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BOROUGH COUNCIL

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For: Dr Jackson

Ref No.: APP/14/01028

**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 (General Development Procedure) Order 1995
Article 24
CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Havant Borough Council, as Local Planning Authority, certifies that on 2 October 2014 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 (Drawing 1337 03 - Block and Location Plan) would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The demolition of the existing building and rebuilding of a new garage/garden room/store on the footprint of the original building within the curtilage of The Meadows, St. Peters Road, Hayling Island constitutes permitted development by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995, as amended by the No. 2 (England) Order 2008.

Service Manager (Planning Development)

27 November 2014

FIRST SCHEDULE:

This certificate relates to the following development:

The demolition of an existing building and rebuilding of a new garage/garden room/store on the footprint of the original building, as described in the written particulars, plans and other documents submitted with your application, those drawings being 01 - Existing Plans, 02 - Proposed Plans and 03 - Block Plan and Location Plan, received on 2 October 2014.

SECOND SCHEDULE

This certificate relates to land at The Meadows, St Peters Road, Hayling Island PO11 0RP as shown edged red on submitted plan 03 - Block Plan and Location Plan, received on 2 October 2014.

Our Ref: APP/14/01028

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 01 October 2014.
- (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 identified on the attached 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.