Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.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: 11

Suffix:

Property Name:

Address Line 1: The Drive

Address Line 2:

Address Line 3: West Sussex

Town/city: Aldwick

Postcode: PO21 4DU

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

Easting (x): 490675

Northing (y): 98326

Description:

Applicant Details

Name/Company

Title

Mr

First name

Alex

Surname

Hamilton

Company Name

Address

Address line 1

11 The Drive

Address line 2

Aldwick

Address line 3

Town/City

Bognor Regis

County

Country

United Kingdom

Postcode

po21 4du

Are you an agent acting on behalf of the applicant?

- ○ Yes
- ⊘ No

Contact Details

Primary number

[redacted]

Secondary number [redacted]

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)

We would like to fit 12 solar panels to the South facing roof of the property as this is the only suitable space for generating sufficient solar energy.
7 panels would be fitted between the Dormer and the front edge of the roof extending in a line from the front door to the left edge of the roof.
2 more panels would be fitted above these and beneath the existing skylight window.
1 panel would be fitted to the right of the skylight window.
2 panels would be fitted above the skylight window.
The Solar Panels are all black and will be low surface mounted onto the existing concrete tiles which are black/grey in colour.
(Please see document 11 The Drive Solar Panel proposed layout.pdf).
They would be installed so as to meet the other conditions as listed on the Planning Portal:
- Equipment on a building should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
-When no longer needed equipment should be removed as soon as reasonably practicable.
- On a pitched roof, panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface.
- If your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway.

Our property is a 1970s bungalow set back from both of the neighbouring properties and while the roof to be used faces the front of the property (South) and The Drive, it is shielded from view by several Holm Oaks, other trees and 6ft front garden walls and is only visible when directly outside the property.

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

We bought the property in 2011 and own the freehold and are not proposing any change of use to the land or extension to the property. We propose to alter the property only in respect of fitting solar panels.

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

11 The Drive Block Plan
11 The Drive Solar Panel proposed layout

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?

We have been informed by Mr Martyn White Principal Conservation Officer, Planning that he was informed by the the Development Management Team Leader that The Town and Country Planning (General Permitted Development) (England) Order had just been updated in early December 2023. The change has apparently removed the reference to the need to apply for permission for the installation of panels on a roof in a Conservation Area, leaving only the reference to installing panels on a wall which fronts a highway. Essentially, if your property is in a conservation area, panels must not be fitted to a wall which fronts a highway.This includes roads, paths, and public rights of way.

This removes the previous restriction that said solar panels cannot be installed within a conservation area or World Heritage Site on a roof which faces the road.

Our proposal is to fit the solar panels to the roof only..

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?

- [x] 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:

[redacted]

[redacted]

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 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.

☑ I / We agree to the outlined declaration

Signed

Alex Hamilton

Date

08/01/2024