Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

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: 15

Suffix:

Property Name:

Address Line 1: Bulkington Avenue

Address Line 2: Gaisford

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN14 7HH

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

Easting (x): 514172

Northing (y): 103632

Description:

Applicant Details

Name/Company

Title

MR

First name

rudi

Surname

dharmalingam

Company Name

worthing

Address

Address line 1

15 bulkington ave

Address line 2

Address line 3

Town/City

worthing

County

Country

United Kingdom

Postcode

BN14 7HH

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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?

◯ Yes
⊘ No

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

◯ Yes
⊘ No

Has the proposal been started?

◯ Yes
⊘ 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

We already have existing planning approval for the erection of a set of driveway and pedestrian gates, along with raising our current piers and installing railings in between these. We would like to replace all fence panels on the left side of the driveway (from looking at the house from the road.). We would like this fence to match the height of the wooden post being installed which will secure the left hand gate opening. The gate itself will be 1.7m in height with the lowest point 1.65 in height. I am of the understanding that this falls under permitted development. A driveway fence can be installed up to 2 metres in height as long as the neighbours highway isn't obstructed. The planning application for the driveway gates has already been approved, therefore a fence approximately 1.7m in height to meet the new post and new gate won't affect the neighbour's view.

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

AWDM/0064/24

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?

As mentioned above the new fence will be just under 6ft in height, around 1.7m. It will not affect the neighbour's view of the highway as the driveway gates will be in place already. It would be more streamlined and athetically pleasing from both our side and the street's perspective if the new wooden post which secures the left side of the gate has a fence attached to it that matches its height. If not, the wooden post will look odd without a fence of equal height attached to it. At their highest point the current fence panels have a height of 6ft 5ins around 196cm. The new fence will be smaller than this.

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?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

20/05/2024

Details of the pre-application advice received

Mrs Fox advised me on the phone to get a Lawful Development Certificate to make absolutely sure that we can install the new fence panels. She mentioned that if the fence exceeds 1metre it musn't affect the neighbour's view of the highway, however being our planning officer for the already approved driveway gates, she thinks that a new fence at the stated new height shouldn't be a problem.

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

RUDI DHARMALINGAM

Date

21/05/2024