Horsham District Council

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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/25/1154

Horsham District Council hereby certifies that on the 10th July 2025 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:

1 It has been demonstrated, on the balance of probability, that the outbuilding (as shown shaded red on the attached plan) has been used as a separate independent unit of residential accommodation for a period in excess of four years prior to the date of the application.

2 It has been demonstrated, on the balance of probability, that the operational works to the first floor of the outbuilding (as shown shaded red on the attached plan) were commenced and completed in a period in excess of four years prior to the date of the application.

FIRST SCHEDULE

Application to confirm the change of use from an outbuilding to a separate independent unit of residential accommodation and operational works to provide a first floor (Lawful Development Certificate - Existing).

SECOND SCHEDULE

Water Perry House Frylands Lane Wineham 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 plan		NONE	10.07.2025

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: 08/09/2025

PLAN

