

STUDIO SCOTT TAYLOR

**55-57 Sea Lane,
Rustington,
BN16 2RQ**

Lawful Development Application

September 2026

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1.0 Introduction and Basis of Application

This statement has been prepared in support of an application for a Certificate of Lawful Existing Use or Development in respect of the ground floor premises at 55–57 Sea Lane, Rustington, West Sussex BN16 2RQ.

The application seeks to establish the lawfulness of the longstanding use of the premises as professional and business offices, otherwise than as an accountancy practice, contrary to a historic planning condition restricting the use of the premises specifically to an accountancy practice.

Planning permission R/321/88 was granted by Arun District Council on 12 December 1988 for the *“Change of use from retail to professional offices”* at the ground floor of 55 Sea Lane.

Condition 2 of that permission states:

“The premises shall be used for an accountancy practice and for no other purpose including any other purpose in class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.”

The stated reason for the condition was:

“To enable the Local Planning Authority to control the development in detail in the interest of amenity.”

The evidence submitted with this application demonstrates that Arun Office Services Ltd occupied the premises from 6 April 2006 until 17 August 2025 and operated a property management, administration and secretarial services business from the premises.

The activities undertaken by Arun Office Services Ltd were distinct from those of an accountancy practice. The business provided property management together with administration and secretarial services in connection with residential estates and managed properties. Its day-to-day activities included property administration, correspondence, telephone communications, meetings with clients and contractors, and the management of residential properties. Arun Office Services Ltd was not an accountancy practice and the premises were therefore used for a purpose other than that expressly permitted by Condition 2.

The evidence demonstrates that this use continued openly and without material interruption for a period substantially exceeding ten years. The submitted evidence comprises statements from the former freeholder and occupier, an independent adjoining business owner, historic rental documentation, Companies House records, Business Rates records provided by Arun District Council and historic Google Street View imagery.

The application therefore seeks confirmation that the longstanding use of the ground floor premises at 55–57 Sea Lane as professional and business offices, including for property management, administration and secretarial services, otherwise than as an accountancy practice and notwithstanding the restriction imposed by Condition 2 of planning permission R/321/88, is lawful for planning purposes.

2.0 Legal Basis of Application

This application is made pursuant to Section 191 of the Town and Country Planning Act 1990 (as amended) and seeks to establish the lawfulness of the longstanding use of the premises otherwise than in accordance with Condition 2 of planning permission R/321/88.

Section 191 provides for an application to be made to determine whether an existing use of land, operational development, or an activity being carried out in breach of a planning condition is lawful. For the purposes of Section 191, development is lawful where no enforcement action may be taken in respect of it and no enforcement notice is in force.

The relevant period for taking enforcement action in respect of the breach considered by this application is ten years. The principal matter to be determined is therefore whether the ground floor premises at 55–57 Sea Lane were continuously used otherwise than as an accountancy practice, contrary to Condition 2 of planning permission R/321/88, for a continuous period of at least ten years.

The evidence submitted demonstrates that Arun Office Services Ltd commenced its occupation and use of the premises on 6 April 2006. On the basis of the evidence provided, the premises were thereafter continuously used for property management, administration and secretarial office purposes rather than as an accountancy practice, without material interruption.

Accordingly, a continuous ten-year period of use contrary to Condition 2 had already elapsed by 6 April 2016. The evidence demonstrates that the same non-accountancy office use continued beyond that date and remained in operation until August 2025. The relevant ten-year period had therefore been completed substantially before the date of this application.

This continuity is supported by multiple sources of evidence, including the former freeholder and occupier statements, historic rental documentation, Companies House records, Google Street View imagery and the Business Rates records provided by Arun District Council. In particular, the Business Rates records identify Arun Office Services Ltd as the liable party between 27 February 2013 and 20 August 2025, record the premises as “Occupied whole period”, and describe the property as an “Office”.

Accordingly, the application seeks confirmation that the longstanding use of the premises otherwise than as an accountancy practice, notwithstanding the restriction imposed by Condition 2 of planning permission R/321/88, is lawful for planning purposes by virtue of the passage of the relevant enforcement period.

