

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	3
Suffix	
Property name	
Address line 1	Homing Gardens
Address line 2	
Address line 3	
Town/city	Bersted
Postcode	PO22 9AJ
Description of site location must be completed if postcode is not known:	
Easting (x)	492585
Northing (y)	101224
Description	

2. Applicant Details

Title	Mr
First name	Glenn
Surname	Travers
Company name	
Address line 1	3 Homing Gardens
Address line 2	North Bersted
Address line 3	
Town/city	Bognor Regis

2. Applicant Details

Country	England
Postcode	PO22 9AJ
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)

To replace 20+ year old current, metal framed / wood panel, garage / workshop with brick-built one. The proposed construction will continue the row of 5 garages and be of the same brick type to ensure continuity. The proposed construction will be a little wider than the current construction to make good use of all available space and slightly longer than at present to conform with the other garages in the block. The builders estimate shows the construction to be 3.7[W] x 5.8 [L] metres. The concrete base is over 20 years old and is the full length and width of the proposal. There is no need for any new access, street, or any other hard-standing etc.

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 part of my garden has been used as a workshop / garage for 20+ years and there have been no objections at all. Therefore, I consider it lawful. The proposed construction is according to maps that I have downloaded from the Arun site, half in and half outside of the conservation area. The additional width of the new construction being outside of the conservation area. If you look at the map of the conservation area, you can see that the border goes through the centre of the current construction. Therefore, I consider the proposed construction to be lawful. Also, as this proposal is to replace a construction that has been in place for 20+ years I consider this to be lawful

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

Conservation area map
Garage estimate from builder
North-Bersted-Conservation-Area-Map

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:

Please Select...

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:

Please Select...

Is the proposed operation or use ☐ Permanent ☐ Temporary

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

The concrete base which has been there for 20+ years is the entire length and width of the proposed workshop / garage

5. Grounds for Application

The proposed workshop / garage will look like a continuation of the row of 5 garages already there [same bricks to be used, similar white garage door]
The proposal will be a positive upgrade to that specific piece of land and be more pleasing on the eye for all in Homing Gardens

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	Samantha
Surname	Allen
Reference	

Date (Must be pre-application submission)

01/06/2020

Details of the pre-application advice received

Ms Allen talked me through the options and helped me come to the decision to apply for a Lawful Development Certificate. I have to praise Ms Allens professionalism at all times and her subject knowledge

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)

10/07/2020