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: 27

Suffix:

Property Name:

Address Line 1: Hadley Avenue

Address Line 2: Broadwater

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN14 9HB

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

Easting (x): 514987

Northing (y): 104941

Description:

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Sheldrake

Company Name

Address

Address line 1

27 Hadley Ave

Address line 2

Address line 3

Town/City

Worthing

County

Country

United Kingdom

Postcode

BN14 9HB

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?

- [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)

removal of old prefabricated 18' x 12' concrete shed (previously unsafe, and removal now complete.)

Addition of a pre-fabricated L shaped portable granny annexe 25 adjacent to the rear boundary of the property with dimensions 25' x 17' on the longest edges and formed of 2 bolted together units dimensions of the larger unit 8' 6" x 25', dimensions of the smaller unit 8' 6" x 12' 6". The structure will be partially supported by the existing concrete base of the old shed and the reminder supported on custom designed jacks/supports to allow for simple removal if required.

The manufacturer/erector, Booths Ltd are very used to this type of project and their Garden Annexes are designed to comply with Section 13(2) of the 1968 Caravan Sites Act…

1. Once fully assembled, it is capable of being moved by road from one place to another, whether by being towed, or by being transported on a motor vehicle or trailer.
2. The annexe is designed to be assembled by bolts as the final act of assembly.
3. It will be suitable for human habitation and include a kitchen, bathroom, living room and bedroom.

Additionally:
1. The structure will be used solely for my Mother as incidental use to our house, to afford us each some privacy, whilst sharing the main house facilities. Due to her limited mobility we will also be installing various aids throughout the main house, such as a stair lift and accessible bathroom, meanwhile the bathroom facilities afforded by the annexe will be invaluable.

2. We are not in AoNB or heritage site and we have no intention to use the building for commercial purposes.

Please note that several case-studies dimensional plans and other resources are available on the manufacturers own webpages:

https://boothsgardenstudios.co.uk/

https://granny-annex-planning-permission.co.uk/leicestershire-l-shape-garden-annexe/

...and the Planning portal own webpage:

https://www.planningportal.co.uk/permission/common-projects/outbuildings/can-you-build-an-annexe-in-your-garden

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

Existing use of land in the curtilage of the property unchanged, the addition of the annexe being incidental to the enjoyment of the household.

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

Technical drawing of L shaped Annexe.

Renders and examples of the style and finish of the completed annexe.

Manufacturers statement the the effect that the structure is built and sited to comply with Section 13(2) of the 1968 Caravan Sites Act.

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?

1. All applicable laws and acts will be complied with, and controlled by, the manufacturer/erector.

2. We undertake to comply with all applicable usage restrictions during the lifetime of the property/ownership thereof.

3. Neighbours have been approached and no objections have been made.

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

Chris Sheldrake

Date

03/06/2025