3.0 Historic Planning Permission – R/321/88

Planning permission R/321/88 was granted by Arun District Council on 12 December 1988 for the “Change of use from retail to professional offices” at the ground floor premises at 55 Sea Lane, Rustington.

Condition 2 of the permission imposed a specific restriction on the use of the premises, stating:

“The premises shall be used for an accountancy practice and for no other purpose including any other purpose in class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.”

This specific restriction is central to the present application. The application seeks to establish that the subsequent longstanding use of the premises otherwise than as an accountancy practice, contrary to Condition 2, has become lawful through the passage of the relevant enforcement period.

ARUN DISTRICT COUNCIL:R/321/88

TOWN AND COUNTRY PLANNING ACT 1990

R/321/88

Change of use from retail to
professional offices

Ground Floor
55 Sea Lane
Rustington Littlehampton
West Sussex

In pursuance of their powers under this Act and related Orders and Regulations the Council Permit this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: Pascoe Professional Services
74 The Street
Rustington
Littlehampton
West Sussex

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

12th December 1988

ARUN DISTRICT COUNCIL:R/321/88

R/321/88	Change of use from retail to professional offices	Ground Floor 55 Sea Lane Rustington Littlehampton West Sussex
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CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : The premises shall be used for an accountancy practice and for no other purpose including any other purpose in class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

REASON : To enable the Local Planning Authority to control the development in detail in the interest of amenity.

4.0 Schedule of Evidence

The following schedule provides a chronological summary of the evidence submitted in support of this application. It identifies the principal evidence demonstrating the continuity and nature of the use of the premises otherwise than as an accountancy practice, contrary to Condition 2 of planning permission R/321/88, and should be read in conjunction with the supporting evidence contained within the following sections.

Date / Period	Evidence	What the evidence demonstrates	Document reference
12 December 1988	Planning permission R/321/88	Planning permission granted for change of use from retail to professional offices. Condition 2 restricted the premises specifically to use as an accountancy practice "and for no other purpose".	Section 3.0
6 April 2006	Former freeholder statement – Michael J Scott	Confirms that Arun Office Services Ltd took a lease of the premises on 6 April 2006. The statement records continuous occupation until 17 August 2025 and describes the business as property management, administration and secretarial services rather than an accountancy practice.	Section 5.0
6 April 2006 onwards	Historic leaseholder statement – Tracey Down	Confirms, to the best of the witness's knowledge, that Arun Office Services Ltd first occupied the premises in April 2006 and remained until August 2025. Records the use as property management, administration and secretarial services and confirms that the company was not an accountancy practice.	Section 6.0
17 September 2008	Historic rent invoice	Contemporaneous documentary evidence addressed to Mrs P. Barton / AOS Ltd at 57 Sea Lane, supporting occupation of the premises during 2008.	Evidence 5A
2009	Google Street View imagery	Arun Office Services Ltd signage visible across 55–57 and 59–61 Sea Lane, providing independent visual evidence of the company's presence at the premises.	Section 8.0
2012	Google Street View imagery	Arun Office Services Ltd signage remains visible across 55–57 and 59–61 Sea Lane, supporting continuity of occupation.	Section 8.0
27 February 2013	Arun District Council Business Rates records	Arun Office Services Limited recorded as the liable party for 55–57 Sea Lane from this date. Council records describe the property as an "Office" and record it as occupied for the whole period of AOS's liability.	Section 9.0 / Evidence 9A
4 March 2013	Companies House AD01	Records the registered office of Arun Office Services Ltd as having changed to 55–57 Sea Lane, providing contemporaneous documentary evidence of the company's association with the premises.	Evidence 6A
2014	Companies House Annual Return	Records the registered office of Arun Office Services Ltd as 55–57 Sea Lane, supporting continued association with the premises.	Evidence 6B
2014	Google Street View imagery	Arun Office Services Ltd signage visible at 55–57 Sea Lane following the separate occupation of 59–61 Sea Lane by the adjoining convenience store, supporting continued occupation specifically at 55–57.	Section 8.0
2015	Google Street View imagery	Arun Office Services Ltd / Arun Property Management signage visible at 55–57 Sea Lane, providing visual evidence of both continued occupation and the nature of the business activity.	Section 8.0
6 April 2016	Completion of ten-year period	On the evidence submitted, ten years had elapsed since commencement of the non-accountancy office use on 6 April 2006. This is the key date by which the relevant ten-year period had been completed, assuming continuous use as evidenced.	Section 2.0
2018	Google Street View imagery	Arun Office Services Ltd / Arun Property Management signage remains visible at 55–57 Sea Lane, supporting continuity of occupation and the nature of the use.	Section 8.0
2020	Google Street View imagery	Arun Office Services Ltd / Arun Property Management signage remains visible at 55–57 Sea Lane, supporting continued occupation and use.	Section 8.0
2022	Google Street View imagery	Arun Office Services Ltd / Arun Property Management signage remains visible at 55–57 Sea Lane, supporting continued occupation and use.	Section 8.0
2024	Companies House Confirmation Statement / financial statements	Records 55–57 Sea Lane as the registered office of Arun Office Services Ltd in 2024, supporting continued association with the premises.	Evidence 6C
2024	Google Street View imagery	Arun Office Services Ltd / Arun Property Management signage remains visible at the ground floor premises at 55–57 Sea Lane.	Section 8.0
17 August 2025	Former freeholder and occupier statements	Evidence records the end of Arun Office Services Ltd's occupation in August 2025, following a period of occupation beginning in April 2006.	Sections 5.0 and 6.0
20 August 2025	Arun District Council Business Rates records	End of the period for which Arun Office Services Limited is recorded by the Council as the liable party. The premises are recorded as occupied throughout the period from 27 February 2013 to 20 August 2025.	Section 9.0 / Evidence 9A

