WEST SUSSEX **ADUR DISTRICT COUNCIL**

TOWN AND COUNTRY PLANNING ACT, 1990: section 192,
as amended by section 10 of the Planning and Compensation Act 1991.
Town and Country Planning General Development (Amendment) Order 1992.

For the Council's use only
Application No: Ad0705/07
Date received: 7 NOV 2007

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A *PROPOSED* USE OR DEVELOPMENT
All measurments are to be given in metric (89/617 EEC Directives)

1.	Applicant (in block capitals)	Agent (if any)
	Name: Mr. & Mrs. D. Ludkin Address: 12 Mill Hill Gardens Shoreham by Sea West Sussex BN43 5TN Post Code: Tel. No.	Name: R J Reynolds Ltd Address: 82 Green acres Shoreham by Sea West Sussex BN43 5XL Post Code Tel. No. 01273 462889 Fax 01273 441992
2.	(1) Nature of applicant's interest in the land, eg owner,lessee, occupier. (2) If you do not have an interest;- (a) give name(s) and address(es) of any one you know who has an interest in the land; (b) state the nature of their interest (if known); (c) state whether they have been informed about this application. YES/NO	Freeholder
3.	Address or exact location of the land to which this application relates: Describe here and enclose 4 copies of an OS-based plan showing the boundary of the land edged in red.	12 Mill Hill Gardens Shoreham by Sea West Sussex BN43 5TN
4.	Has the proposal been started? YES/NO	NO
5.	If the proposal consists of, or includes, carrying out building or other operations give a detailed description of all* such operations and attach such plans or drawings as are necessary to show their precise nature. (In the case of a proposed building the plans should indicate its precise siting and exact dimensions). * includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.	Rooms in the roof with front roof lights and rear dormer on an existing bungalow. See enclosed drawings
6.	If the proposal relates to a change of use of the land or building(s):- (1)give a full description of the scale and nature of the proposed use, including the processes to be carried on, any machinery to be installed, and the hours the proposed use will be carried on; (2)fully describe the existing use or the last known use with the date when this use ceased.	N/A
7.	Briefly 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 (You can use section 12 of this application to state your case more fully). Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.	Schedule 2 of the Town & Country General development Order Class B 1 (c) & (d) stated allowances of 50 & 70 Cubic metres are not exceeded for the rear dormer inclusive of any consideration for an existing garage.
8.	If you consider the *existing* or last, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.	N/A
9.	If you consider the *proposed* use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, state which one.	Development within the curtilage of an existing dwelling house
10.	Is the proposed operation or use temporary or permanent? If temporary, give details.	Permanent
11.	State why you consider that a Lawful Development Certificate should be granted for this proposal, (continue on a separate sheet if necessary).	The proposals are permitted development under the Town & Country Planning Development Order.

I/We hereby apply for a lawful development certificate under section 192 of the 1990 Act in respect of the proposed use, operation or activity described in the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £ 135.00

Signed: [redacted] Date: 16th. Nov. 2007

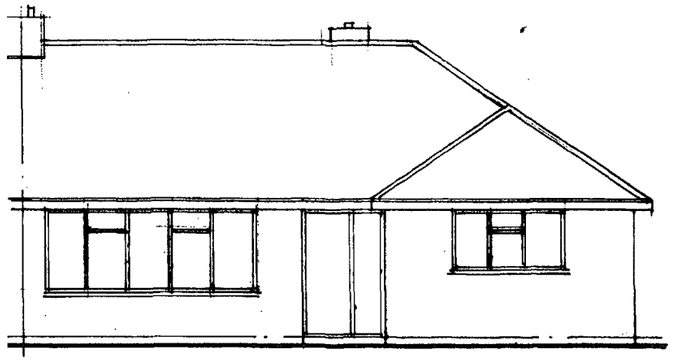
On behalf of Mr. & Mrs D Ludkin (insert name of applicant if signed by agent)

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 Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

