accommodation to the main house of as a single family residence in compliance with Caravans Site Act 1968 and Caravan Sites and Control of Development Act 1960 as detailed on the following documents:-

- "Use of land to station a mobile home (granny annexe)" Planning Statement received 9th December 2016

- 2465.16 - HA - PLLP received 9th December 2016

- 2465.16 - HA - PLBP Rev 1 received 9th December 2016
- 2465.16 - HA - PLPL received 9th December 2016
- 2465.16 - HA - PLBAY received 9th December 2016
- 2465.16 - HA - PLEL received 9th December 2016
- HLMHS Rev 1 received 9th December 2016

SECOND SCHEDULE

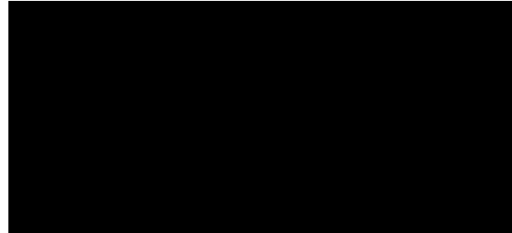
4 Hatherleigh Gardens, Bognor Regis, West Sussex PO21 5HZ

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: Richard Temple

Decision Issued: **1 March 2017**



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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