



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: LU/162/15/CLP

To Addressee

Mrs Suzanne Ross
 23 Bell Davies Road
 Littlehampton
 West Sussex
 BN17 6DU

Site Address

23 Bell Davies Road
 Littlehampton
 BN17 6DU

Description of Application

Application for a Certificate of Lawfulness for proposed siting of a mobile home.

The Arun District Council hereby certify that on 28th January 2015 the matter 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 for the following reasons:

- The siting of the mobile home (5m x 7.5m) is not deemed to constitute development under Section 55 of The Town and Country Planning Act 1990 (as amended).
- The proposed occupation by a dependant relative living as part of a single family unit is not deemed to constitute a change of use.

EXTENT OF USE

The siting of a mobile home (5m x 7.5m) and its incidental use in association with the primary dwelling.

FIRST SCHEDULE

The demolition of the existing detached garage and siting of a mobile home (5m x 7.5m) with no private amenity space or independent access, to be used solely for purposes incidental to the primary dwelling and occupied only by dependant relatives living as part of the single family unit.

SECOND SCHEDULE**23 Bell Davies Road, Littlehampton, West Sussex, BN17 6DU****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 D Easton

Decision Issued: **22 June 2015****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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