

28 Sep 2015

# Basildon Council

BASILDON • BILLERICAY • WICKFORD

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

Date 15<sup>th</sup> September 2015  
Department Legal Services  
Please ask for Mrs S Hughes  
Direct Line 01268 294453  
Fax 01268 294451  
E-Mail Leanne.nicolay@basildon.gov.uk  
Your Ref  
Our Ref L/2015/0193/LN

Dear Ms Blunt

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT 15/00897/LDC – 23 LONG MEADOW DRIVE, WICKFORD, ESSEX SS11 8AY**

Attached is a copy of the Certificate of Lawful Use or Development issued in respect of the proposed use of land for stationing of a mobile home (granny annexe) incidental to the main dwelling at the above site.

The application was received on 10<sup>th</sup> July 2015, therefore the certificate has been issued under the Town and Country Planning (General Permitted Order) 1995 (as amended), which was in force at the date of receipt. However, the proposal has also been assessed under the Town and Country Planning (General Permitted Development) Order 2015, which came into force on 15 April, and in this case does not alter the decision made.

The Certificate has been issued on the basis of the information provided with the application. It is a serious offence to make a misleading statement, use a false or misleading document or withhold any material information in order to obtain a Certificate. In such circumstances, not only would proceedings be instituted, but the Certificate could be revoked which would lead to immediate enforcement action.

Yours sincerely



 For and on behalf of Solicitor to the Council

Enc.

Basildon Borough Council  
The Basildon Centre  
St. Martin's Square  
Basildon  
Essex SS14 1DL  
DX 53008, BASILDON  
Tel: 01268 533333  
[www.basildon.gov.uk](http://www.basildon.gov.uk)

22 JUN 2011  
SUPPORT SERVICES

29 SEP 2015

15/00897/LDC

**TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 191 AND 192**  
(as amended by Section 10 of the Planning and Compensation Act 1991)

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**ORDER 2015: ARTICLE 39**

**CERTIFICATION OF LAWFUL USE OR DEVELOPMENT**

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

On behalf of:

Mr and Mrs Taylor  
23 Long Meadow Drive  
Wickford  
Essex  
SS11 8AY

The Basildon Borough Council hereby certify that on 10 July 2015 the proposed matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in 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 reason(s):-

The proposed work to establish the use of land for the siting of a mobile home to be occupied in conjunction with the main dwelling to provide incidental accommodation as a granny annexe at the above site is considered lawful for planning purposes as the proposed use would be incidental to the residential use of the planning unit and would not constitute operational development for which a grant of planning permission would be required.

Signed: .....  .....

For Solicitor to the Council

On behalf of Basildon Borough Council

Date: 15<sup>th</sup> September 2015

**First Schedule**

Proposed use of the land for stationing of a mobile home (granny annexe) incidental to the main dwelling";

**Second Schedule**

23 Long Meadow Drive, Wickford, Essex

## Notes

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/operations/matter) specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful, on the specified date and, therefore would not have been liable to enforcement action under Part 7 of the 1990 Act on that date.
3. This certificate applies only to the extent of the (use/operations/matter) described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any (use/operations/matter) 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 this certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, 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 are begun, in any of the matters relevant to determining such lawfulness.

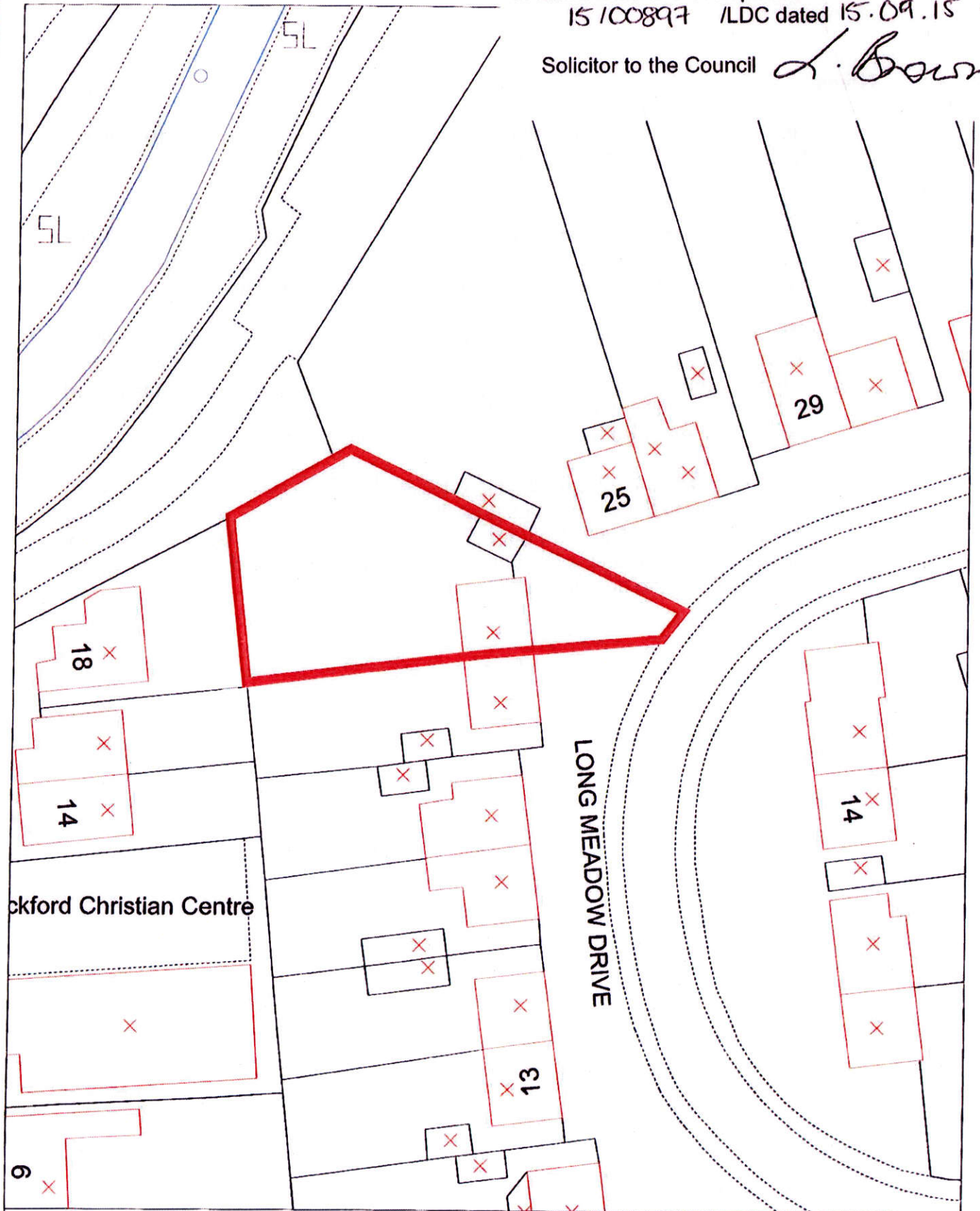


This is the plan referred to in the attached certificate  
of Lawful Use or Development

15/00897 /LDC dated 15.09.15

Solicitor to the Council

*L. Bourne*



**The Site:** 23 Long Meadow Drive, Wickford  
Essex SS11 8AY  
15/00897/LDC

Drawn by: LJP

Date: 29/07/16

Scale: 1:500



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