



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

40

Suffix

Property Name

Address Line 1

Greencourt Drive

Address Line 2

Address Line 3

West Sussex

Town/city

Bersted

Postcode

PO21 5EU

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

Easting (x)

492082

Northing (y)

100341

Description

Applicant Details

Name/Company

Title

Mr

First name

benjamin

Surname

snell

Company Name

Address

Address line 1

greencourt drive

Address line 2

Address line 3

Town/City

bognor regis

County

Country

Postcode

PO21 5EU

Are you an agent acting on behalf of the applicant?

Yes
 No

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?

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)

"Proposed construction of a single-storey rear extension to the dwelling house. The extension will project approximately 3.1 metres from the original rear wall and will have a flat roof with an overall height of less than 3.0 metres. The extension will be constructed in materials to match the existing dwelling. No alterations are proposed to the front elevation."

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

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

The existing use of the land is as a single dwelling house (Use Class C3), which is lawful. The dwelling house is an established residential property and was lawfully constructed and occupied. The proposed development relates solely to an extension to this lawful dwelling house."

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

Proposed and existing plans and elevations, including location plan and block/site plan, submitted in support of this application.

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

Permanent
 Temporary

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

The proposed development is considered lawful as it constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal comprises a single-storey rear extension to a detached dwelling house, projecting approximately 3.1 metres from the original rear wall, with an overall height of less than 3.0 metres and no alterations to the front elevation. The development complies with the relevant limitations and conditions of Class A.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Ben Snell Permitted Development query

Date (must be pre-application submission)

19/01/2026

Details of the pre-application advice received

Informal advice was sought from Arun District Council Planning Department by email. The council advised that confirmation of whether the proposed development would require planning permission could be obtained by submitting an application for a Lawful Development Certificate (Proposed) via the Planning Portal.

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

benjamin snell

Date

21/01/2026