

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	4
Suffix	
Property name	
Address line 1	Laburnum Close
Address line 2	Ferring
Address line 3	
Town/city	WORTHING
Postcode	BN12 5EJ
Description of site location must be completed if postcode is not known:	
Easting (x)	509660
Northing (y)	102276
Description	

2. Applicant Details

Title	Mr
First name	Murray
Surname	Coughtrey
Company name	
Address line 1	4 Laburnum Close
Address line 2	Ferring
Address line 3	
Town/city	WORTHING

2. Applicant Details

Country	United Kingdom
Postcode	BN12 5EJ

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)

We are proposing to apply a sand and cement render the external walls of the bungalow and then paint the completed render a pale grey or white colour, for a number of reasons outlined below, but as part of a current renovation project approved with Building Control.

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 are proposing to apply a sand and cement render to all existing walls of the property, as we believe by rendering, it will add weather proofing and improve the fabric of the property, in addition the render will tie in and make uniform the existing exterior walls; and will cause no harm to overall look and feel of the property. At present, each of the walls have varying degrees of damage, as detailed below.

Two of the existing three external front elevation are already painted white in colour applied directly onto the brick surface by previous owners and the third has been damaged when we have removed ivy from it. The brick pointing on the south facing gable end wall has over time been badly damaged by the weather and all of it needs repointing.

We have made changes to the size of the sliding doors and one of the windows as the rear of the property, as wells as slight modifications to side window and door openings. This has meant we have had to try and match the new bricks to the original ones. This has been difficult and rendering would make the look of the walls more uniform.

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

Planning permission was not required as the change to the property were all internal. Arun Building control have visited the property and signed of the proposed internal changes.

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.

Please Select...

Information about the proposed use(s)

5. Grounds for Application

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.

Please Select...

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

The previous owners had already applied white paint to two of the walls on the front elevation of the property, the other front wall has been damaged by invasive ivy planted by them. The south wall is in significant disrepair due to weather and will require entirely repointing. Previous owners have also attached many items to the walls which we have already, or intend to remove, which means >100 holes require filling. The property is currently the worst looking in the Close. For these combined reasons, this has led us to the conclusion that we need to clad the building to bring it up to standard and to a consistent improved appearance. We consider rendering as one of the least contentious and inexpensive options. There are other properties in and around Ferring which are either part or fully rendered.

We have made changes to the size of the existing openings to the rear of the property, as well as slight modifications to side window and door openings. This has meant we have had to try and match the new bricks to the original ones. This has been difficult and rendering would make the look of the walls more uniform. We have been working with Building Control, regarding a plan of works which includes new openings to windows and doors. Whilst we have made attempts to reuse existing bricks it has not been possible for all the works. Copy enclosed.

Planning permission was not required as the changes to the property were all internal and under permitted development. Arun Building control have visited the property and signed off the proposed internal changes, predominantly related to new steel works.

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

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)

19/12/2021