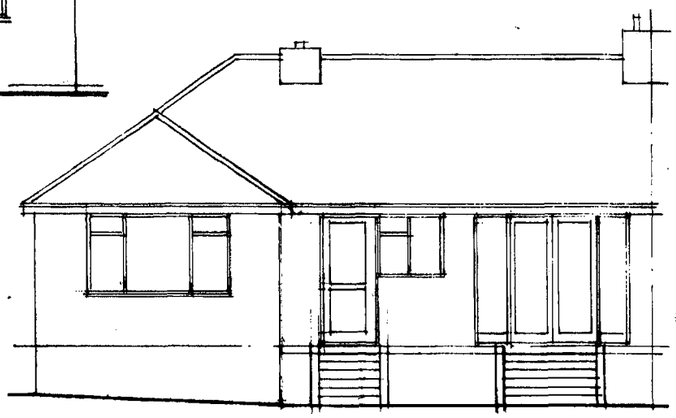
CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Mr. & Mrs. D. Ludkin	12 Mill Hill Gardens Shoreham by Sea West Sussex BN43 5TN	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Site Location & Block Plans and existing elevationsElevations.	Proposed Rooms in Roof with rear dormer and front rooflights	

drawing	1600/P1	scale	1 :100; 1:500&1:1250	date	Sept. 2007	revisions	A

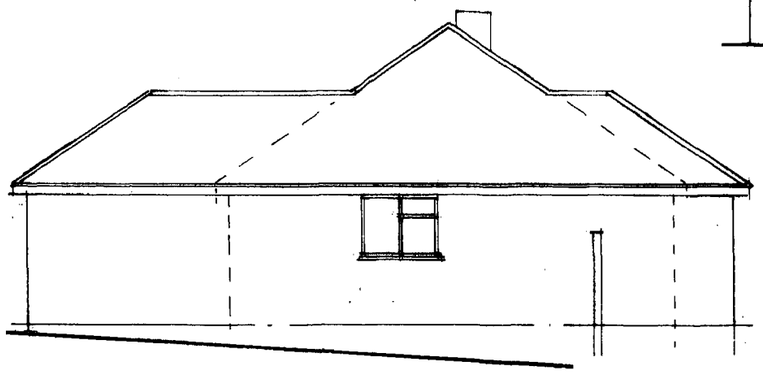
Rev A. November 2007. Scheme revised following planning refusal: front dormer and rear extension omitted to exercise GDO rights. RJR



FRONT ELEVATION (North)



REAR ELEVATION (South)



SIDE ELEVATION (West)

