

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	
Suffix	
Property name	The Royal Oak Public House
Address line 1	Chichester Road
Address line 2	
Address line 3	
Town/city	Bersted
Postcode	PO21 5JF

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

Easting (x)	492166
Northing (y)	100931

Description

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2. Applicant Details

Title	Mrs
First name	J
Surname	Catermole
Company name	The Royal Oak Public House
Address line 1	The Royal Oak Public House,
Address line 2	Chichester Road
Address line 3	
Town/city	Bersted

2. Applicant Details

Country	
Postcode	PO21 5JF
Are you an agent acting on behalf of the applicant?	
	☒ Yes ☐ No
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Will Matthews
Surname	hda projects ltd
Company name	hda projects ltd
Address line 1	St Johns House
Address line 2	St Johns Street
Address line 3	
Town/city	Chichester
Country	United Kingdom
Postcode	PO19 1UU
Primary number	
Secondary number	
Fax number	
Email	

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)	
Dwarf perimeter post and rail barrier fence to the back edge of the road side verge, with gated access from Chichester Road and North Bersted Street.	
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)

5. Grounds for Application

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 site is an existing car park to The Royal Oak public house

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

2020 45 P 01 location and block plan

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.

Other

Other

Ancillary carp park to The Royal Oak public house

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.

Other

Other

No change to land use

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

The purpose of the gated entrances and perimeter barriers is to secure the site from fly parking and unauthorised or anti-social use

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

M

Surname

White

Reference

The Royal Oak Public House, Bognor PAA/116/20/

Date (Must be pre-application submission)

13/11/2020

Details of the pre-application advice received

I have been passed your Pre-Application from a colleague as she thought that it related purely to a Listed Building. I have reviewed your information and note from your cover letter that you state that the intention of the Pre-app is to determine if a full planning application or listed building consent is required for dwarf perimeter post and rail barrier fence to the back edge of the road side verge, with gated access from Chichester Road and North Bersted Street.

I have spoken to a colleague in our Development Management Team who has advised that the purpose of a pre-app is to advise if planning permission will be granted and that you would need to apply for what is known as a certificate of Lawfulness for proposed works in order to determine if consent would be

7. Pre-application Advice

required for the works.

From a listed building perspective, I would say that as the works would not directly affect historic fabric/listed building so that I do not think that you would need to apply for Listed Building Consent. However, you may need to apply for planning permission.

I hope that this is of some help to you – Please let me know if I can help you further.

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

Punch
Jubilee House, 100 Second Avenue, Burton on Trent DE14 2WF

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)