

Application for Lawful Development Certificate for an Existing Use or Operation or  
Activity including those in breach of a planning condition.

## DECISION NOTICE

Application Ref: WA/88/24/CLE

### To Addressee

Smith Simmons and Partners  
32 North Street  
Chichester  
PO191LX

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### Site Address

Potwell Park, Potwell Copse  
Arundel Road  
Fontwell  
BN18 0QP

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### Description of Application

Lawful Development Certificate for the existing use of stables and barn as part office for the applicants construction business and an ancillary residential accommodation for family members.

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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 in black on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 by reason that at the date specified above, the stables and barn had been in use as part office and ancillary residential accommodation for a period of at least 10 years.

### EXTENT OF USE

Use of the stables and barn as a part office and ancillary residential accommodation for family members as shown on the following plans:

- Location site, existing floor plan and elevations DPA-01 Rev 03
- Location and Site Plans, Existing Floor Plans and Elevations DPA-01 Rev 04
- Elevations DPA-04 Rev 03

### FIRST SCHEDULE

Use of the stables and barn as a part office for the applicants construction business and ancillary residential accommodation for family members.

### SECOND SCHEDULE

Potwell Park, Potwell Copse, Arundel Road, Fontwell, BN18 0QP



Neil Crowther  
Group Head of Planning

Case Officer: Hannah Kersley

Decision Issued: **4th December 2024**

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 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).



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