Horsham District Council

Mr David Mott
DMA BUILDING DESIGNS
Unit 4B
Rudgwick Brickworks
Lynwick Street
Rudgwick
RH12 3DH

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/24/0231

Horsham District Council hereby certifies that on the 9th February 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:

1 It has been demonstrated, on the balance of probability, that the building shaded in red on the attached plan below has been in continuous occupation as an independent residential dwelling (Use Class C3) for a period in excess of 4 years from the date of the application.

FIRST SCHEDULE

Application to confirm the use of The Cottage as self-contained, independent dwelling for continuous period in excess of 4 years (Lawful Development Certificate - Existing)

SECOND SCHEDULE

Selehurst Gardens, The Cottage, Brighton Road Lower Beeding 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		DE1072/LC/01 REV P1	09.02.2024
Floor plan	Ground, as existing	DE1072/LC/02	09.02.2024

		REV P1	
Floor plan	First, as existing	DE1072/LC/03 REV P1	09.02.2024
Elevation plan	North and East, as existing	DE1072/LC/05 REV P1	09.02.2024
Elevation plan	South and West, as existing	DE1072/LC/06 REV P1	09.02.2024
Roof plan	As existing	DE1072/LC/04 REV P1	09.02.2024
Supporting Docs	Tenants Letter and Deposit Protection Certificate	NONE	09.02.2024
Supporting Docs	Statutory Declaration	NONE	09.02.2024
Supporting Docs	Proof of Tenancy	NONE	09.02.2024

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.

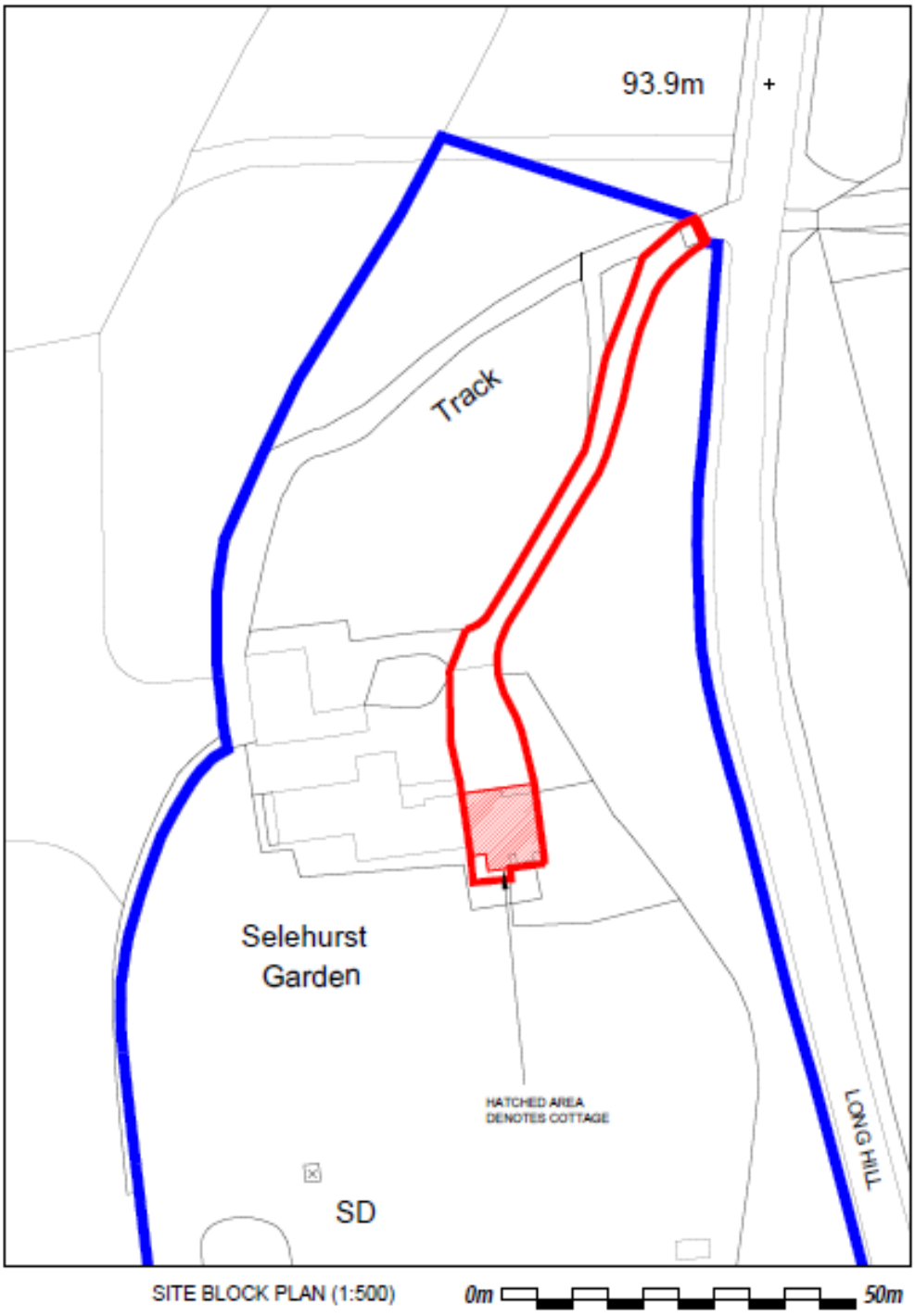
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land described in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land 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: 05/04/2024

Plan


93.9m
Track
Selehurst
Garden
HATCHED AREA
DENOTES COTTAGE
SD
LONG HILL
SITE BLOCK PLAN (1:500)
0m
50m