Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Winterberg

Address Line 1

Montpelier Road

Address Line 2

Address Line 3

West Sussex

Town/city

East Preston

Postcode

BN16 1JY

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

Easting (x)

507337

Northing (y)

102345

Description

Applicant Details

Name/Company

Title

Ms

First name

R

Surname

Melsom

Company Name

Address

Address line 1

Winterberg Montpelier Road

Address line 2

Address line 3

Town/City

East Preston

County

West Sussex

Country

Postcode

BN16 1JY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Lauren

Surname

Willard

Company Name

Inspired Design Studio Limited

Address

Address line 1

39 Willowhayne Avenue

Address line 2

Address line 3

Town/City

East Preston

County

Country

United Kingdom

Postcode

BN16 1PL

Contact Details

Primary number

[redacted]

Secondary number

Fax number

Email address

[redacted]

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] 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)

Loft Conversion including rear hip to gable extension and side dormer. Single storey rear extension.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

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 existing dwelling is a detached bungalow

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

1340.01 Existing A1
1340.02.c Proposed A1
Planning Statement

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

- The single storey rear extension measures 3m from the rear of the original property
- The eaves of the proposed extension will match the existing property.
- The proposed external materials will match the existing house. The walls will be face brickwork. The roof will be tiles will match the existing roof colour.
- The pitched roof to the perimeter of the proposed extension is a false pitch hiding a flat roof behind
- The existing roof is pitched with hips to the front and rear elevations.
- The proposed rooflights to the side of the property will not project from the existing roof slope more than 150mm.
- The proposed rooflights to the side of the property will have obscured glazing, they are also more than 1.7m from floor level.
- The proposed materials will match the existing house. The dormer walls and gable walls will be finished externally with hung tiles to match the existing roof.
- There is no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- The Volume of the extensions to the roof is within the permitted development allowance of 50m3, see over for calculation.
- The side facing first floor windows will have a minimum cill height of 1.7m from finished first floor level. The will also have obscure glazing

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

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.

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?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Lauren Willard

Date

27/09/2023