

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	Priory Court, Flat 1
Address line 1	Campbell Road
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 1NW
Description of site location must be completed if postcode is not known:	
Easting (x)	493951
Northing (y)	99162
Description	

2. Applicant Details

Title	Mr
First name	Gordon
Surname	Hickman
Company name	(on behalf of GAW Hickman, FE Footer and D J Hickman joint owners)
Address line 1	Brambles
Address line 2	New Road
Address line 3	
Town/city	Wormley

2. Applicant Details

Country	GB
Postcode	GU8 5SU
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)

Replacement of existing softwood timber window frames with similar design and colour UPVC double glazing. All 6 windows will be replaced

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

We believe the existing windows are the original frames as built.

Whilst we accept that technically it is not a like for like replacement as we are replacing softwood frames with UPVC frames we believe that the proposed replacement is lawful and does not require full planning consent. The existing frames are rotten and need replacing (see photos).

The proposed replacement windows are in keeping with the flat and the block and will not only be more durable they will be more energy efficient. The flat is currently let to long-term tenants and we are concerned that leaving the rotten windows is not in their best interests.

We have chosen a local supplier who has proposed a specification which is totally in keeping with the flat and the entire block and has a high energy efficiency rating and is therefore in keeping with Arun District Council's commitment to energy efficiency and supporting residents in fuel poverty. It will also help deliver the West Sussex Climate Pledge campaign

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

Letter of consent from the managing agents
Plans and specification of proposed replacement windows

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:

C3 - Dwellinghouses

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:

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?

5. Grounds for Application

This is effectively a like-for like replacement albeit using more durable and energy efficient materials. The managing agents for the freehold owner has given approval for the works subject to confirmation from Arun DC that all appropriate consents have been obtained

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

If Other has been selected, please provide contact details:

Contact name:

Title	Ms
First name	Lucy
Surname	Marchant
Telephone number	
Email address:	

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	Ms
First name	Amber
Surname	Willard
Reference	
Date (Must be pre-application submission)	
	20/09/2019

Details of the pre-application advice received

Dear Mr Hickman,

Thank you for your email.

As you are aware flats do not have permitted development rights and therefore permission would normally be required for works.

However, if the existing windows are rotten and require replacing then the works may be necessary and therefore do not constitute development and therefore do not require permission.

If you are replacing like for like again it may also not be classed as development. However, as it is timber for UPVC, it is not technically like for like.

For formal confirmation on whether permission is required a Certificate of Lawful Proposed Use could be submitted. This is where we would check the proposal against the legislation and determine whether it is development and whether permission is required.

This can be completed through our website or the forms can be brought into the council reception, however there is a fee.

Thank you
Amber

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

8. Authority Employee/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

The managing agents for the owner have been informed and have approved the works subject to confirmation that all necessary consents have been obtained.

The agents are J H Watson Property Management Ltd Trading as Watson

Correspondence & Registered Office Address: Glendevon House, 4 Hawthorn Park, Leeds, LS14 1PQ–
J H Watson Property Management Ltd Trading as Watson. Registered in England & Wales No. 1883919

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) 25/09/2019