5.0 Historic Freeholder Statement and Evidence

The following statement has been provided by Michael J Scott, the former freehold owner of the premises, and provides evidence regarding the commencement, continuity and nature of the occupation of 55–57 Sea Lane by Arun Office Services Ltd.

Statement in Support of Lawful Development Certificate Application – Historic Freeholder

Ground Floor, 55–57 Sea Lane, Rustington, West Sussex BN16 2RQ

I, Michael J Scott, of 12 Mill Lane, Rustington, make the following statement in support of an application for a Lawful Development Certificate relating to the historic use of the ground floor premises at 55–57 Sea Lane, Rustington.

I was the freehold owner of the property from December 1988 until 31 March 2026.

During my ownership, the ground floor premises were occupied as follows:

- December 1988 (Approx) – I acquired the property, which was operated as an accountancy practice.
- 6 April 2006 – Arun Office Services Ltd took a lease of the premises, initially under Mrs P. Barton.
- 17 August 2025 – the lease ended and the premises were returned to me.
- 31 March 2025 – I sold the freehold interest in the property to Mr Wenguang He.

To the best of my knowledge, Arun Office Services Ltd occupied the ground floor premises continuously from 6 April 2006 until 17 August 2025.

Throughout this period, I understood the premises to be used by Arun Office Services Ltd as its business offices in connection with its property management, administration and secretarial services business.

I am not aware of any interruption to Arun Office Services Ltd's occupation or any material change in the nature of its business use between April 2006 and August 2025.

I confirm that the information given in this statement is true to the best of my knowledge and recollection.

Signed: _____

Name: Michael J Scott

Date: 7/9/26

Evidence 5A – Historic Rent Invoice, 2008

Copy of rent invoice dated 17 September 2008 addressed to Mrs P. Barton / AOS Ltd at 57 Sea Lane, providing contemporaneous evidence of AOS Ltd's occupation of the premises during this period.

12 MILL LANE
RUSTINGTON
W.SX BN16 3EG

17TH September 2008

Mrs P Barton
AOS Ltd
57, Sea lane
Rustington
W.Sx

RENT INVOICE

To Rent covering the 3 months in advance

From 26TH September to 25TH December 2008

Due on 26th September 2008

By agreement to be settled on a monthly basis by a cheque
for [REDACTED] due on 26/09/08, but reduced by the overpayment the previous
quarter of [REDACTED]

Together with a completed Standing Order for [REDACTED] commencing on 26th October
and monthly thereafter.

