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: 2

Suffix:

Property Name:

Address Line 1: Haynes Road

Address Line 2: Tarring

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN14 7JY

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

Easting (x): 513368

Northing (y): 103815

Description:

Applicant Details

Name/Company

Title

mr

First name

Emilio

Surname

Riccio

Company Name

Address

Address line 1

2 Haynes Road

Address line 2

Tarring

Address line 3

Town/City

Worthing

County

West Sussex

Country

Postcode

BN14 7JY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Keith

Surname

Lawton

Company Name

KEL Building Advisor

Address

Address line 1

11 Dale View

Address line 2

Address line 3

Town/City

Hove

County

Country

United Kingdom

Postcode

BN3 8LA

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)

Single storey detached garage

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

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 existing property is used as a detached bungalow and is considered to be lawful by virtue of Use Class c3(a)

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

Detached garage 2,Haynes Road Worthing

It is considered that the rear extension is classed as ‘Permitted development’ in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House , Class E applies

A.1 Development is not permitted by Class E if –
(a) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the cartilage.
Existing area (including dwelling) = 614.48m2
Existing area (excluding dwelling) = 436.65m2 therefore allowed area = 218.37m2
Proposed area of detached garage = 30.31m2
Therefore area ok
(b) No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwelling.
(c) The building will not have more than one storey.
(d) The height of the dual pitched roof will not exceed 4m and will be not be less than 2m from the boundary of the property.
(e) The height of the eaves of the building will not exceed 2.5m
(f) The building is not situated within the cartilage of a listed building
(g) The works will not include the construction or provision of a verandah, balcony or raised platform
(h) The works do not relate to a dwelling or a microwave antenna

E2 The land within the curtilage of the dwelling is not within a world heritage site, a national park, an area of outstanding natural beauty or the broads.

E3 The land within the cartilage of the dwelling is not Article 1 (5) land.

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?

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E3 The land within the cartilage of the dwelling is not Article 1 (5) land.

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?

- [ ] Yes
- [x] 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

Keith Lawton

Date

22/10/2023