

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 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	48
Suffix	
Property name	
Address line 1	Applegate Way
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 5GB

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

Easting (x)	492313
Northing (y)	100228

Description	
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2. Applicant Details

Title	mr
First name	douglas
Surname	green
Company name	
Address line 1	48
Address line 2	Applegate Way
Address line 3	

2. Applicant Details

Town/city	Bognor Regis
Country	
Postcode	PO21 5GB

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 Use, Building Works or Activity

Please indicate why you are applying for a lawful development certificate

- ☐ An existing use
☒ Existing building works
☐ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application

5. Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Construction of rear conservatory garden. The conservatory meets the requirements of a 'permitted development' however it has been recommended to apply for 'Lawful Development Certificate by Joan Tooth of Arun District Council Planning department on 12th November 2020

6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
☐ The use as a single dwelling house began more than four years before the date of this application
☒ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

Recommended by Joan Tooth of Arun District Council Planning department.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

☐ Yes ☒ No

Please state why a Lawful Development Certificate should be granted

Conservatory has been designed and constructed in accordance with 'permitted development regulations. Joan Tooth of Arun District Council recommended this application to assure future purchasers of house that all requirements have been met.

7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

7. Information in support of a Lawful Development Certificate

13/11/2020

In the case of an existing use or activity in breach of conditions has there been any interruption? ☐ Yes ☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought? ☐ Yes ☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed? ☐ Yes ☒ No

8. 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

9. 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	Mrs
First name	Joan
Surname	Tooth
Reference	ENF/343/20 - 48 Applegate Way

Date (Must be pre-application submission)

12/11/2020

Details of the pre-application advice received

Conservatory does not require full planning application as it meets the criteria of a permitted development. Copy email below:

Dear Doug,

Thank you for the attachments which I have viewed. It is my informal opinion that they appear to comply with the criteria of the 'Town and Country (General Permitted Development) Order March 2015 (latest amendments). I will now recommend that this case is now closed.

However, it may be in your best interests to apply for a 'Lawful Development Certificate' 'Lawful Development:Existing Use'. This would be useful for when you sell the property as it would confirm that planning permission was not required for the development. Please note this request is not binding on the Council regarding the outcome of such an application.

For details on how to make the application please see the details and validation guidance on Council's website as follows
<https://www.arun.gov.uk/making-a-planning-application>

For such an application you would need to obtain a OS Map suitable for the application and these can be found easily by an internet search of 'OS map planning'

When making the application enter your address and then on the dropdown menu for application type select 'Lawful Development Certificate' 'Lawful Development:Existing Use' and fill out the forms. I cannot assist on this matter however it is relatively straight forward. Otherwise you could employ the assistance of a Planning Consultant or Architectural Technician or indeed your conservatory supplier may be able to make a recommendation.

Should the form ask if you obtained planning advice please quote the ENF ref, today's date and if necessary my name.

Please note that you should also contact Building Control in regard to regularisation of this development.

Thank you for your co-operation in this matter.

Joan Tooth
Senior Planning Officer (Compliance)

9. Pre-application Advice

I am currently working online from home from 9.30am – 4.30pm Mon, Tues, Thurs and Fri.
Any emails received outside these hours will be attended to when I am next online, unless you receive an out of office response advising you otherwise.
Thank you for your co-operation.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

10. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

11. 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?

12. 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)

14/11/2020