



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: Y/73/18/CLP

To Addressee

South Eastern Planning Services Ltd
 67 Coleridge Street
 Hove
 East Sussex
 BN3 5AA

Site Address

Maggies Meadow
 Hoe Lane

PO22 8NS

Description of Application

Lawful development certificate a proposed timber barn (approved under Y/86/10/).

The Arun District Council hereby certify that on 31st August 2018 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, was lawful within the meaning of section 192 of the Town & Country Planning Act 1990 for the following reasons:

Based on an assesment of the submitted evidence Officers consider that, works in order to satisfy Condition 1 of application Y/86/10 have commenced in line with section 56 of the Town and Country Planning Act 1990. Officers have no evidence to the contrary and therefore and on the balance of probability consider that relevant works have commenced within 3 years from the date of the decision (approval), before 9th February 2014.

EXTENT OF USE

That sufficient works in order to satisfy condition 1 (commencement) of previously approved application Y/86/10, have taken place and that works can lawfully continue on the barn as granted per application Y/86/10 as edged boldly in black on the attached plan.

FIRST SCHEDULE

The proposal is for the lawful continuation of the construction of the barn as granted by previous application Y/86/10 as shown on the following plans, as approved under application Y/86/10:

Edition 1 Sheet 1

Edition 1 Sheet 2

SECOND SCHEDULE

Maggies Meadow, Hoe Lane, Flansham, PO22 8NS

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: Richard Castro-Parker

Decision Issued: **20 February 2019**



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).

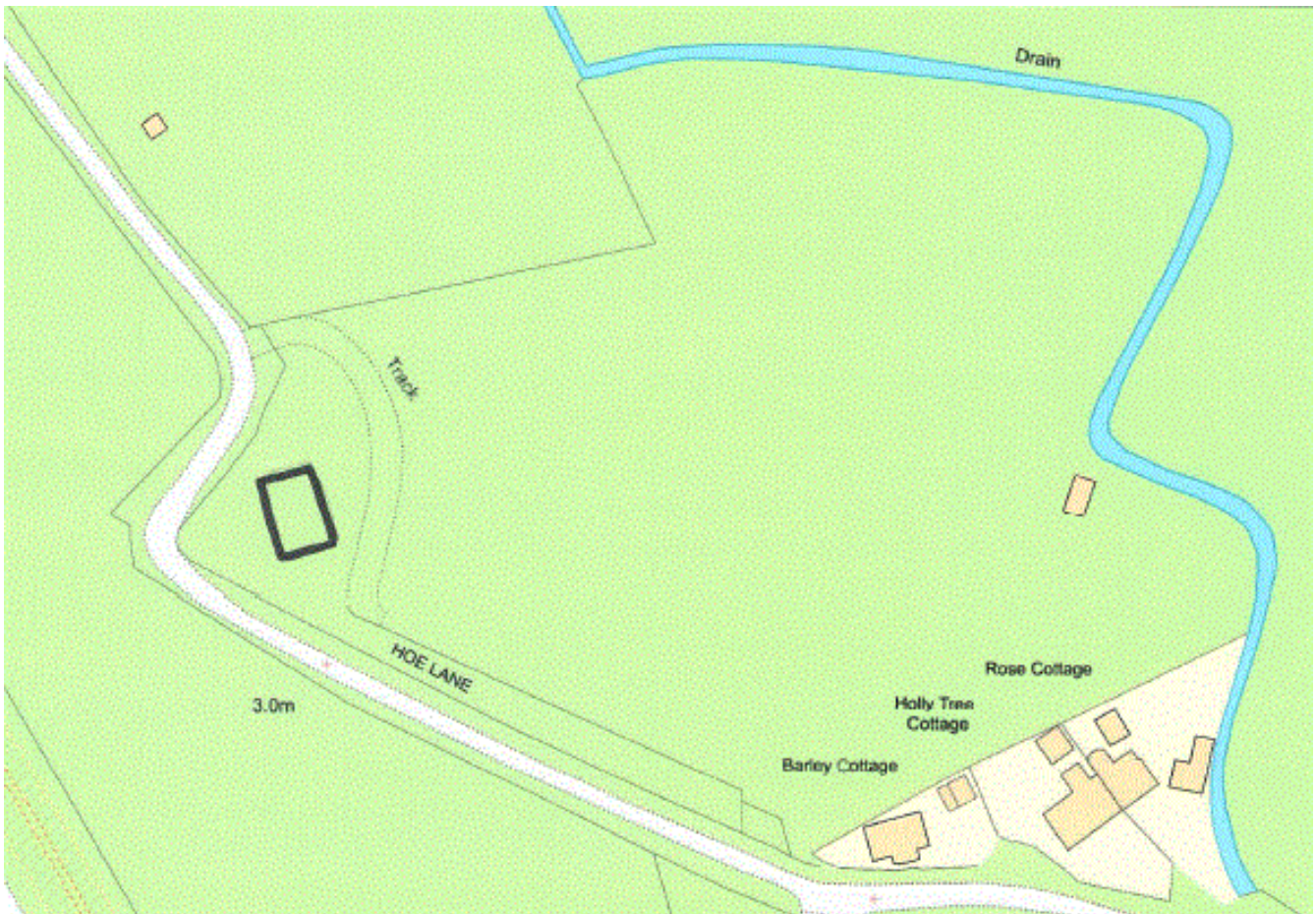
It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

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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