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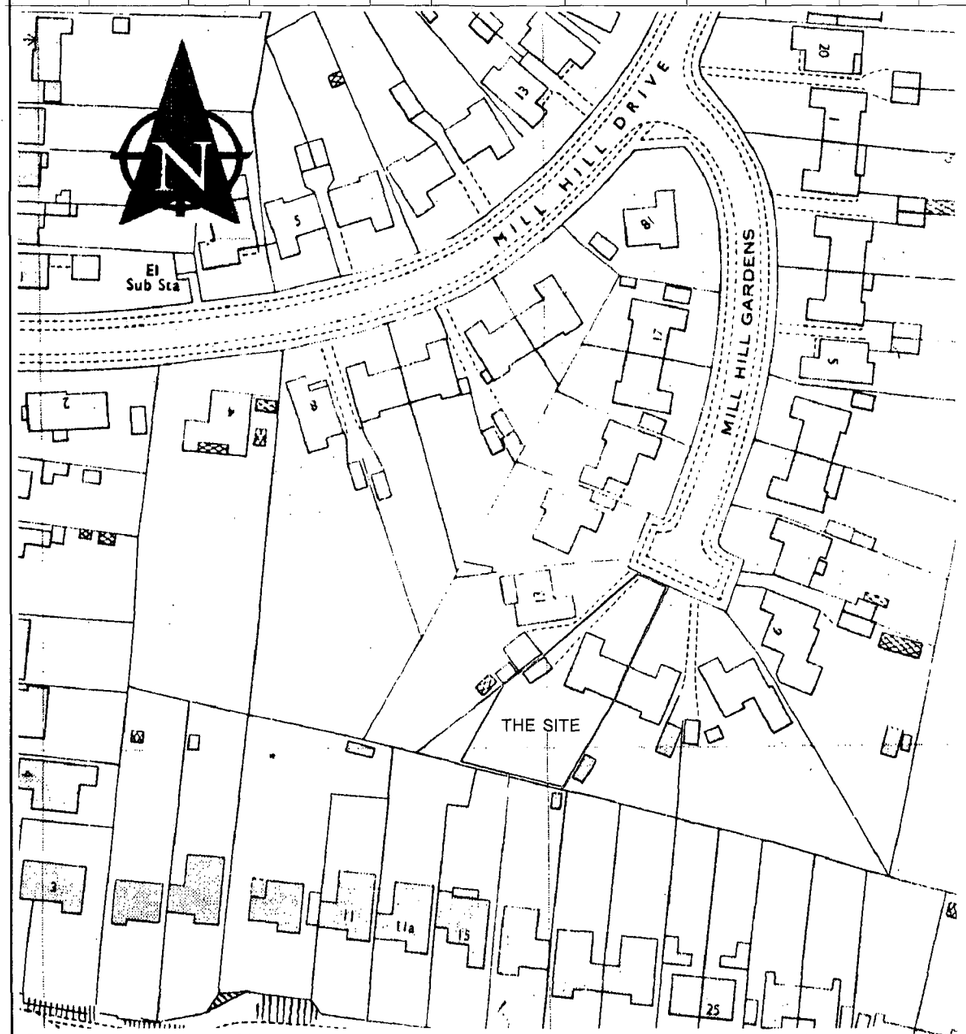
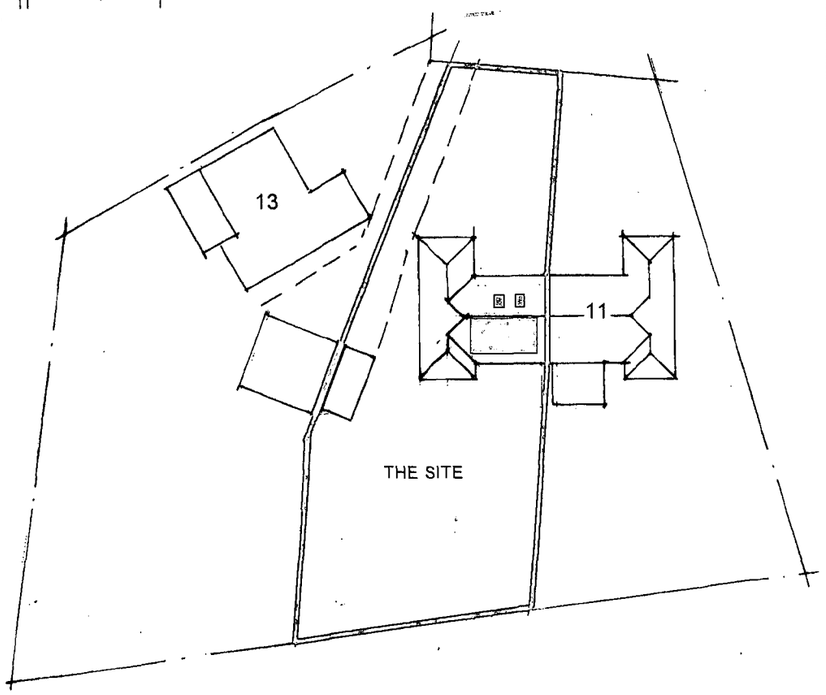
PLANNING D
PLAN No. Ad070567
DATE 27 NOV 2007



SITE LOCATION PLAN 1:1250



BLOCK PLAN 1:500

PLANNING PROPOSALS:

The proposals are to form rooms in the roof to provide an additional bedroom with en_suite accommodation.

The site boundaries are indicated with a red line The roof dormer are indicated in solid red on the block plan front roof lights in blue.

The site dimensions are 45 m depth x 20 m at the widest point giving a site area of 735 sq. metres of an irregular shape.

The site access has a shared drive to garages.

The existing building is face brick work to eaves with a bold rolled concrete roof tile and the doors and windows and are in double glazed white uPVC.

