Planning Services, Adur & Worthing Councils

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44 Richmond Road,
Worthing,
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BN11 1HS

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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: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	
Suffix	
Property name	21-23
Address line 1	North Road
Address line 2	
Address line 3	
Town/city	Lancing
Postcode	BN15 9AH

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

Easting (x)	518217
Northing (y)	104483

Description

2. Applicant Details

Title	Mr
First name	Patrick
Surname	Cloherty
Company name	
Address line 1	Care of Lewis & Co Planning
Address line 2	
Address line 3	
Town/city	

2. Applicant Details

Country	
Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Paul
Surname	Joyce
Company name	Lewis and Co Planning SE Ltd
Address line 1	Lewis & Co Planning
Address line 2	2 Port Hall Road
Address line 3	
Town/city	Brighton
Country	United Kingdom
Postcode	BN1 5PD
Primary number	01273413700
Secondary number	
Fax number	
Email	paul.joyce@lewisplanning.co.uk

4. 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

Please see Planning Statement.
Proposed change of use of a building from Class A1 to a mixed use building, comprising A1 shop to ground floor and one C3 two-bedroom maisonette to first and second floor.
This is permitted development under Schedule 2, Part 3, Class G of the GPDO.

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

Please see Planning Statement.
The building is vacant and appears to have been since at least 2009. The building is still liable for Business Rates as 'Shop and Premises', suggestive of A1 use. Anecdotal evidence and planning history is suggestive of an A2 use at the building. Whether A1 or A2, the building remains eligible for conversion to a mixed use A1 / C3 building.

4. Description of Proposal

Has the proposal been started? ○ Yes ◉ No

5. 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

Whilst vacant, the building is still liable for Business Rates as 'Shop and Premises', suggestive of A1 use. Anecdotal evidence and planning history is suggestive of an A2 use at the building. It is permitted development for a building to interchange between A1 and A2 use.
Whether A1 or A2, the building remains eligible for conversion to a mixed use A1 / C3 building.

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

Planning Statement
Business Rates entry for site

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one: A1 - Shops

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one: Other

Other

Mixed use: A1 to ground floor and C3 to first and second floor.

Is the proposed operation or use ◉ Permanent ○ Temporary

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

Please see Planning Statement
Schedule 2, Part 3, Class G of the Town & Country Planning (General Permitted Development) (England) Order 2015 allows for the change of use of an A1 or A2 building to a mixed use building incorporating A1 to the ground floor and C3 to the first and second floors.

6. 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? (Please select only one)

- ◉ The agent
- ○ The applicant
- ○ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

8. 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. ○ Yes ◉ No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- (•) a) Owner
- ( ) b) Lessee
- ( ) c) Occupier
- ( ) d) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑

Date (cannot be pre-application)	04/10/2018