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: 22

Suffix:

Property Name: Community Of The Sacred Passion

Address Line 1: Buckingham Road

Address Line 2:

Address Line 3: West Sussex

Town/city: Shoreham-by-sea

Postcode: BN43 5UB

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

Easting (x): 521812

Northing (y): 105499

Description:

Applicant Details

Name/Company

Title

Mr

First name

P

Surname

Chapman

Company Name

Community of the Sacred Passion

Address

Address line 1

c/o Planning Resolution Ltd

Address line 2

Leatherhead Institute

Address line 3

67 High Street

Town/City

Leatherhead

Country

United Kingdom

Postcode

KT22 8AH

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

Philip

Surname

Atkins

Company Name

Planning Resolution Ltd

Address

Address line 1

Leatherhead Institute

Address line 2

67 High Street

Address line 3

Town/City

Leatherhead

Country

Surrey

Postcode

KT22 8AH

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?

◯ Yes
⊘ No

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

On the basis that the use of the premises was originally considered and approved as a Convent within the C3 Use Class, it is argued the proposed reversion back to a single dwellinghouse falling within the same Use Class does not constitute 'development' as set out in section 55(2) of the Town and Country Planning Act 1990.

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

Original grant of Planning Permission from 2004.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

The property was originally designed and built as a single residential dwellinghouse. In 1988 planning permission was granted at appeal for a change of use from dwellinghouse to care home (SU/249/87/TP/1676).

This use continued until 2004 when the site was granted planning permission for a change of use from care home to a convent or care home (SU/232/04/TP). The site was then occupied by the Community of the Sacred Passion as a convent until the present day. The relevant planning permission dated 4th November 2004 identifies at Condition 2 that:-

"The premises shall be used only for purposes within Class C3 (dwellinghouses) and/or Use Class C2 (residential Institutions) but, insofar as they are used for purposes within Use Class C2, such use shall be confined to the provision of residential accommodation and car to not more than 13 persons in need of care."

On the basis that the use of the premises was originally considered and approved as a Convent within the C3 Use Class, it is argued the proposed reversion back to a single dwellinghouse (falling within the same Use Class does not constitute 'development' as set out in section 55(2) of the Town and Country Planning Act 1990.

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?

- [x] The agent
- [ ] 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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Philip Atkins

Date

23/05/2022