Please make cheque payable to MJ Scott

6.0 Historic Leaseholder Statement and Evidence

The following statement has been provided by Tracey Down of Arun Office Services Ltd and provides evidence regarding the occupation and use of the premises by the company.

The statement provides evidence of the nature of the business activities undertaken from the premises, including property management, administration and secretarial services, and confirms that Arun Office Services Ltd was not operated as an accountancy practice. It should be read alongside the Companies House records reproduced within this section, which provide contemporaneous documentary evidence of the company's association with 55–57 Sea Lane during the relevant period.

Statement in Support of Lawful Development Certificate Application – Historic Leaseholder

Ground Floor, 55–57 Sea Lane, Rustington, West Sussex BN16 2RQ

I, **Tracey Down**, make the following statement in support of an application for a Lawful Development Certificate relating to the historic use of the ground floor premises at 55–57 Sea Lane, Rustington.

I was a Director of **Arun Office Services Ltd**, which operated from the ground floor premises at 55–57 Sea Lane. I joined Arun Office Services Ltd in **2015** and worked from the premises throughout my time with the company.

To the best of my knowledge, Arun Office Services Ltd first occupied the premises in April 2006 and remained in occupation until August 2025. During the earlier part of this period, the business operated from both 55–57 Sea Lane and the adjoining premises at 59–61 Sea Lane. The business subsequently consolidated its operations into 55–57 Sea Lane, from where it continued to operate until August 2025.

Throughout the period that I worked at the premises, the ground floor of 55–57 Sea Lane was used as the offices of Arun Office Services Ltd. The business provided property management together with administration and secretarial services to residential estates and managed properties.

The premises were used for the day-to-day administration and operation of the business, including office administration, correspondence, telephone communications, meetings with clients and contractors, and the management of residential properties.

Arun Office Services Ltd was not an accountancy practice and, throughout the period that I worked at the premises, it was not operated as an accountancy practice.

To the best of my knowledge, Arun Office Services Ltd occupied and operated continuously from the ground floor of 55–57 Sea Lane between April 2006 and August 2025, and there was no material change in the nature of the business use during that period.

The company name and signage were displayed at the premises for the majority of its occupation.

I confirm that the information given in this statement is true to the best of my knowledge and recollection.

Signed: _____

Name: T _____

Position: Director, Arun Office Services Ltd

Date: 3rd September 2026

Evidence 6A – Companies House Record, 2013

Companies House record confirming that the registered office of Arun Office Services Ltd was changed to 55–57 Sea Lane, Rustington on 4 March 2013.



AD01_(ef)

Change in situation or address of a Registered Office



X23N65MI

Company Name: **ARUN OFFICE SERVICES LIMITED**

Company Number: **04688773**

Received for filing in Electronic Format on the: **07/03/2013**

New Address Details

New Address:

**55-57 55-57
SEA LANE
RUSTINGTON
UNITED KINGDOM
BN16 2RQ**

Please Note:

The change in the Registered Office does not take effect until the Registrar has registered this form. For 14 days, beginning with the date that a change of Registered Office is registered, a person may validly serve any document on the company at its previous Registered Office.

Authorisation

Authenticated

This form was authorised by one of the following:

Director, Secretary, Person Authorised, Liquidator, Administrator, Administrative Receiver, Receiver, Receiver Manager, Charity Commission Receiver and Manager, CIC Manager, Judicial Factor.

Evidence 6B – Companies House Annual Return, 2014

Companies House Annual Return recording the registered office of Arun Office Services Ltd as 55–57 Sea Lane, Rustington, providing documentary evidence of the company's association with the premises in 2014.



