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**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192
(AS AMENDED BY SECTION 10
PLANNING AND COMPENSATION ACT 1991)**

**NOTICE OF CERTIFICATE OF LAWFULNESS FOR PROPOSED
DEVELOPMENT - PERMITTED**

Ref No: 30689/003

For: Mr & Mrs Parr

The Planning Authority hereby certify that on 28 August 2019 the development of land, which was registered on 03 July 2019

as:- Lawful development certificate proposed - use of land to station a mobile home/granny annexe for use incidental to the main dwelling

at:- Woodvale House, Red Hill, Medstead, Alton, GU34 5EE

was LAWFUL within the meaning of Section 192 of the Town and Country Planning Act because:-

- 1 The proposed mobile home accords with the definition of a caravan which is defined in Section 13(1) of the Caravan Sites and Control of Development Act 1968. In addition, the proposed use of the unit as a 'granny' annexe for a dependant relative provides a functional link to the main house and it would therefore be an ancillary use to the main house. Consequently, the proposal would not constitute development, and therefore, would not require planning permission.

Informative Notes to Applicant:

In accordance with paragraphs 38 and 39 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- offering a pre-application advice service,
- updating applicant/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the application was acceptable as submitted and no further assistance was required.

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section on 01730 234207.



Simon Jenkins
Director of Regeneration and Place
Date: 28 August 2019

Notes for Approval

- 1 This certificate is issued solely for the purpose of Section 191/192 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the use taking place on the land described was lawful, on the specified date and, thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- 3 This certificate applies only to the extent of the use described within the following submitted documents:

Application form

CIL form - additional information

Planning Statement

Appendix A - Appeal decision 4 Waterworks Cottage, Sawbridgeworth

Appendix B - Decision notice 28 New Road, Lovedean

Appendix C - Decision notice 21 Moors Close, Colden Common

Appendix D - Decision notice - Chasemoor Farm, Bishops Waltham

Appendix E - Appeal decision Sandy Holt, 9 Blackhills, Esher

Drg no. 2888.19-HA-PLLP-OPT2 - Location plan

Drg no. 2888.19-HA-PLBP-OPT2 - Block plan

Drg no. 2888.19-HA-PLEL-OPT2 - Elevations

Drg no. 2888.19-HA-PLBAY-OPT2 - Floor plan

Drg no. 2888.19-HA-PLPL-OPT2 - Floor plan

Drg no. HSBMH - Section

Any use/operations/matter which is/are materially different from that/those described or which relate/s to other land may render the owner or occupier liable to enforcement action.

- 4 The effect of the certificate is also qualified by the proviso 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 matters relevant to determining such lawfulness