



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
509249	103404

Description

Applicant Details

Name/Company

Title

Mrs

First name

Surname

Clarke

Company Name

Address

Address line 1

12, Highdown Close

Address line 2

Address line 3

Town/City

Ferring

Country

Postcode

BN12 6PJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details



Agent Details

Name/Company

Title

Mr

First name

Keith

Surname

Lawton

Company Name

KEL Building Advisor Ltd

Address

Address line 1

11 Dale View

Address line 2

Address line 3

Town/City

Hove

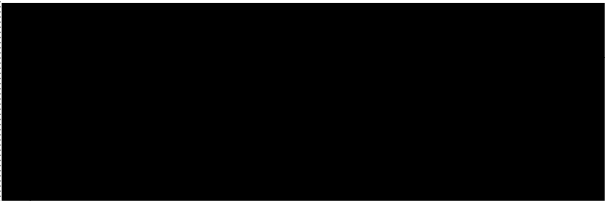
Country

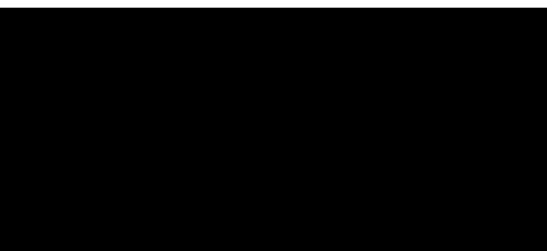
United Kingdom

Postcode

BN3 8LA

Contact Details





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 rear extension

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

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

Rear extension

It is considered that the rear extension is classed as 'Permitted development' in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House, Class A applies

A.1 Development is not permitted by Class A if –

(a) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the cartilage.

Existing area (excluding dwelling) = 355m² therefore allowed 177m²

Proposed area of extension = 39.2 m²

(b) The height of the extension does not exceed the height of the highest part of the roof of the existing dwelling

(c) The height of the eaves of the part of the dwelling house enlarged does not exceed the height of the eaves of the existing dwelling house.

(d) The enlarged part of the dwelling house does not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwelling.

(e) The enlarged part of the dwelling house has a single storey but does not extend beyond the rear wall of the original dwelling by more than 3m nor exceeds 4m in height.

(f) The enlarged part of the dwelling house does not have more than one storey.

(g) The enlarged part of the dwelling house is within two meters of the boundary of the curtilage of the dwelling house but the height of the eaves of the enlarged part does not exceed 3m

(h) The enlarged part of the dwelling house does NOT extend beyond a wall forming a side elevation of the original dwelling house, does NOT exceed 4m in height, does NOT have more than one storey or have a width greater than half the width of the original dwelling house.

(i) It does not consist of or include the construction or provision of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and ventilating pipe or an alteration to any part of the roof of the dwelling house.

A2 The dwelling is not on Article 1 (5) land

A3 The materials used in any exterior work will be of similar appearance to those used in the construction of the exterior of the existing dwelling house.

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

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

C3 - Dwellinghouses

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.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

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.

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

Rear extension

It is considered that the rear extension is classed as 'Permitted development' in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 in so far that Part 1 Development within the Curtilage of a Dwelling House , Class A applies

A.1 Development is not permitted by Class A if –

(a) The works will not result in the total area of ground covered by the building within the curtilage of the dwelling exceeding 50% of the total area of the curtilage.

Existing area (excluding dwelling) = 355m² therefore allowed 177m²

Proposed area of extension = 39.2 m²

(b) The height of the extension does not exceed the height of the highest part of the roof of the existing dwelling

(c) The height of the eaves of the part of the dwelling house enlarged does not exceed the height of the eaves of the existing dwelling house.

(d) The enlarged part of the dwelling house does not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwelling.

(e) The enlarged part of the dwelling house has a single storey but does not extend beyond the rear wall of the original dwelling by more than 3m nor exceeds 4m in height.

(f) The enlarged part of the dwelling house does not have more than one storey.

(g) The enlarged part of the dwelling house is within two meters of the boundary of the curtilage of the dwelling house but the height of the eaves of the enlarged part does not exceed 3m

(h) The enlarged part of the dwelling house does NOT extend beyond a wall forming a side elevation of the original dwelling house, does NOT exceed 4m in height , does NOT have more than one storey or have a width greater than half the width of the original dwelling house.

(i) It does not consist of or include the construction or provision of a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and ventilating pipe or an alteration to any part of the roof of the dwelling house.

A2 The dwelling is not on Article 1 (5) land

A3 The materials used in any exterior work will be of similar appearance to those used in the construction of the exterior of the existing dwelling house.

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

Pre-application Advice

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

☐ Yes

☒ 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 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 agree to the outlined declaration