Companies House

AR01 (ef)

Annual Return



Received for filing in Electronic Format on the: 14/03/2014

X33NZ0UI

Company Name:

ARUN OFFICE SERVICES LIMITED

Company Number:

04688773

Date of this return:

06/03/2014

SIC codes:

82110

Company Type:

Private company limited by shares

Situation of Registered Office:

55-57 55-57
SEA LANE
RUSTINGTON
UNITED KINGDOM
BN16 2RQ

Evidence 6C – Companies House Confirmation Statement, 2024

Companies House record confirming that 55–57 Sea Lane, Rustington remained the registered office of Arun Office Services Ltd in 2024.

Arun Office Services Ltd

Company Information

Directors	Mrs Tracey Down
	Mr Andrew Raymond Down
Registered office	55-57 Sea Lane Rustington Littlehampton West Sussex BN16 2RQ
Accountants	Lucraft Hodgson & Dawes LLP 2/4 Ash Lane Rustington West Sussex BN16 3BZ

Arun Office Services Ltd**(Registration number: 04688773)
Balance Sheet as at 31 March 2024**

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	<u>5</u>		
Current assets			
Debtors	<u>6</u>		
Cash at bank and in hand			
Creditors: Amounts falling due within one year	<u>7</u>		
Net current liabilities			
Total assets less current liabilities			
Creditors: Amounts falling due after more than one year	<u>7</u>		
Net liabilities			
Capital and reserves			
Called up share capital	<u>8</u>		
Profit and loss account			
Shareholders' deficit			

For the financial year ending 31 March 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

These financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime. As permitted by section 444 (5A) of the Companies Act 2006, the directors have not delivered to the registrar a copy of the Profit and Loss Account.

Approved and authorised by the Board on 17 December 2024 and signed on its behalf by:

.....
Mrs Tracey Down
Director

The notes on pages 3 to 9 form an integral part of these financial statements.

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7.0 Independent Witness Statement – Adjoining Business Owner

The following statement has been provided by Anveet Saluja, owner and operator of the adjoining business at 59–61 Sea Lane. His statement provides independent evidence of the continued use of 55–57 Sea Lane by a property management business and confirms that, during the period of his direct knowledge, the premises were not operated as an accountancy practice.

WITNESS STATEMENT

Re: 55–57 Sea Lane, Rustington

Neighbouring Property: 59–61 Sea Lane, Rustington

I, Avneet Saluja, am the owner/operator of the convenience shop at 59–61 Sea Lane, Rustington, which is immediately next door to the premises at 55–57 Sea Lane, Rustington.

I have been the owner/operator of the premises at 59–61 Sea Lane for more than eight years. During this time, I have been in a position to regularly observe the use and activities taking place at the neighbouring premises at 55–57 Sea Lane.

To the best of my knowledge and belief, throughout the period I have been at 59–61 Sea Lane, the premises at 55–57 Sea Lane have been used by a property management/management company and, to my knowledge, have not been operated as an accountant's office or solely for the purposes of an accountancy practice.

As the immediate neighbouring business, I have had regular opportunity to observe the activities at 55–57 Sea Lane over a period of more than eight years. This statement is based on my personal knowledge and observations during that time.

I provide this statement voluntarily in support of the planning application relating to 55–57 Sea Lane and confirm that the information above is true and accurate to the best of my knowledge and belief.

Signed: _____

Full Name: Avneet Saluja

Business: Convenience Shop, 59–61 Sea Lane, Rustington

Date: 22.8.2026.

