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: FP/135/13/CLE

To Addressee

Mr K Hillyard
Limmard House
Limmard Way
Summerley
Bognor Regis
PO22 7NH

Site Address

Limmard House
Limmard Way

PO22 7NH

Description of Application

Application for Certificate of Lawfulness for existing use of garage as ancillary accomodation to dwelling house & addition of porch.

The Arun District Council hereby certify that on 04-07-2013, 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 for the following reasons. Evidence produced by the applicant shows that the use has operated for a period of more than 4 years. The period in which enforcement action can be taken, as set out in Section 171B of the Town and Country Planning Act 1990 (as amended) has therefore expired.

EXTENT OF USE

The extent of use is that defined on the submitted plan Ref DRG1 (July 13) showing the site, elevations and floor plan; and relates to the use of this single storey detached converted double garage as a 1 bedroom annexe to Limmard House. The building comprises of 1 bedroom, 1 open lounge/kitchen, 1 shower room and 1 porch. There is car parking to serve the dwelling within the existing gravelled hardstanding to the side of the main dwelling house.

FIRST SCHEDULE

Use of the former double garage and additional porch as ancillary residential accommodation to the dwelling house.

SECOND SCHEDULE

Limmard House, 1 Limmard Way, Summerley, Felpham, PO22 7NH

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: **8 October 2013**



NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

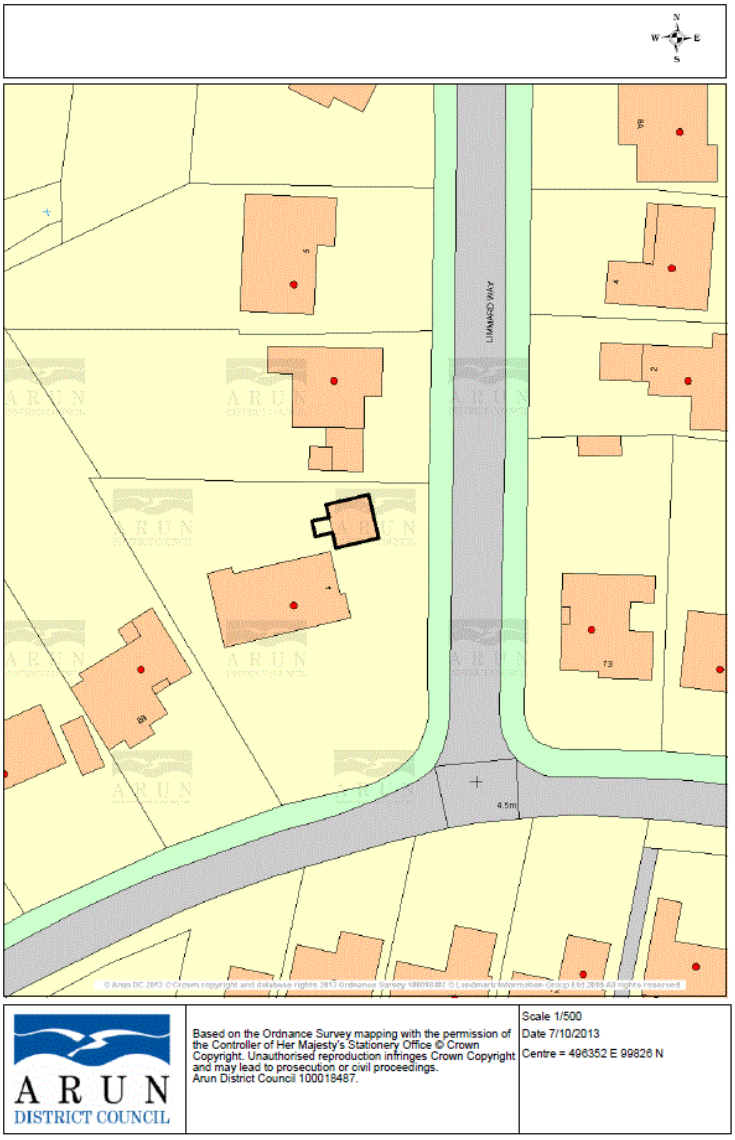
TOWN & COUNTRY PLANNING ACT 1990

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).



ARUN DISTRICT COUNCIL

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