

DECISION NOTICE

Application Ref: Y/62/19/CLP

To Addressee

Mr K D Ashover & Mrs L E Ashover
Hoe Farm Cottage
Hoe Lane
Flansham
PO22 8NS

Site Address

Hoe Farm Cottage
Hoe Lane
Flansham
PO22 8NS

Description of Application

Lawful development certificate for a proposed change of use from 2 bedroom self contained annex to Airbnb accomodation.

In pursuance of their powers under this Act and these Regulations the Council **REFUSE** to certify that the development described above is Lawful for the reasons stated below.

The Arun District Council hereby certify that on 16/07/2019 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, was considered to be development within the meaning of section 55 of the Town and Country Planning Act 1990 and was not considered lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons.

The proposal conflicts with S55 (2) of the Town and Country Planning Act 1990 in such that it constitutes a material change of use and as a result is considered to be development which warrants express planning consent from the Local Planning Authority

EXTENT OF USE

Change of use from ancillary accommodation to Hoe Farm Cottage to Airbnb (holiday let) accommodation.

FIRST SCHEDULE

Lawful development certificate for a proposed change of use from 2 bedroom self contained annex to Airbnb accommodation.

Section 55(2)(f) of the 1990 Act, within which the certified use falls.

SECOND SCHEDULE

Hoe Farm Cottage, Hoe Lane, Flansham, PO22 8NS



Neil Crowther
Group Head of Planning

Case Officer: Ms M Tomalova

Decision Issued: **28th January 2020**

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

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990

By Section 195 (as amended) of the Town and Country Planning Act 1990, where an application is made to a Local Planning Authority under Sections 191 or 192 and is refused, or is refused in part, the applicant may by notice under this subsection appeal to the Secretary of State and on any such appeal the Secretary of State:-

- a) if and so far as he is satisfied that the Authority's refusal is not wellfounded, grant to the appellant a Certificate under Section 191/192 accordingly or, as the case may be, modify the certificate granted by the Authority on the Application; and
- b) if and so far as he is satisfied that the Authority's refusal is wellfounded, dismiss the appeal.

If you wish to appeal to the Secretary of State you should write in the first instance to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

There is no time limit for submission of an appeal following the Authority's decision.

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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