PP06681934

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

Adur & Worthing councils

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. Applicant Name, Address and Contact Details

Title:	Miss	First Name:	Lyndsay
Surname:	Jenkins		
Company name:			
Street address:	50, West Way		
		Telephone number:	[redacted]
		Mobile number:	
Town/City:	LANCING	Fax number:	
Country:		Email address:	
Postcode:	BN15 8LY		[redacted]

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:		First Name:	Keith
Surname:	Lawton		
Company name:	KEL Building Advisor ltd		
Street address:	11 Dale View		
		Telephone number:	01273774867
		Mobile number:	
Town/City:	Hove	Fax number:	
Country:	United Kingdom	Email address:	
Postcode:	BN3 8LA		keith@kelbuilding.co.uk

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0108/18
DATE VALID	25 JAN 2018

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 50 Suffix:

House name:

Street address: West Way

Town/City: LANCING

Postcode: BN15 8LY

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 519674

Northing: 104270

Description:

4. Pre-application Advice

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

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ◉ a) Owner ○ b) Lessee ○ c) Occupier ○ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

7. 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:

Rear Dormer

The rooms in the roof are considered to Permitted development as it satisfies the criteria contained in the Town and Country Planning (General Permitted Development) (Amendment)(No 2)(England) Order 2008 Schedule Part 1 ,Class B Permitted Development for the following reasons
1. No part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof.
2. No part of the dwelling house would, as a result of the works , extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway
3. the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50m3
4. The proposed works do not include the construction or provision of a veranda, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
5. The dwelling house is not on Article 1(5) land.

The materials used in the exterior works will be of similar appearance to those used in the construction of the exterior of the existing dwelling house.

The edge of the enlargement closest to the eaves of the original roof will, so far as is practicable, be not less than 20centimetres from the eaves of the original roof.

Any window inserted in a wall or roof slope forming a side elevation of the dwelling house will be

7. Grounds for Application

(a) Obscure –glazed, and
(b) Non –opening unless the parts of window which can be opened is more than 1.7metres above the floor of the room in which the window is installed.

Volume calculations
GABLE width 7.78 x height 2.53 :- 2 = 9.84m2

Distance from ridge /hip to fascia =4.2m
therefore 9.84 x 4.2 :- 3 = 13.77m3

Dormer
roof depth 3.45m x height 2.12m :- 2 =3.66m2 Length of dormer 6.37m x 3.66m2 = 23.29m3

Therefore total volume =13.77 + 23.29 = 37.06m3 allowed 50m3

CLASS C

The roof widows on the elevation fronting the highway will not protrude more than 150mm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

The roof windows will not result in the highest part of the alteration being higher than the highest part of the original roof

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

A1 EXISTING PLANS 0713 001
A1 PROPOSED PLANS 0713 002
A3 SITE PLAN 0713 003

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: C3 - Dwellinghouses

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: 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?

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8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? (•) Yes ( ) No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

rooms in roof and rear dormer

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

9. 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

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 19/01/2018

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

7. Grounds for Application

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Volume calcs

Volume of dormer

3.4 x 2.1 :-2 = 3.57m2 length of dormer = 6.36m = 22.7m3

Total volume = 22.7m3 allowed 50m3 therefore ok

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