Horsham District Council

Mr Darryl Shear
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TOWN AND COUNTRY PLANNING ACT 1990: S191 (AS AMENDED BY S10 OF THE PLANNING AND COMPENSATION ACT 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

Application No: DC/24/0375

Horsham District Council hereby certifies that on the 28th March 2024 the use/operations/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 red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 as amended ("the Act") for the following reasons:

It has been demonstrated on the balance of probability that the operational development, comprising a rear extension and external alterations to the building (as shown shaded red on the attached plan), has been substantially completed for a period in excess of 4 years from the date of the application.

It has been demonstrated on the balance of probability that the building (as shown shaded red on the attached plan) comprises habitable accommodation occupied as ancillary to the main dwelling of Redwood House, 63 Cedar Drive, Southwater.

FIRST SCHEDULE

Application to confirm the garage has been converted into living space for purposes ancillary to the main dwelling within the last 4 years (Lawful Development Certificate - Existing)

SECOND SCHEDULE

Redwood House 63 Cedar Drive Southwater West Sussex

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

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Garage Conversion/Extension	PL1	07.03.2024

Additional notes

1. This certificate is issued solely for the purpose of s191 of the Act (as amended).

2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and thus was not liable to enforcement action under Part 7 of the Act on that date.

3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land described 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 to enforcement action.

4. The effect of the certificate is also qualified by s 192(4) of the Act 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 operation begun, in any of the matters relevant to the determining of such lawfulness.



Emma Parkes
Head of Development and Building Control

Date: 23/05/2024