Planning Services, Adur & Worthing Councils

Portland House,
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Adur & Worthing councils

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: Tomas | Surname: Lerner

Company name:

Street address: 33 Burnside Crescent

Town/City: Sompting

County: West Sussex

Country: United Kingdom

Postcode: BN15 9TJ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Nathan | Surname: Mooncie

Company name: Mooncie Studio

Street address: 27 Ryde Road

Town/City: Brighton

County: East Sussex

Country: United Kingdom

Postcode: BN32EG

	Country Code	National Number	Extension Number
Telephone number:		07896252539	
Mobile number:		07896252539	
Fax number:			

Email address: nathan.mooncie@btinternet.com

ADUR & WORTHING PLANNING SERVICES

PLAN: AWDM/ 0134/16

DATE VALID: - 3 FEB 2016

3. Site Address Details

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

House: 33 Suffix:

House name:

Street address: Burnside Crescent

Town/City: Sompting

County: West Sussex

Postcode: BN15 9TJ

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

Easting: 517116

Northing: 104205

Description:

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:

1. New side porch, to be single storey with a matching pitched roof slope to match the existing roof, with its external footprint not to exceed 3 sqm (3 sqm), with a maximum height of 3.6m (below 4m for a side extension), and not within 2 metres of the front boundary that fronts the highway.
2. New single storey rear extension does not exceed 50% of the total area of land around the original house; external materials to be white rendered to match the rest of the proposal and the existing front bay with matching roof tiles to the pitched roof; not to extend more than 3m beyond the rear of the original house and not to exceed 4m in height (3.5m), with maximum eaves to higher than the existing house (2.45m).
3. New rear dormer has an additional roof space of 41.5 sqm (below 50 sqm allowed under Permitted Development for semi-detached houses), and to have a pitched roof and be tile hung to be similar in appearance to the existing house, no part higher than the highest part of the existing roof, with the dormer to be set back some 20cm from the original eaves.
4. New side facing window at first floor within the roof space to be obscure glazed.
5. 2 new front facing roof lights which will not project more than 150mm from the existing roof plane, with no alteration to be higher than the highest part of the roof, side facing windows to be obscure glazed (see above), with the opening top part to be 1.7m above the floor.
6. New change of appearance from face brickwork with white rendered front bay to white rendered external walls at ground and first floor levels, as the materials are similar in appearance (the front bay is white rendered) to those used in the construction of the house, and the house is not in a Conservation Area, a National Park, or an Area of Outstanding Natural Beauty.

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

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

Is the proposed operation or use: ◉ Permanent ○ Temporary

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

The proposals are wholly in accordance with the Permitted Development guidelines for porches, extensions, and loft conversions, and so they should be granted consent in line with it being sustainable development, and a good example of implementable planning.

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)

Certificate of Lawfulness for a new side porch with pitched roof; a new rear single storey pitched roof extension and a new tile hung rear pitched roof dormer and 2 new front facing roof lights, with fenestration changes and a new white rendered appearance in lieu of face brickwork at 33 Burnside Crescent, Sompting, BN15 9TJ.
Please see our drawings M 94 - 01, 02, 03, 04, 05, 10, 11, 12, 13.

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: 27/01/2016

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.