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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/26/0587

Horsham District Council hereby certifies that on the 20th July 2026 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 shed (outlined in red on the attached plan) was substantially completed in breach of condition 6 of DC/04/1791, for a period in excess of 10 years prior to the date of this application.
- 2 It has been demonstrated, on the balance of probability, that the works to convert the garage (outlined in blue on the attached plan) were substantially completed and has been in Use as habitable living accommodation, in breach of condition 4 of DC/04/1791, for a period in excess of 10 years prior to the date of this application.

FIRST SCHEDULE

Replacement of 1no. rear garden shed and conversion of garage into habitable living space (Lawful Development Certificate - Existing).

SECOND SCHEDULE

New House Fly Farm Sinnocks West Chiltington

Schedule of Plans/Documents

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

Plan Type	Description	Drawing Number	Received Date
Photos	Photos of Shed	NONE	09.07.2026
Supporting Statement	Statutory Declaration - Richard Keeling - Shed	NONE	31.03.2026
Supporting Statement	Statutory Declaration - Anthony Funnell - Shed	NONE	31.03.2026
Supporting Statement	Statutory Declaration - Richard Keeling - Garage	NONE	31.03.2026
Supporting Statement	Planning Statement	NONE	31.03.2026
Location & Site plan	Pre-existing Location & Site Plan	2067 -DPA - 01	20.07.2026
Elevation plan	Pre-Existing Elevations	2067 -DPA - 05	09.07.2026
Elevation plan	Existing Elevations	2067 -DPA - 06	09.07.2026
Floor plan	Pre-Existing Floor Plan & Roof Plan	2067 -DPA - 03	09.07.2026
Floor plan	Existing Floor Plan & Roof Plan	2067 -DPA - 04	09.07.2026
Elevation & Floor plan	Pre-Existing Shed Floor Plan & Elevations	2067 -DPA - 07	09.07.2026
Elevation & Floor plan	Existing Shed Floor Plan & Elevations & Roof Plan	2067 -DPA - 08	09.07.2026
Site plan	Existing Site Plan	2067 -DPA - 02	20.07.2026

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: 14/09/2026

PLAN

