

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	58
Suffix	
Property name	
Address line 1	Downview Road
Address line 2	
Address line 3	
Town/city	Barnham
Postcode	PO22 0EF

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

Easting (x)	495447
Northing (y)	105345

Description

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2. Applicant Details

Title	Please Select...
First name	Nigel
Surname	Madge
Company name	
Address line 1	58 Downview Road
Address line 2	Downview Road
Address line 3	
Town/city	Barnham

2. Applicant Details

Country	United Kingdom
Postcode	PO220EF
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

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)

Provision of the following to an existing garden cabin. (6.1m x 3.5m)

Bathroom: Saniflow toilet, basin, shower and expel air

Open plan area to include: Kitchenette: Work surface and sink, Bedroom, Living area

Heating: 2 radiators using the existing central heating system

Roof: velux window to south facing roof

Insulation: Additional celotex insulation to floor and roof.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Works as above:

Use of existing cabin ancillary to the house for private use and short term lets.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The property was purchased by the applicant in February 1997. A number of derelict sheds existed on the site, close to the house, at the time of purchase.

These sheds were re-clad but subsequently demolished and a new garden cabin, (6.1m x 3.5m {external measurements} excl. overhang) was erected in 2008. (Concrete base, timber framed building, cedar shingle roof, together with electrics). This new cabin was within the curtilage of the old sheds. This work fell within the terms of general permitted development class E. The cabin was used as a garden room.

In December 2019, the garden cabin was upgraded to a self contained unit ancillary to the house. Works completed 27th Dec. 2019

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

The property was purchased in February 1997. A number of sheds existed on the current location at the time of purchase. These sheds were demolished and a new timber cabin was erected in 2008 with associated electrical supply. This work fell within the terms of general permitted development class E.

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

Photographs:

Pre 1997: Evidence of garden shed

5. Grounds for Application

Post 2008: Evidence of garden cabin

Documents:

Invoice: Purchase of Cabin 2008 National Stables
Invoice: Completion of upgrade 2019 Keith Morgan

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Change of use

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Change of use

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

In December 2019, the cabin was upgraded to a self contained unit ancillary to the house.

We are seeking a Lawful Development Certificate to permit us to use the self contained unit for family, extended family use and short term lets.

We also believe that it will support local tourism and employment needs in the area) as identified in the Arun District Local Plan 2011-2013 (adopted 2018). pg. 66(strategic objective under 8.1) and pg.104 (visitor economy 10.0.01).

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	Please Select...
First name	Not known
Surname	Unrecorded
Reference	

Date (Must be pre-application submission)

01/12/2019

Details of the pre-application advice received

During the build 2019, an enquiry was made to Arun DC to establish the need for planning permission and we were advised to submit a Lawful Development Certificate for the proposed use: use of cabin ancillary to house

7. Pre-application Advice

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)

08/02/2021