

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	22
Suffix	
Property name	
Address line 1	Regis Avenue
Address line 2	
Address line 3	
Town/city	Aldwick
Postcode	PO21 4HQ

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

Easting (x)	489661
Northing (y)	97970

Description

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2. Applicant Details

Title	Mr
First name	
Surname	Prior
Company name	
Address line 1	22
Address line 2	Regis Avenue
Address line 3	
Town/city	Aldwick

2. Applicant Details

Country

Postcode

PO21 4HQ

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

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)

The Proposal is to Build a Small conservatory on the side of 22 Regis Avenue, Aldwick, Bognor Regis , PO21 4HQ

I will also be removing an existing (old) Brick Wall and erecting a new Fence (Both within my properties Boundaries) as part of the improvements and landscaping to the front / side of my property. I mentioned the Wall as it does have to come down and be moved to allow more space around the new Conservatory / area at side. (The new Fence will be no more than 6ft high and be either Wood or perhaps composite in design)

I believe The Conservatory is fully compliant with all relevant guidelines and rules outlined for Permitted Developments - and that Building Regulations are also in accordance with permitted guidelines - neither therefore requiring full formal planning consent or further full documentation

This application has been submitted to ensure that the assumption is correct and that legal certification/evidence is received to support future sales of the property and any future questions regarding the Conservatories Construction and Validity.
(See comments pertaining to my discussion with the Arun Planning Team on 4th November 2020)

Please see the documentation submitted / attached regarding the site plan and Conservatory Construction

If there are any questions regarding this I am happy to discuss and a site visit is most welcome if needed - I naturally will not be commencing any further activity with my contractor until I receive final validation from yourselves (or otherwise) .

Best Regards

Neil Prior

(please note i used the Neilpriorconsulting email address for the submission as my main email address did not seem to work on your system - either one works for contacting me)

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

This is a Residential Property built circa 1967. I believe the addition of a conservatory within the Permitted Development guidelines is Lawful.
No Extension or Conservatory development work has ever been made to this property since original build.

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

Please see all documentation attached

5. Grounds for Application

Please select the use class that relates to the existing or last use. If the use class is not shown, please select 'Other' and provide details.

C3 - Dwellinghouses

Information about the proposed use(s)

Please select the use class that relates to the proposed use. If the use class is not shown, please select 'Other' and provide details.

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 that the proposed Conservatory fully complies with all Permitted Development guidelines and that an LDC be granted (subject to any survey or review as needed)

Having discussed the matter with the Arun Planning Team (See notes further on in document) it was agreed that submitting this application would be my best course of action to ensure i had adequate documentation for the future resale of the property and any legal/survey questions etc .

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	Ms
First name	Tracey
Surname	Headley-Smith
Reference	e-mail 4Nov20 - Tracey.Headley-smith@arun.gov.uk

Date (Must be pre-application submission)

04/11/2020

Details of the pre-application advice received

Email correspondence 4/11/20 (including all Plans and Drawings) and a Telephone Call later on 4/11/20 to discuss whether I needed to submit Full planning permission for a small conservatory on the side of my property. I said that the Planned Conservatory was in full compliance of Permitted Development Guidelines and Building Regs and my Estates Committee (aldwick Bay Estate) had been consulted and permission granted. Therefore no Formal Planning Permission was required. Tracey suggested that I still submit This document to secure a Certificate to validate any future Planning / Building Reg challenges when selling the property in the future. I agreed and have therefore submitted this Document.

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

8. Authority Employee/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)

05/11/2020