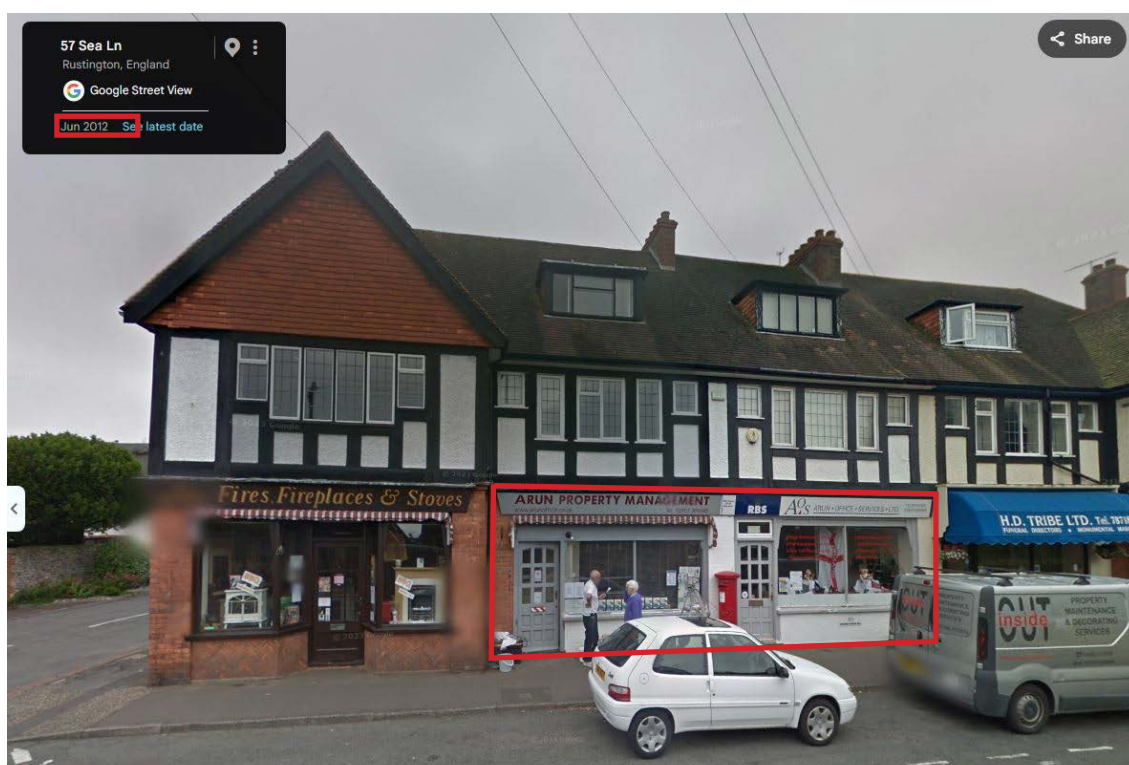
8.0 Historic Photographic Evidence – Google Street View

The following historic Google Street View imagery provides an independent visual record of the occupation of 55–57 Sea Lane by Arun Office Services Ltd between 2009 and 2024.

The imagery demonstrates the continued presence of the business at the premises and, from 2015 onwards, records Arun Property Management signage, providing additional evidence of the nature of the business use and corroborating the former freeholder and occupier statements.



2009: Arun Office Services Ltd signage visible across 55–57 and 59–61 Sea Lane.



2012: Arun Office Services Ltd signage visible across 55–57 and 59–61 Sea Lane.



