Horsham District Council

Mrs Rebecca Lord
Rebecca Lord Planning
44 Barton Drive
Hamble Le Rice
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SO31 4RE

TOWN & COUNTRY PLANNING ACT 1990: S192 (as amended by S10 of THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT OR USE (PROPOSED)

Application No: DC/23/1731

Horsham District Council hereby certifies that on 15/09/2023, 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 red on the plan attached to this certificate was lawful within s192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1 The siting of a caravan/mobile home, which meets the definition of a caravan under Section 29(1)of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968, within the incidental curtilage of Holly Gate, Spear Hill, Ashington and its use to provide additional accommodation for the occupiers of Holly Gate, Spear Hill, Ashington, would be constituent of the use of Holly Gate, Spear Hill, Ashington as a single planning unit, and would not give rise to a material change of use. It does not, therefore, involve development requiring planning permission.

FIRST SCHEDULE

Siting of a twin unit mobile home within the garden of the dwelling house for use as additional accommodation by family members as part of one household (Lawful Development Certificate - Proposed)

SECOND SCHEDULE

Holly Gate Spear Hill Ashington West Sussex

Schedule of plans/document
This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan		223063-04	15.09.2023
Elevation & Floor plan		223063-02	15.09.2023
Supporting Statement	Lawful Development Certificate Application Report	NONE	15.09.2023
Location plan		223063-03	15.09.2023

Floor plan		223063-01 REV D	31.10.2023

Additional notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use or works specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, would not have been liable for enforcement action under Part 7 of the 1990 Act on that date.

3. This certificate applies only to the extent of the proposal described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable for enforcement action.

4. 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 begun, in any of the matters relevant to determining such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 10/11/2023

Horsham District Council

Mrs Rebecca Lord
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GU15 3TD

TOWN & COUNTRY PLANNING ACT 1990: S192 (as amended by S10 of THE PLANNING AND COMPENSATION ACT 1991)

TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT OR USE (PROPOSED)

1. Certificate

Horsham District Council certifies that on 06/10/2017, the development described below in respect of the land/property specified, (reference DC/17/2260), is lawful within s192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) set out in section 4.

2. Proposal

Stationing of single mobile home for use ancillary to main dwelling (Certificate of Lawful Development - Proposed)

3. The property/land to which this certificate relates:

Ridgewood Springfield Lane Colgate Horsham

4. Reason(s) for granting this certificate:

The proposed siting of a caravan, which meets the definition of a caravan under Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968, within the residential curtilage and its use to provide accommodation associated with the main dwellinghouse for the applicant Ms Kewley's parents would be subordinate and ancillary to the use of Ridgewood as a single dwellinghouse and would not give rise to a material change of use of the planning unit comprising Ridgewood. It does not therefore involve development requiring planning permission.

Note to Applicant:
You are advised that this certificate does not constitute an approval under the Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan		21760/05	05.10.2017
Supporting Statement		NONE	05.10.2017
Elevation plan	Proposed floor and roof plans	21760/02	05.10.2017
Location plan		21760/04	05.10.2017



Dr Chris Lyons
Director of Planning, Economic Development & Property Date: 01/12/2017

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TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

CERTIFICATE OF LAWFUL DEVELOPMENT OR USE (PROPOSED)

1. Certificate

Horsham District Council certifies that on 23/10/2018, the development described below in respect of the land/property specified, (reference DC/18/2271), is lawful within s192 of the Town and Country Planning Act 1990 (as amended) for the reason(s) set out in section 4.

2. Proposal

Siting of a mobile home (Certificate of Lawful Development - Proposed)

3. The property/land to which this certificate relates:

Dyke Cottage Fryern Road Storrington Pulborough

4. Reason(s) for granting this certificate:

The proposed siting of a caravan, which meets the definition of a caravan under Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968, within the incidental curtilage of Dyke Cottage, and its use to provide additional accommodation for the occupiers of Dyke Cottage, would be constituent of the pre-existing use of Dyke Cottage as a single planning unit, and would not give rise to a material change of use of the planning unit comprising Dyke Cottage. It does not, therefore, involve development requiring planning permission.

Note to Applicant:
You are advised that this certificate does not constitute an approval under the Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

This decision is based on the following schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		21877/03	23.10.2018
Block plan		21877/04	23.10.2018
Elevation & Floor plan		21877/02	23.10.2018



Barbara Childs
Director of Place

Date: 18/12/2018

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