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: 386

Suffix:

Property Name:

Address Line 1: Upper Shoreham Road

Address Line 2:

Address Line 3: West Sussex

Town/city: Shoreham-by-sea

Postcode: BN43 5ND

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

Easting (x): 521328

Northing (y): 105945

Description:

Applicant Details

Name/Company

Title

Mr

First name

Benjamin

Surname

Hillman

Company Name

Address

Address line 1

386 Upper Shoreham Road

Address line 2

Address line 3

Town/City

Shoreham By Sea

County

West Sussex

Country

United Kingdom

Postcode

BN43 5ND

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

Ruxandra

Surname

Tulbure

Company Name

Jessey Mason Associates

Address

Address line 1

Unit 3 Tungsten Building

Address line 2

George Street

Address line 3

Town/City

Portslade

County

Country

United Kingdom

Postcode

BN41 1RA

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)

Erection of flat roof rear dormer

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

C3 - Dwelling houses - The property is a residential property and has had no alterations carried out to the roof in the past. The property is not listed or in a conservation area. We are not aware of any restrictions on the property.

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

List of drawings:
00. Location plan, 01. Block plan, 02. Existing plans: ground floor and first floor, 03. Existing plans: loft and roof, 04. Existing elevations: front (South) and side (East), 05. Existing elevations: rear (North) and side (West), 06. Proposed plans: ground floor and first floor, 07. Proposed plans: loft and roof, 08. Proposed elevations: front (South) and side (East), 09. Proposed elevations: rear (North) and side (West)

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

We have not designed with any windows to the side elevation facing the neighbour. The flat roof above the new dormer (placed at the rear of the house) is set below the existing ridge height of the original house. The windows sizes of the dormer have been kept the same size (or proportionate) and configuration as the below windows (first floor) so that they are in keeping with the existing property. The volume of the new dormer will be approx. 24.00 cubic meters, which is under the maximum allowance of 50 cubic meters. The dormer has been set back from the eaves of the existing roof by 200mm. All materials used will match in with the existing house.

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
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Ruxandra Tulbure

Date

01/12/2022