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: 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: Mr | First Name: Anthony | Surname: Bothwell

Company name:

Street address: 8
Steyning Close

Town/City: SOMPTING

Country:

Postcode: BN15 0HY

Telephone number: [redacted]

Mobile number:

Fax number:

Email address: [redacted]

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

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

House: 8 | Suffix:

House name:

Street address: Steyning Close

Town/City: SOMPTING

Postcode: BN15 0HY

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

Easting: 517703

Northing: 105736

Description:

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0832/17
DATE VALID - 8 JUN 2017

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:

I consider the proposed alterations to be lawful as the criteria relevant for permitted development rights have been met for this property:

The proposed additional volume of 48.6 cubic metres additional roof space, falls below the maximum allowable 50 cubic metres for detached and semi-detached houses, no existing alterations from previous occupiers is currently present.

There is no proposition to extend beyond the plane of the existing roof slope of the principal elevation that fronts the highway.

There is no proposition to raise the roof higher than the highest part of the existing roof.

All materials used will be similar in appearance to the existing house.

No proposition for any verandas, balconies or raised platforms are present.

No proposition for side-facing windows are present.

The property is not located in a designated area.

Dormer walls to be set back, as far as practicable, at least 20cm from the original eaves.

There is no proposition for alterations to overhang the outer face of the wall of the original house.

The use class of the property remains unchanged as Residential C3 Dwelling House.

I consider a lawful development certificate should be granted for this proposal as all relevant conditions have been met as above, the proposal includes the appearance of the property remaining in keeping with the existing properties in the same street and the character of the surrounding area. The proposed alterations will not compromise any neighbours current level of privacy or restrict/encroach on the exposure of natural light etc.

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

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?

I consider a lawful development certificate should be granted for this proposal as the additional living space is needed and the relevant criteria is met for a lawful development certificate to be granted.

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)

To create 2 additional bedroom rooms, and a W/C shower room in the roof of the property, to include altering roof from Hip to Gable, and adding a flat roof dormer to the rear, 3 x velux roof windows to the front of property.
Stair case access to be added alongside existing hallway, and access to existing front bedroom to be moved toward front of property to allow appropriate staircase positioning.

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 22/05/2017

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.