

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	245
Suffix	
Property Name	
Address Line 1	Brighton Road
Address Line 2	Selden
Address Line 3	West Sussex
Town/city	Worthing
Postcode	BN11 2EY

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

Easting (x)	Northing (y)
516355	102894
Description	

Applicant Details

Name/Company

Title

Mr

First name

Luke

Surname

Chantler

Company Name

Address

Address line 1

Kineton

Address line 2

Eridge road

Address line 3

Town/City

Crowborough

County

Country

GB

Postcode

Tn62ss

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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

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)

The amalgamation of two existing self-contained flats (245 and 245a Brighton Road BN11 2EY) to revert the property back into a single dwelling family home.

To take out the existing internal blocked up doorway and wall between the staircase and hallway located on the ground floor hallway. This will connect both dwellings and give access to the stairs to gain access to the first floor.

This was once originally the opening before it was turned into two flats.

This will combine the two flats as one dwelling. To decommission and remove the upstairs kitchen.

To get the combi boiler removed and gas capped off by a certified gas engineer.

Electrics to be altered and finished by a certified electrician.

Kitchen will then be turned into a bedroom.

To contact and arrange the gas,electric and water company's to remove the meters, cap off the source safely and update the national database.

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

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal involves a change of use to combine two separate flats back into one single house.

The property is purely residential and the works don't require machinery and no Buisness hours to report.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The property is currently used as two separate flats, known as 245 and 245a Brighton Road. Both flats are still being used as homes today, so this use has not stopped.

I know that they have been empty for some time.

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

The properties 245 and 245a Brighton Road have been used as two separate, lived-in flats for many years without any issues. They both have their own council tax bands, their own separate utility meters, and have been completely self-contained homes for a long time. Because they have a long, continuous history of being used as separate residential homes, the existing use is lawful.

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

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?

The proposal involves the internal amalgamation of 245 and 245a Brighton Road to restore them back into a single-family dwellinghouse. I believe a Lawful Development Certificate should be granted because the character and use of the property will remain strictly residential both before and after the works, keeping it entirely within Use Class C3. All of the proposed alterations to combine the units are strictly internal. There will be no changes to the outside of the building, meaning the works do not alter its external appearance and do not constitute development requiring full planning permission. Merging the two flats back into one house will not cause any negative impact on the local area, traffic, or neighborhood parking. In fact, it will reduce the overall occupancy pressure on the site. Case law also supports this, as combining existing residential units into a single home does not count as a material change of use. Because the property is simply returning to its original layout as a single home without affecting the local infrastructure or external look of the building, the proposal is lawful and I'm hoping it should be approved.

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
- ☐ No

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

Luke Chantler

Date

11/08/2026

