



Havant
BOROUGH COUNCIL

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Mr P Walker
Island Design
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PO11 9AN

For: Mr Gibson

Ref No.: APP/13/00840

**Town and Country Planning Act 1990: Section 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 22 August 2013 the proposal 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 (1:1250) and Block Plan (1:500) drawing unnumbered, date stamped 22 August 2013, would not have met with the definition of development as defined by Section 55 of the Town and Country Planning Act 1990, and as a result would not require planning permission.

Yours faithfully

Service Manager (Planning Development)

16 October 2013

FIRST SCHEDULE:

This certificate relates to the conversion of the existing garage to ancillary accommodation in conjunction with 28 Wittering Road, Hayling Island, PO11 9SP as shown on submitted drawings Proposed Layouts (Scale 1:50) date stamped 28 August 2013 and Proposed Elevations (Scale 1:100) date stamped 28 August 2013.

SECOND SCHEDULE:

28 Wittering Road, Hayling Island, PO11 9SP, as shown edged in red on submitted plan Location Plan (1:1250) and Block Plan (1:500) drawing unnumbered, date stamped 22 August 2013.

OTHER IMPORTANT INFORMATION:

- (1) This Certificate is issued solely for the purpose of Section 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 6573.

- (2) It certifies that the proposals specified in the First Schedule taking place on land described in the Second Schedule would be 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 be liable to enforcement action under section 172 of the 1990 Act on 22 August 2013.
- (3) The certificate only applies to the extent of the use/development specified in the First Schedule taking place on land described in the Second Schedule and identified on the attached plan. Any use/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.