Planning Services, Adur & Worthing Councils

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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. Site Address

Number	20
Suffix	
Property name	
Address line 1	The Marlinespike
Address line 2	
Address line 3	
Town/city	Shoreham-By-Sea
Postcode	BN43 5RD

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

Easting (x)	522435
Northing (y)	104738

Description

2. Applicant Details

Title	Mrs
First name	Vivienne
Surname	Carden
Company name	
Address line 1	20, The Marlinespike
Address line 2	
Address line 3	
Town/city	Shoreham-By-Sea

2. Applicant Details

Country	
Postcode	BN43 5RD
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

No Agent details were submitted for this application

4. 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)

Construction of replacement and enlarged rear dormer as attached proposed drawings CH899-006 & CH899-007.

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

5. 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 proposal to replace and enlarge the rear dormer to the existing property is considered to meet the following permitted development requirements:
- The property is not on designated land.
- The proposed dormer adds 33.3 cubic metres net of additional roof space to the property. The recent planning application AWDM/1883/19 approved the enlargement of the existing front dormer which has added 9.8 cubic metres net of additional roof space. The combined additional roof space is 43.2 cubic metres which is within the allowed 50 cubic metres for a semi-detached house under permitted development.
- The proposed dormer is on the rear of the property.
- The proposed dormer is no higher than the highest part of the existing roof.
- The proposed dormer does not include any side facing windows.
- The proposed dormer is set back at least 20cm from the original eaves as shown on drawing CH899/007.
- The proposed materials for the new dormer are to match the existing materials.

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

AWDM/1883/19 - Planning permission granted for the replacement and enlargement of the front (south) dormer.

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?

We consider that the proposed replacement dormer meets permitted development guidelines.

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	Planning Approval AWDM/19883/19

Date (Must be pre-application submission)

21/01/2020

Details of the pre-application advice received

The previous planning approval AWDM/19883/19 included a note advising to submit a separate application for a Certificate of Lawfulness for the proposed rear dormer as it was not included within the planning application.

8. 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. ( ) Yes (•) No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- (•) Owner
- ( ) Lessee
- ( ) Occupier
- ( ) Other

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 (cannot be pre-application)	08/03/2020