



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council
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REF:17/03656/LDPU

Ms Kim Blunt
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Town & Country Planning Act 1990 Planning & Compensation Act 1991

The Basingstoke and Deane Borough Council hereby certify that on 31 October 2017 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

1. The proposed development is considered to be permitted as it does not constitute development or a material change of use as stated within the Town and Country Planning Act 1990, Section 55.

Signed:
(Council's authorised officer)

Planning and Development Manager
on behalf of Basingstoke and Deane Borough Council

Date: 22 December 2017

First Schedule:

Proposal: **Application for a certificate of lawfulness for the proposed use of the land to station a mobile home/granny annexe for use incidental to the main dwelling**

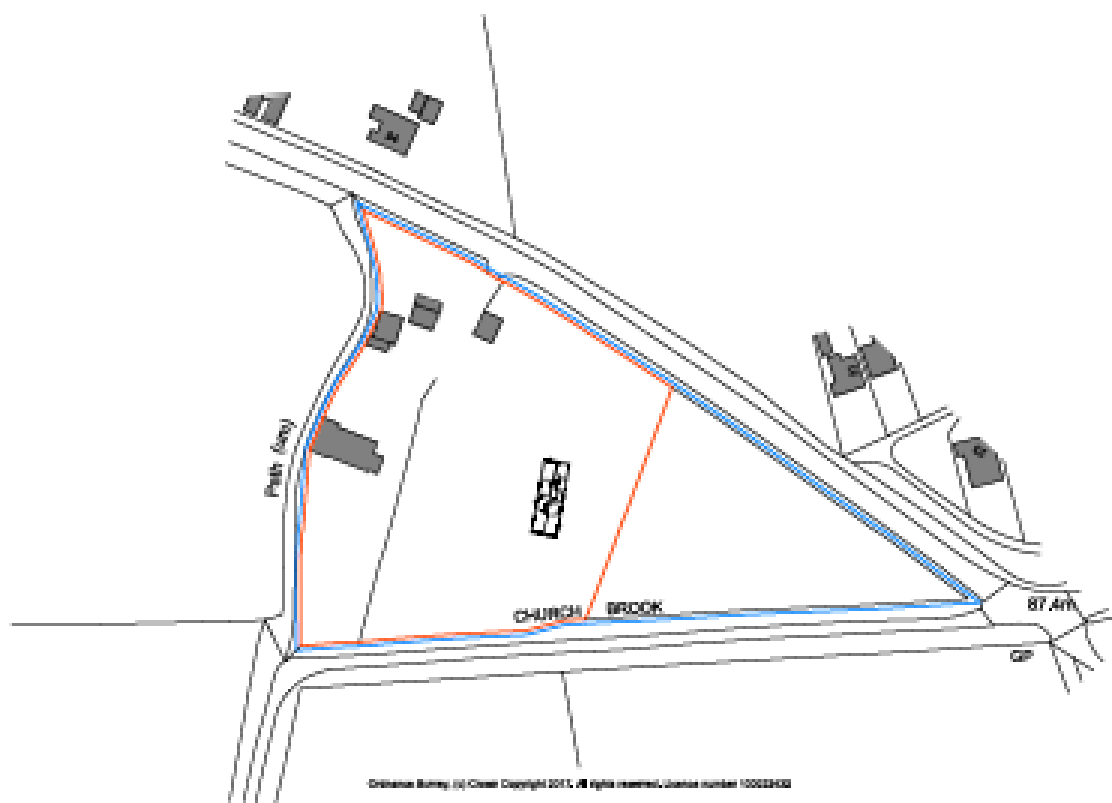
Second Schedule:

Location: Bishopswood Grange 5 New Road Tadley RG26 3AS

Notes

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use specified in the First Schedule taking place on the land described in the Second schedule would have been lawful, on the specified date and, thus, would not have been 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 in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates 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.

The officer's report can be viewed on the council's website www.basingstoke.gov.uk.



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