

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	1
Suffix	
Property name	
Address line 1	Parklands Avenue
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 2BA
Description of site location must be completed if postcode is not known:	
Easting (x)	493039
Northing (y)	99650
Description	

2. Applicant Details

Title	Dr
First name	Nadeem
Surname	Akram
Company name	RF Medical Services
Address line 1	49
Address line 2	Half Moon Lane
Address line 3	Salvington
Town/city	Worthing

2. Applicant Details

Country	
Postcode	BN13 2EP
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
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

I am in the process of purchasing this 4 bedroom detached house. It is being sold as a residential property by the family who live there, and I believe it always has been used as such. The current use of the property is not in dispute, and it will continue to be used as a home once I take ownership. This application is for me to lawfully work from home.

I called the ADC advice line and was called back by the duty planner. They advised me that planning consent was unlikely to be required for my purpose of working from home, and suggested the idea of just obtaining a certificate of lawful use for my piece of mind. I didn't record the name of the duty planner, but I've contacted them twice. I have added this information here as cannot add to the "pre-application" section of this form.

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

N/A

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.

C3 - Dwellinghouses

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.

C3 - Dwellinghouses

Is the proposed operation or use ☐ Permanent ☐ Temporary

5. Grounds for Application

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

I want to start working from home and would like this certificate as proof of lawful use should it be queried by home insurers, mortgage providers etc. This house already has a study downstairs which will become my office where the bulk of my work is done. I am a GP, and this new house is only a 10 minute walk from my surgery building where I will continue to see patients. All of my administrative work and my phone/video contact with patients can be done from home. I do not intend to treat patients at home as this would require CQC/healthcare regulatory compliance assessments. Colleagues may visit me at home and may work with me from time to time, but the house already has 3 off road parking spaces that can be increased further if needed, and the surgery building nearby has extensive parking should it ever be needed if I wanted to host a meeting at home.

The proposed use is not a change of use, this will continue to be a dwelling. I currently work from 9:30 to 17:30 for 4 days a week. As I will continue to see patients in the actual surgery building, I would estimate spending 5 hours working from home on an average day. That is only 20 hours per week, meaning 88% for the time this house will remain a purely residential dwelling. I would like this certificate to allow for me to regularly work with up to 2 colleagues at my home during my normal work hours if I choose to. This may be a fellow clinician (nurse/doctor), one of the practice managers, or my PA/secretary. Their main place of work will continue to be the GP surgery building close by, but I don't want to feel restricted from inviting colleagues to work with me at times when it feels beneficial.

There will be no impact on neighbors as my work is not noisy; does not involve lots of visitors; will have no impact on traffic; will not affect parking; will not alter the physical property; is restricted to common working hours. The only visitors will have their own parking and will be there to do phone calls, meetings or admin work.

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

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

I am not currently the owner. I am in the process of purchasing the house.

Have they been informed of the application? ☒ Yes ☐ No

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. 

10. Declaration

Date (cannot be pre-application)

29/11/2021