



Havant
BOROUGH COUNCIL

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Mrs Lord
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For: Ms Moore

Ref No.: APP/18/00094

**Town and Country Planning Act 1990: Section 191 and 192 (as amended by
Section 10 of the Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order
2015
Article 24
CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT**

Havant Borough Council, as Local Planning Authority, certifies that on 23 January 2018 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on the submitted Location Plan is lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

- 1) The proposed twin unit mobile home falls within the definition of a caravan as set out in Section 13 (1) of the Caravan Sites Act 1968 and Section 29(1) of the Caravan Sites and Control of Development Act 1960.
- 2) The siting of the twin unit mobile home would not result in a material change of use as the proposed use of the mobile home would form an integral part of the existing use of the land as a single dwellinghouse and would not result in a material change of use of the planning unit.

Planning Services

15 March 2018

FIRST SCHEDULE:

This certificate relates to the following development:

The siting of a twin unit mobile home in the rear garden for use as additional living accommodation as part and parcel of the existing use of the land as a single dwellinghouse, as shown on submitted drawing numbers:

1:1250 Site Location Plan received on 23/01/2018
RL/158/2 v.2 Block Plan scale 1:500 dated 05/03/2018
Floorplan scale 1:50 datum:19/01/2018
Front View scale 1:50 datum:19/01/2018
Rear View scale 1:50 datum:19/01/2018
Left View scale 1:50 datum:19/01/2018
Right View scale 1:50 datum:19/01/2018
Certificate of Legal Conformity by KEOPS dated 19/01/2018

Our Ref: APP/18/00094

SECOND SCHEDULE:

This certificate relates to land at 36 Oakshott Drive, Havant, PO9 5SN, as shown edged red on the submitted Location Plan (scale 1:1250) received 23rd January 2018.

OTHER IMPORTANT INFORMATION:

- (1) This Certificate is issued solely for the purpose of Sections 192 of the Town and Country Planning Act 1990 (as amended). It does not relate to any other application that may be required under any other part of the Town and Country Planning Act, the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) It certifies that the development specified in the First Schedule taking place on land described in the Second Schedule would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on 22 January 2018.
- (3) The certificate only applies to the extent of the development specified in the First Schedule taking place on land described in the Second Schedule and as shown edged in red on the submitted location plan. Any development which is materially different from that described or which relates to other land may render the owner/occupier liable to enforcement action under section 172 of the 1990 Act.
- (4) The effect of the certificate is also qualified by the provision 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 matter relevant to determining such lawfulness.
- (5) Your attention is drawn to the attached information regarding your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

16 March 2018