

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	43
Suffix	
Property name	
Address line 1	Pevensey Road
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 5NY

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

Easting (x)	492224
Northing (y)	99857

Description

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2. Applicant Details

Title	Mr
First name	David
Surname	Benham
Company name	
Address line 1	43
Address line 2	Pevensey Road
Address line 3	
Town/city	Bognor Regis

2. Applicant Details

Country	
Postcode	PO21 5NY
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

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)

Single storey extension for W/C and utility room to replace existing side extension and rear sun lounge demolished as part of successful planning application BR/229/17/PL. The proposed extension is at the rear of existing building and is within the existing dimensions of the existing sun lounge which is to be demolished. Plans attached in documents providing siting and exact dimensions of the proposal, footings and floor construction.

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

This is a change to an existing property built in the 1940's which is legally registered with Land Registry and we are the legal owners of the property. The proposal complies with the permitted development guidance as set out on the planning portal website, within as Class A Development, on the terms of "The Town and Country Planning" (General Permitted Development): The enlargement, improvement or other alteration of a dwellinghouse. Plans attached.

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

Please select the use class that relates to the existing or last use. If the use class is not shown, please select 'Other' and provide details.

Other

Other

Residential property

Information about the proposed use(s)

Please select the use class that relates to the proposed use. If the use class is not shown, please select 'Other' and provide details.

Other

Other

Residential property

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?

The proposal complies with the permitted development guidance as set out on the planning portal website, within as Class A Development, on the terms of "The Town and Country Planning"(General Permitted Development): The enlargement, improvement or other alteration of a dwellinghouse. This reinstates lost facilities of a ground floor W/C and utility area that has been demolished.

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	
First name	Sarah
Surname	Radley
Reference	

Date (Must be pre-application submission)

04/09/2020

Details of the pre-application advice received

Discussed the re-instatement of w/c and utility room to replace existing that was being demolished. Suggested that the new extension could be carried out under permitted development, but this would need to be checked using the planning portal guides using "common projects and extension". Also discussed the Certificate of lawful development and that I could use that route for added security regarding the proposed extension.

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)

29/11/2020