

# Planning Services, Adur & Worthing Councils

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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         | <input type="text" value="17"/>               |
| Suffix         | <input type="text"/>                          |
| Property Name  | <input type="text"/>                          |
| Address Line 1 | <input type="text" value="Markwick Mews"/>    |
| Address Line 2 | <input type="text" value="Worthing Central"/> |
| Address Line 3 | <input type="text" value="West Sussex"/>      |
| Town/city      | <input type="text" value="Worthing"/>         |
| Postcode       | <input type="text" value="BN11 1DZ"/>         |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="515086"/> | <input type="text" value="103093"/> |

Description

Applicant Details

Name/Company

Title

Mrs

First name

Rajna

Surname

Kaium

Company Name

Address

Address line 1

17 Markwick Mews

Address line 2

Worthing Central

Address line 3

Town/City

Worthing

County

West Sussex

Country

Postcode

BN11 1DZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Ahmed

Surname

Abuorof

Company Name

Ghassan Consulting Services

## Address

Address line 1

78 Abbey Road

Address line 2

Address line 3

Town/City

Lancing

County

Country

GB

Postcode

BN15 0AD

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

A portion of the rear garden to be used for the built of the rear extension

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

a tiled rear garden

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

The proposal has been assessed against Schedule 2, Part 1, Class A of the GPDO. The property retains full permitted development rights and the rear extension meets all applicable limitations and conditions.

A.1 – Limitations

- (a) The extension does not exceed 50% of the curtilage.
- (b) It is to the rear and does not extend beyond a principal elevation.
- (c) It does not front a highway.
- (d) It is single-storey and under 4m in height.
- (e) Eaves do not exceed 3m within 2m of a boundary.
- (f) Rear projection is 3.0m, within the limit for a semi-detached dwelling and not a “larger home extension.”
- (g) No side extension is proposed.
- (h) It does not exceed half the width of the original dwelling.
- (i) It is lower than the existing rear wall and roof, and no part exceeds the height of the highest part of the dwelling.
- (j) It is a pure rear extension with no wraparound.

A.2 – Additional Limitations

A.2 does not apply as the proposal is a single-storey rear extension on non-Article 2(3) land and does not join a side extension or involve cladding or roof alterations.

A.3 – Conditions

- (a) Materials match the existing dwelling (red brick, white UPVC).
- (b) Roof pitch is consistent with the existing dwelling.
- (c) No verandas, balconies, or raised platforms are proposed.
- (d) No side-facing windows are proposed.

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

The architectural drawings of the proposed rear extensions are attached to the applications.

Local Precedent – Rear Extension Approved by Adur & Worthing Council:

Application: AWDM/0473/20

Address: 14 Markwick Mews, Worthing BN11.

A comparable rear extension at 14 Markwick Mews was approved by Adur & Worthing Council as permitted development.

The site circumstances, dwelling type, and planning context are materially identical to the application property.

This precedent confirms that rear extensions of this scale at Markwick Mews fall within Schedule 2, Part 1, Class A of the GPDO and do not require planning permission.

Planning History of the property:

Application: AWDM/1203/21

Address: 17 Markwick Mews, Worthing BN11

The Council previously approved a similar proposal, confirming that a side extension in this location is acceptable in principle.

The extension has been built to a high standard using matching materials, demonstrating that the property can accommodate modest extensions without harm to character or amenity.

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

- ☒ Permanent
- ☐ Temporary

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

The proposed single storey rear extension meets every requirement of Schedule 2, Part 1, Class A of the GPDO 2015 (as amended). It is therefore permitted development and does not require planning permission.

The development:

- Falls within permitted development limits
- Does not require express planning permission
- Does not affect protected land, heritage assets, or Article 4 areas
- Uses matching materials and respects the character of the dwelling
- The proposal is not a "larger home extension" under Class A.1(g) and does not require prior approval. The depth is limited to 3.0m, within standard permitted development limits.

The current proposal is consistent with the scale and form previously assessed by the Local Planning Authority.

For these reasons, it is respectfully requested that the Local Planning Authority issue a Lawful Development Certificate (Proposed) confirming that the works are lawful.

## Site Visit

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

- ☐ Yes  
☒ No

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

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

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

- ☐ Yes  
☒ 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

ahmed Aburorf

Date

11/06/2026