

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	Manor Place
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 1TB
Description of site location must be completed if postcode is not known:	
Easting (x)	493346
Northing (y)	98828
Description	

2. Applicant Details

Title	Mr
First name	Adrian
Surname	D'Cruz
Company name	
Address line 1	34 The Drive
Address line 2	
Address line 3	
Town/city	Bognor Regis

2. Applicant Details

Country

Postcode

PO21 4DU

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Adrian

Surname

D'Cruz

Company name

TM Burrows & Partners

Address line 1

34 The Drive

Address line 2

Address line 3

Town/city

Bognor Regis

Country

Postcode

PO21 4DU

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)

Removal of existing timber single glazed sliding sash windows and replacement with conservation grade UPVC double glazed sliding sash windows.

The proposed new windows would be Ultimate Rose sliding sash windows manufactured by Roseview Windows. Please find enclosed with the application full photographic and diagram details.

Roseview windows have been selected due to the conservation grade design details that have made them acceptable in other conservation areas around the country.

The existing sash windows are relatively simple in design with no sash horns or Georgian bars etc. However the profiles of the rails, stiles and mullions of the existing windows are 'slim' in profile and therefore the proposed windows have been selected to replicate the 'slim' profile lines of the existing.

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

The use of the land as C3 residential has been continuous is excess of 20 years and therefore deemed lawful.

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

There are multiple photos accompanying the application detailing the existing window design and appearance.

There are also multiple design drawings of the proposed windows to be used.

There are a number of examples of where the proposed windows have been used in conservation areas around the country to good effect. Permissions vary from permitted development lawful development certificates to full planning permission in conservation areas.

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?

It is believed that the proposed windows/operation comply with Class A Part 1 Schedule 2 of the GPDO 2015.

Importantly for applications applying to conservation areas section A.3 (a) states:

"the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse"

The proposed windows have been carefully selected so that they are 'similar in appearance' to the existing windows with a number of conservation grade features thereby complying with A.3(a) above.

Further to this the Bognor Regis seafront conservation area is desperately in need of regeneration and also suffers from a relatively high level exposure to environmental factors such as sun, wind and rain, making the preservation of the conservation area a great deal more challenging. The approval of permitted development rights and planning permissions of a 'conservation grade' window could catalyse a huge improvement in the exterior condition of the conservation areas.

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	Mr
First name	Dan
Surname	Vick
Reference	

Date (Must be pre-application submission)

15/05/2020

7. Pre-application Advice

Details of the pre-application advice received

Informal verbal discussion on the phone regarding intention to submit LDC for change of windows.

It was suggested that Arun may not have received such an application previously and there was therefore no established precedent.

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)

19/07/2020