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: 16

Suffix:

Property Name:

Address Line 1: Leighton Avenue

Address Line 2: Broadwater

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN14 8QP

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

Easting (x): 515187

Northing (y): 104942

Description:

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Hobden

Company Name

Address

Address line 1

16 Leighton Avenue

Address line 2

Broadwater

Address line 3

Town/City

Worthing

County

West Sussex

Country

Postcode

BN14 8QP

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

Ms

First name

Johanna

Surname

Pfeiffer

Company Name

J H Pfeiffer Architecture & Design

Address

Address line 1

76

Address line 2

Brougham Road

Address line 3

Town/City

Worthing

County

Country

Postcode

BN11 2NU

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?

- [x] 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)

Proposed hip to gable loft conversion with rear dormer at 16 Leighton Avenue, Worthing, BN14 8QP

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

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 property is a two-storey single family semi-detached house.

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

1486 EX01 – Location Plan, Block Plan, Existing Plans & Elevations.
1486 PL01 – Proposed Plans & Elevations.
1486 VC01 – Roof Conversion – Volume Calculations

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

- [x] Permanent
- [ ] Temporary

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

The property is a two-storey semi-detached house and the proposed hip to gable loft conversion and rear dormer will not exceed the highest part of the existing roof. The total proposed cubic volume of the hip to gable loft conversion and rear dormer is 44.02m.cu so the addition to the original roof space is less than 50m.cu. The proposed materials are to match existing. The existing eaves of the original roof will be maintained as existing. The proposed dormer is to be sited a minimum of 20cm from the existing eaves and the dormer will not overhang the outer face of the wall of the original house. No verandas, balconies or raised platforms are proposed. The roof extension would not project beyond the plane of the existing roof of the principal elevation that fronts the highway. The rooflight would not protrude beyond the plan of the slope of the original roof by more that 150mm as allowed under Class C.1(b). The house is not on designated land.

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?

- [ ] The agent
- [x] 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
- [x] No

Interest in the Land

Please state the applicant's interest in the land

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other

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.

- [x] I / We agree to the outlined declaration

Signed

Johanna Pfeiffer

Date

24/02/2025