

DECISION NOTICE

Application Ref: EP/102/19/CLP

To Addressee

Ms K Blunt
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
SO21 1NN

Site Address

8 Willowhayne Avenue
East Preston
BN16 1PF

Description of Application

Application for Certificate of Lawfulness for a Proposed Use - Use of land to station a mobile home/family annexe for use incidental to the main dwelling

The Arun District Council hereby certify that on 09/08/2019 the development 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 and single family residence at 8 Willowhayne Avenue, East Preston.

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 30th July 2019
 - 2912.19-HA-PLLP-OPT1:
 - PL LOCATION PLAN
 - PL BLOCK PLAN
 - PL PLAN
 - PL ELEVATION
 - HSBMH

SECOND SCHEDULE

8 Willowhayne Avenue, East Preston, BN16 1PF



Neil Crowther
Group Head of Planning

Case Officer: Mr F Gardner

Decision Issued: **30th September 2019**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

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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