

From: Andrew Clarke
Sent: 07 October 2026 15:58:48 UTC+01:00
To: "'Phil Rowe'" <phil@proweplanning.co.uk>
Subject: DM/26/1892 - Land at Fir Trees Place, Crawley Down

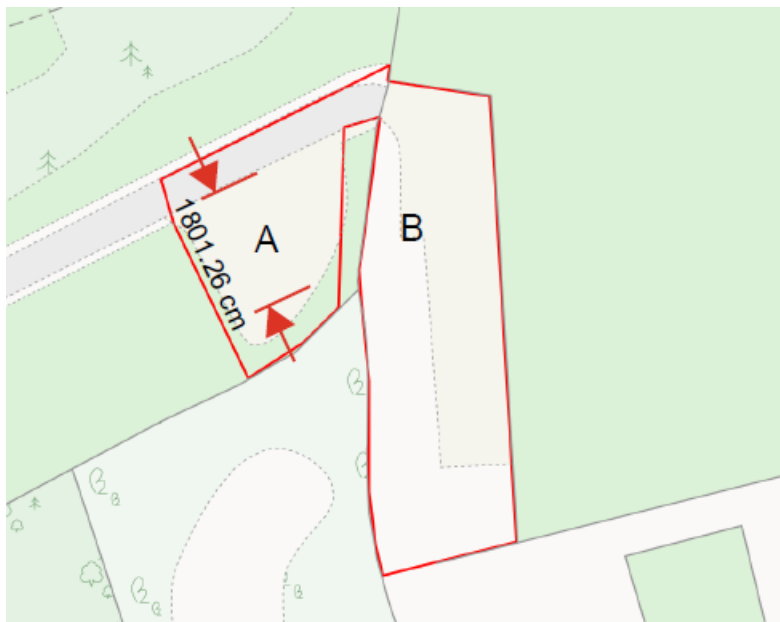
Dear Mr Rowe,

I refer to the above s.191 Certificate of Lawful Development application currently pending at the above site and our site visit this morning. As you observed we took measurements of the hardstanding as observed on site and for confirmation we measured the following:

Area adjacent to the access drive (annotated as 'A') below: 26m x 18m (measured from the edge of the lawful access track)

Area east of treeline (annotated as 'B' below): 20m x 21m (21m measured to edge of concrete base of former agricultural barn previously on the land)

Comparing the measurements to the red line of your application site I have noted a discrepancy between the depth of area 'A' compared to that taken on site. I have shown this on a plan below where it can be seen that the depth of the red line in area 'A' exceeds 18m (and therefore includes land which does not appear to have any hardstanding on)



The discrepancy in respect of area 'A', may prevent positive determination of the application as the application seeking the lawful retention of hardstanding which is not evident on site and therefore, on the date of the submission of the application, may not

have existed. As such based on the red line of the application site the application cannot be positively determined.

For the purposes of clarify, with respect to the evidence submitted to support the application, I am content this does cover the 10 year period prior to the submission of the application such that a Certificate of Lawfulness could potentially be issued subject to amendments to the red line of the application site.

As I'm sure you are aware however, amendments in respect of application sites, or descriptions of development in respect of s.191 applications cannot be made after the submission and registration of the application. As such the application must be determined as originally submitted and therefore cannot be supported.

I am happy to receive any comments on the above and would request any within the next 7 days, but I would suggest that the application is withdrawn and that should you wish to submit a revised application with corrected red line, that you are then able to. Should no response be received within 7 days or the application is not withdrawn, then the application is likely to be refused for the reasons outlined above.

Kind regards

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