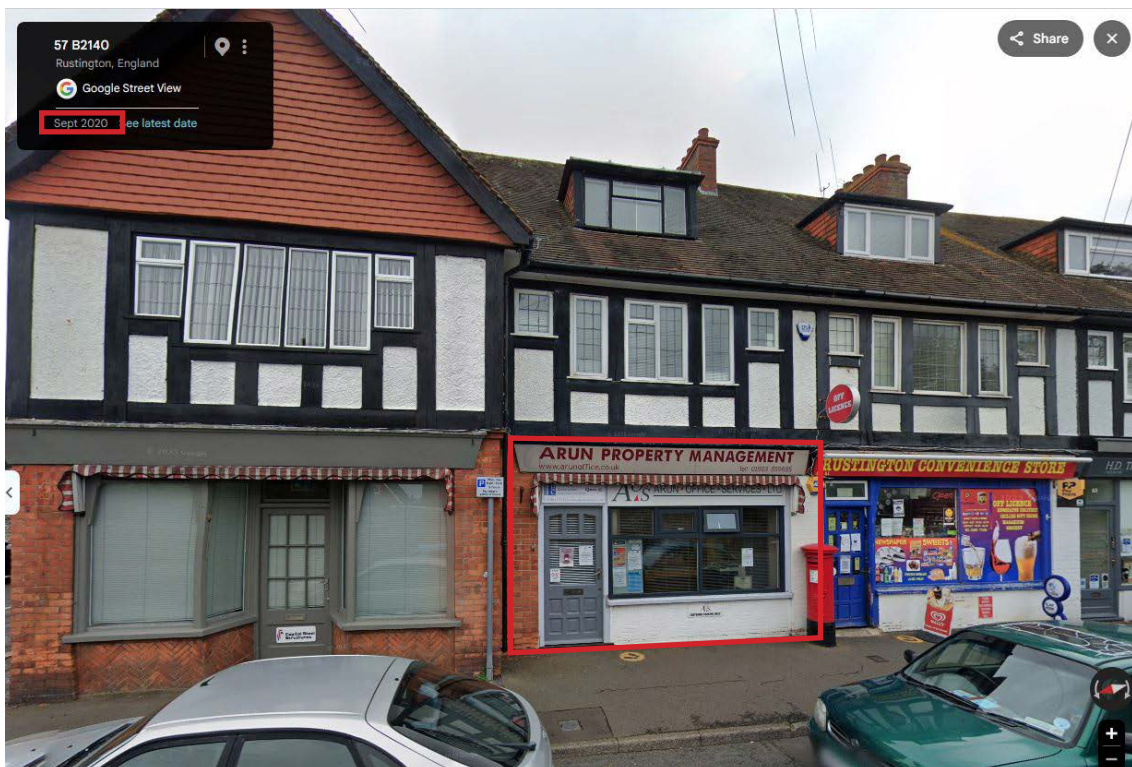
2014: Arun Office Services Ltd signage visible at 55–57 Sea Lane following the separate occupation of 59–61 Sea Lane by the adjoining convenience store.



2015: Arun Office Services Ltd / Arun Property Management signage visible at the ground floor premises, 55–57 Sea Lane.



2018: Arun Office Services Ltd / Arun Property Management signage visible at the ground floor premises, 55–57 Sea Lane.



2020: Arun Office Services Ltd / Arun Property Management signage visible at the ground floor premises, 55–57 Sea Lane.



2022: Arun Office Services Ltd / Arun Property Management signage visible at the ground floor premises, 55–57 Sea Lane.



2024: Arun Office Services Ltd / Arun Property Management signage visible at the ground floor premises, 55–57 Sea Lane.

9.0 Historic Business Rates Records – Arun District Council

The following Business Rates records have been provided by Arun District Council and provide independent evidence of the historic occupation of 55–57 Sea Lane.

The records identify Arun Office Services Limited as the liable party from 27 February 2013 to 20 August 2025, record the premises as occupied throughout this period, and describe the property as an “Office”.

This provides independent corroboration of the continuity of occupation established by the other evidence submitted with this application.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, September 14, 2026, 11:31 am, Infomanagement <infomanagement@arun.gov.uk> wrote:

Dear Kelly Kuo

Thank you for your information request received 25 August 2026.

We have handled your request under the Freedom of Information Act 2000.

Your request/our response in bold:

I am writing to request historical information relating to the commercial property at:

55–57 Sea Lane
Rustington
BN16 2RQ

In particular, I would be grateful if you could provide, as far back as your records allow, the following information for 55–57 Sea Lane, particularly the ground-floor premises:

- The historical business rates liability for the property;
- The dates when the property was occupied and/or unoccupied;
- The names of previous ratepayers, where this information can legally be disclosed;
- The rateable value history;
- The description of the property/use recorded for business rates purposes;

- Any changes of ratepayer or occupation recorded;
- Any periods when the property was empty or exempt from business rates; and
- Any other information held by the Council that may help establish the actual historical commercial use of the premises.

We understand that certain ratepayer information may be confidential. If you are unable to disclose the names of previous ratepayers, we would still be grateful for any information you are able to provide regarding the dates of occupation, periods of vacancy, rateable values and the use/description recorded against the property.

