Planning Services, Adur & Worthing Councils

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Worthing,
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BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 21

Suffix:

Property Name:

Address Line 1: Queens Road

Address Line 2:

Address Line 3: West Sussex

Town/city: Lancing

Postcode: BN15 8ED

Description of site location must be completed if postcode is not known:

Easting (x): 518833

Northing (y): 104013

Description:

Applicant Details

Name/Company

Title

Mr

First name

Dave

Surname

Roberts

Company Name

Address

Address line 1

21 Queens Road

Address line 2

Address line 3

Town/City

Lancing

County

West Sussex

Country

Postcode

BN15 8ED

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Carl

Surname

Moore

Company Name

Carl Moore Architectural Design

Address

Address line 1

18 Parklands Avenue

Address line 2

Goring-by-Sea

Address line 3

Town/City

Worthing

County

Country

United Kingdom

Postcode

BN12 4NH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposed loft conversion including 2 side dormers

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Existing bungalow with permitted development

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Existing and proposed drawings showing the extent of the work

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

1. The property is detached and located on a corner plot. It is considered that the front elevation faces east. This is the location of the front door.
2. Total volume of side dormers to be 49m3. Not to exceed 50m3.
3. All materials to match existing. The original materials were rendered walls with a slate roof. In recent years the walls have been clad with a light grey cement fibre board. The existing grey cladding will be removed to reveal the existing render at ground floor level. The PD guidance booklet suggests that the face and sides of the dormer windows should be finished using materials that give a visual appearance to the existing house. This should match the colour and design of the roof. Therefore the proposal is to clad the dormer with a dark grey board to match the original roof.
4. No part of roof to exceed the ridge height (top of existing ridge tile).
5. Min. 200mm of eaves to remain. This will relate to the northern elevation only.
6. All side windows to include obscure glazing and fixed up to a height of 1.7m above floor level.
7. The existing dwelling has gabled ends on the east and west elevations. No Part of the dwellinghouse would result in the works extending beyond the front of the house. The dormers will be built on the internal skin of the existing house. No part will exceed the front and rear walls. The existing barge boards on the front and rear gables will be removed once the dormers are built. The PD guidance does not include any suggestion that barge boards should be retained once dormers have been constructed, only the eaves, as mentioned above.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Carl Moore

Date

19/06/2024