CLIENT	PROJECT	
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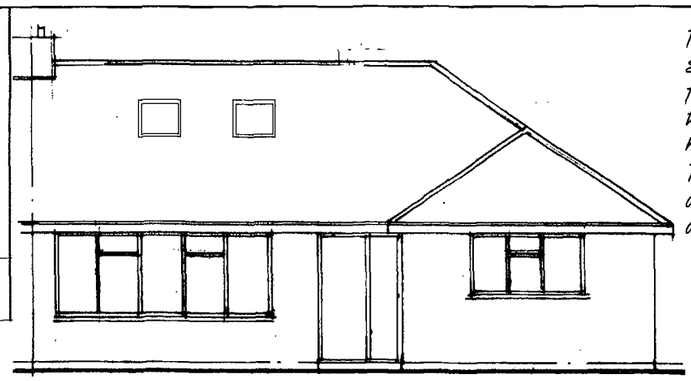
DRAWING Existing & Proposed Floor Plans and Elevations.	Proposed Rooms in Roof with rear dormer and front roof lights	

drawing	1600/P4	scale	1 :100;	date	Nov. 2007	revisions						

PLANNING NOTES: The rear dormer is to be flat roofed set level to the ridge line with plain tile hung cheeks and fronts with white uPVC double glazed windows to match the existing. its total cubic capacity is 18.72 cubic metres.

The existing Garage is 36.9 cubic metres. Therefore the dormer comes within the 70 cub allowance under the GDO as permitted development.

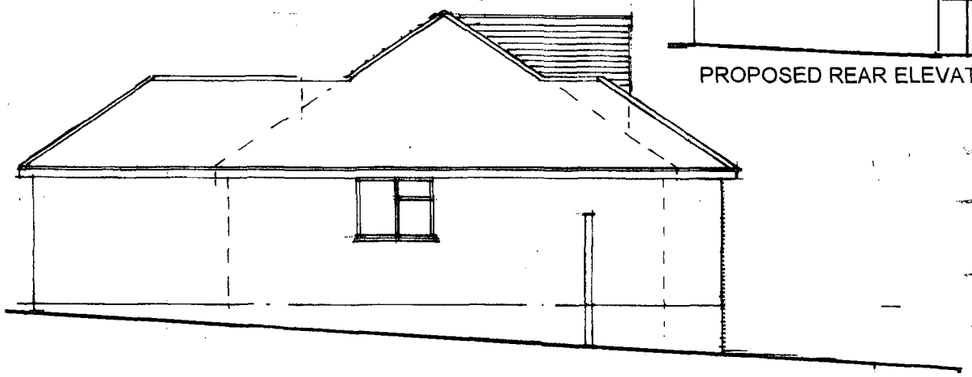


PROPOSED FRONT ELEVATION (North)



PROPOSED REAR ELEVATION (South)

The front elevation is to have 2 No Velux double glazed roof lights



PROPOSED SIDE ELEVATION (West)