The purpose of this request is to establish the actual historical use of the premises, as the planning history indicates that the property was intended/approved for office use, but we need to establish whether the premises were actually occupied and used as an accountant's office over

Please see attached pdf file:

Individual = This information is considered to be third party personal data and therefore states 'Individual' in accordance with the General Data Protection Regulation.

Next steps:

If you are dissatisfied with the way your request for information has been handled, you can ask us to review our response. If you want us to carry out a review, please let us know by writing to infomanagement@arun.gov.uk within 40 working days. Your internal review will be handled by a different officer to the one who issued your original response. We will aim to respond to your internal review request within 20 working days though complex cases may take longer. In these cases, we will write to notify you of any delay.

If you are still dissatisfied after our internal review, you can complain to the [Information Commissioner's Office](#) (ICO). You should make complaints to the ICO within six weeks of receiving the outcome of an internal review. The easiest way to lodge a complaint is through their website: www.ico.org.uk/foicomplaints.

There is no charge for this service.

Yours sincerely,

Lynn Morphew

Information Management Officer

Arun District Council

Information Management team Governance, People & Performance

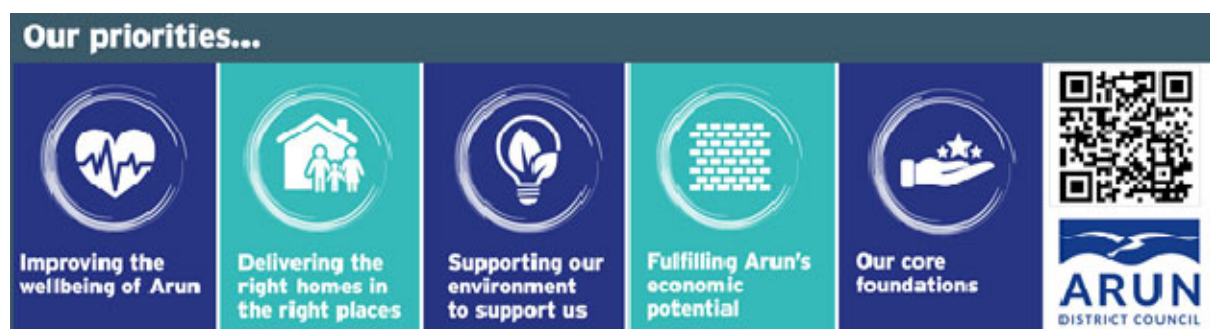
T: 01903 737500

E: infomanagement@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Evidence 9.A - Historic Business Rates Records - Information provided by Arun District Council

Liabe Party	Period Liable	Occupied/Unoccupied	Exemption	Property description	Rateable Values
Arun Office Services Limited	27/02/2013 - 20/08/2025	Occupied whole period	100% exemption 21/08/2025 - 20/11/2025	Office	2010 list 5,400
Individual	21/08/2025 - 30/03/2026	Unoccupied whole period		Office	2017 list 5,700,
Individual	31/03/2026 -	Unoccupied		Office	2023 list 5,700
					2026 list 9,800

10.0 Conclusion

The evidence submitted demonstrates that Arun Office Services Ltd occupied the ground floor premises at 55–57 Sea Lane from 6 April 2006 until August 2025, using the premises as professional and business offices in connection with property management, administration and secretarial services.

Arun Office Services Ltd was not an accountancy practice and the use was therefore contrary to the specific restriction imposed by Condition 2 of planning permission R/321/88, which restricted the premises to use as an accountancy practice “and for no other purpose.”

The submitted evidence demonstrates, on the balance of probability, that this use continued openly and without material interruption for a period substantially exceeding ten years. A continuous ten-year period had elapsed by 6 April 2016, with the same non-accountancy office use continuing thereafter.

Accordingly, the longstanding use of the premises otherwise than as an accountancy practice is considered lawful through the passage of the relevant enforcement period.

The application therefore seeks the issue of a Certificate of Lawful Existing Use or Development confirming the lawful use of the ground floor premises at 55–57 Sea Lane as professional and business offices, including for property management, administration and secretarial services, otherwise than as an accountancy practice and notwithstanding the restriction imposed by Condition 2 of planning permission R/321/88.