



Mr Fullbrook
Southern Planning Practice Ltd
Young's Yard Churchfields
Twyford
Winchester
SO21 1NN

Your ref:
Our ref: JB/JB/ES0009.957
Date: 10 January 2024
Please ask for: Jacqui Bullen
Customer Services: 03330 162 000
Direct dial: 07442 411 400
Email: jacqui.bullen@eastssuffolk.gov.uk

Planning ref: DC/23/4502/CLP

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015;
ARTICLE 39.

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

The **East Suffolk Council** hereby certify that on the 21st November 2023 the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate were lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The proposed mobile home (Granny Annexe) meets the statutory definition of a caravan, would be sited within the curtilage of the Property and would not be development by virtue of section 55 of the Town and Country Planning Act 1990. It would be used by a family member as stated in the covering letter submitted with the application.

Yours sincerely

Jacqui Bullen | Planning Lead Lawyer
East Suffolk Council

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

First Schedule

The proposed mobile home (Granny Annexe) meets the statutory definition of a caravan, would be sited within the curtilage of the Property and used in the way described in the Planning Statement and Drawings:-

- Proposed Block Plan/Layout Plan (3460.23-HA-PLBP-OPT1) to show the location of the mobile home granny annexe;
- Site Location Plan (3460.23-HA-PLLP-OPT1) to show the site location plan and extent of residential curtilage;
- Proposed Floorplan (3460.23-HA-PLPL-OPT1) to show the internal layout and dimensions of the mobile home granny annexe;
- Proposed Floorplan (3460.23-HA-PLBAY-OPT1) to show the internal layout and formation of the mobile home in two units, with dimensions stated;
- Proposed Elevations (3460.23-HA-PELE-OPT1) to show the external appearance and ridge height of the mobile home;
- Planning Statement, dated (Appendices A to J)

as submitted with the application, would not be development by virtue of Section 55 of the Town and Country Planning Act 1990.

Second Schedule

Land at Edwards Farmhouse Edwards Lane Bramfield Suffolk IP19 9AA ("the Property") shown for identification purposes edged red on the attached plan.

Notes

1. This Certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would be lawful, on the specified date, and thus would not be liable to enforcement action under Part 7 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the operation described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation 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 lawfulness of any use or operations for which a Certificate is in force under this section shall be conclusively presumed unless there is a material change, before the use is instituted or the operations are begun, in any of the matters relevant to determining such lawfulness.



Edwards Farm
House, Edwards
Lane, Bramfield,
Halesworth, IP19
9AA

ADDRESS HOMELODGE BUILDINGS LTD.
UNIT 2, BEECHES INDUSTRIAL
PARK, LITTLETON ROAD,
CRAWLEY, WINCHESTER,
SO21 2XD

INFO WRITTEN DIMENSIONS ARE IN ALL CASES TO BE
PREFERRED TO SCALED DIMENSIONS. CONTRACTORS,
SUB-CONTRACTORS AND SUPPLIERS MUST VERIFY ALL
DIMENSIONS ON SITE.

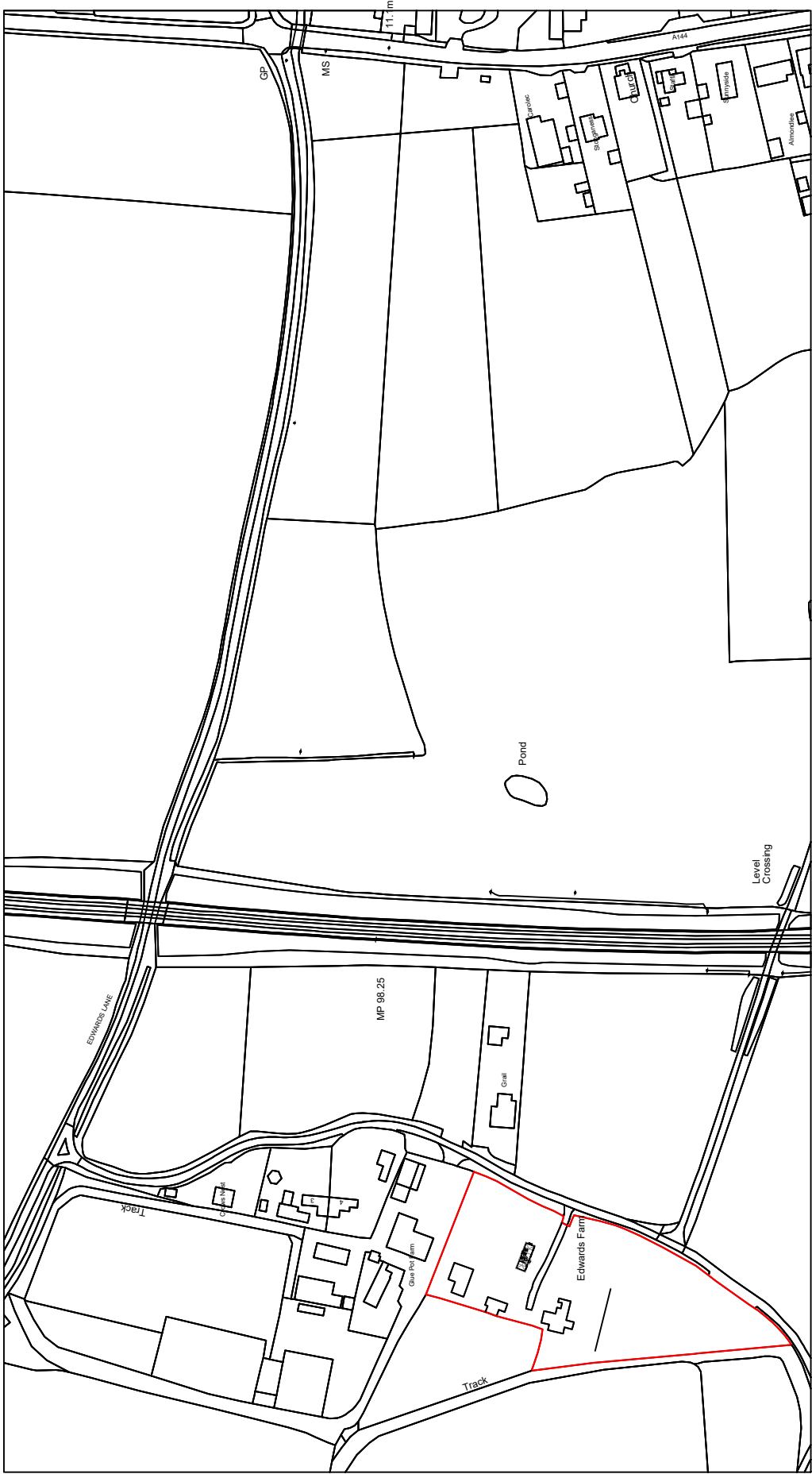
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TEL:01962 881 480

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Drawn by : MISCHA	Client : MR & MRS FULLBROOK
Drawing Title : PL LOCATION PLAN	
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