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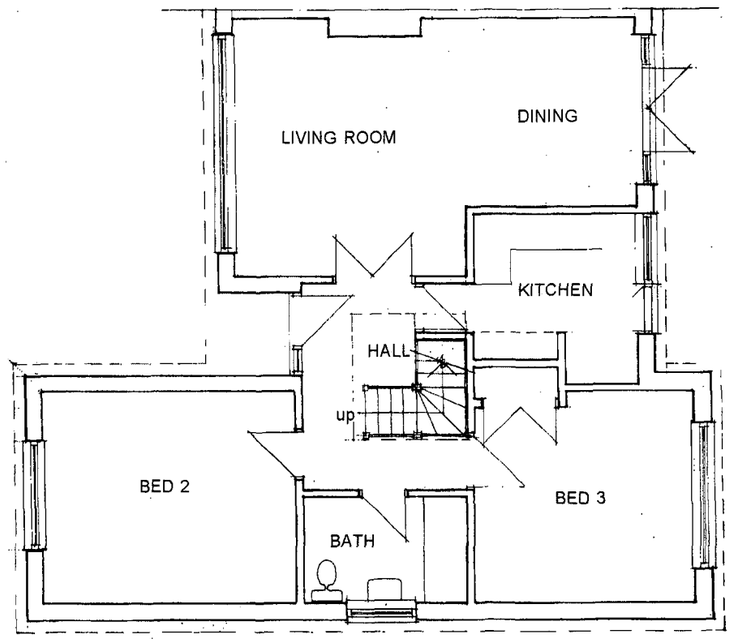
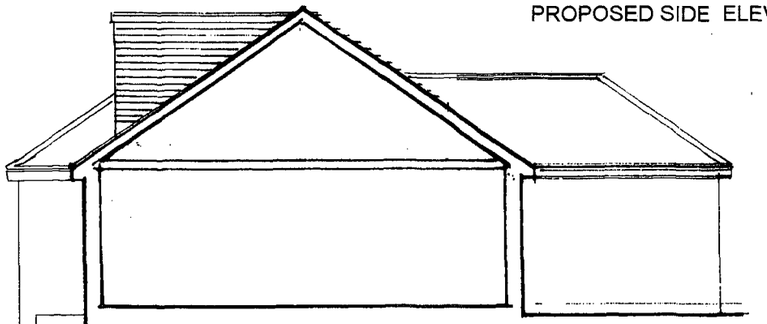
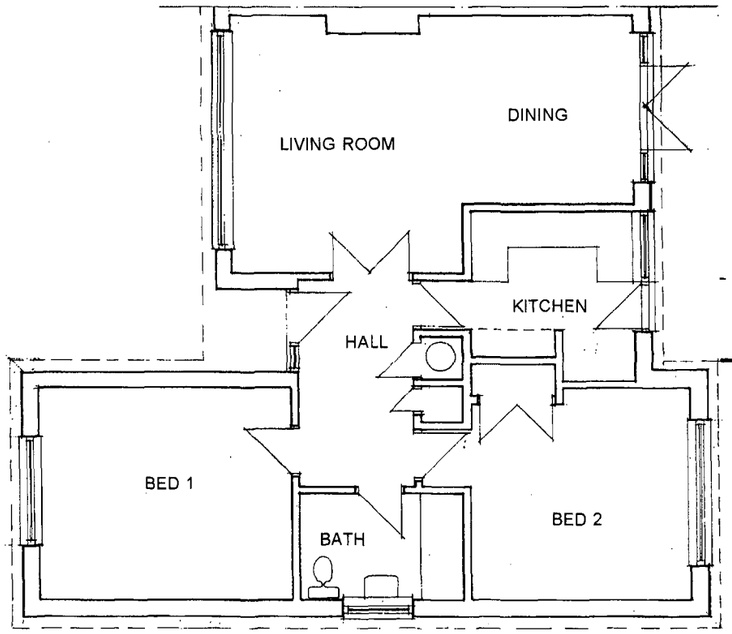
PLANNING DIVISION
PLAN No. A1d070567
DATE RECEIVED 27 NOV 2007



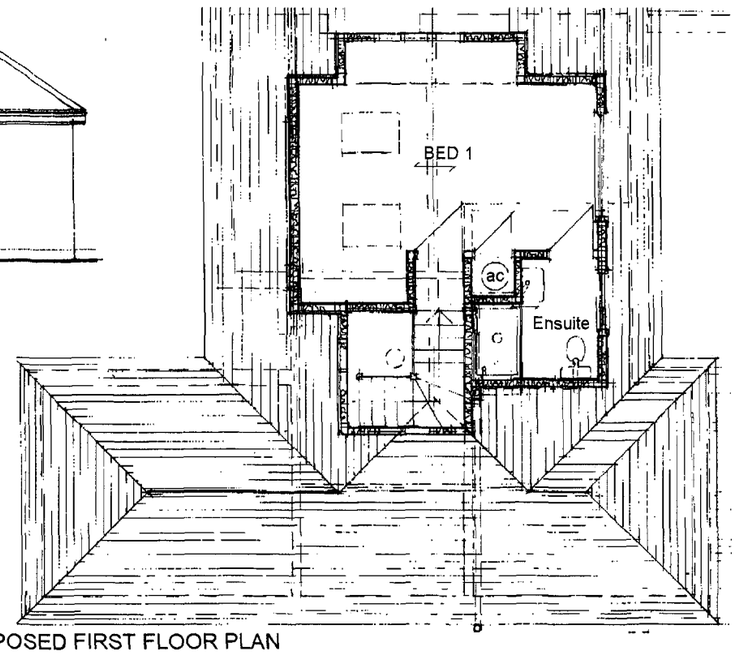
PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEVATION (East)



EXISTING GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN