Havant BOROUGH COUNCIL

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Mr G Ash
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For: Mr K Boothroyde

Ref No.: APP/11/01549

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 14 October 2011 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged pink on plan 09:017:01 submitted with the application was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

It appears to the Local Planning Authority on the balance of probability that the use described in the First and Second Schedules and plan 09:017:01 submitted with the application has taken place for a continuous period of at least four years up to the date of the application. In reaching this decision the Authority has considered evidence and additional information submitted by the applicant.

Yours faithfully

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

28 March 2012

FIRST SCHEDULE:

This certificate relates to the following development:

Use of 22C Rails Lane as a separate dwelling, as described in the written particulars, plans and other documents submitted with your application, as supplemented by additional information.

SECOND SCHEDULE:

This certificate relates to land at 22C Rails Lane, Hayling Island, as shown edged pink on plan 09:017:01 submitted with the application.

Our Ref: APP/11/01549

OTHER IMPORTANT INFORMATION:

(1) This Certificate is issued solely for the purpose of Sections 191 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 use specified in the First Schedule taking place on land described in the Second Schedule was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended) on the specified date and thus was not liable to enforcement action under section 172 of the 1990 Act on 14 October 2011.

(3) The certificate only applies to the extent of the use specified in the First Schedule taking place on land described in the Second Schedule and identified on the submitted plan. Any use 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) 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.