



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	3
Suffix	
Property Name	
Address Line 1	Orchard Close
Address Line 2	
Address Line 3	West Sussex
Town/city	Ferring
Postcode	BN12 6QP

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

Easting (x)	Northing (y)
509420	103275
Description	

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Randa

Company Name

Address

Address line 1

3 Orchard Close

Address line 2

Address line 3

Town/City

Ferring

Country

United Kingdom

Postcode

BN12 6QP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address



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)

Our bungalow's roof has reached the end of its useful life and we are looking to renew it with Cambrian interlocking slate tiles. This will of course necessitate bringing the existing thermal elements up to the current standard.

The existing roof build up is as follows (from inside out):

12.5 mm plasterboard
TLX Silver multi foil insulation quilt by TLXinsulation
100mm rafters (no insulation in between)
non breather membrane
25mm roofing battens
Redland 49 tiles

Given the silver quilt insulation isn't installed properly (i.e. it cannot be considered to perform as a vapour membrane or an efficient thermal layer) it has to be disregarded in the new roof's design. Our main constraint is the internal inaccessibility given the loft space is already finished and occupied.

We would like to create a warm roof system by installing a new vapour control layer, 120 mm of PIR rigid insulation boards (such as Celotex XR4000) above rafters (as there is no access internally), vapour permeable underlay, counter battens & battens & slate tiles.

Structurally I have no concerns as we are swapping 54kg/m2 load (current Redland49 concrete tiles) for a much lighter Cambrian Slate at only 17kg/m2.

The only concern is the resulting increase in the ridge height (16 cm) and 11cm increase to the plane of the existing roof slope.

We believe this "tolerance" in roof height is acceptable and does not necessitate planning approval, hence this application for a lawful development certificate.

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

It is an existing detached bungalow dating to 1958 and its roof's thermal performance is drastically below the current building control standard. The improperly installed multi quilt insulation at best provides U value of 0.91. Given the loft conversion was done many years ago (under application FG/7/91/B) and the space is now habitable there is no way of adding vapour barrier & insulation under the rafters. Warm roof therefore is the only feasible option.

The proposed re-roofing will bring the thermal performance to the current standard without adversely affecting any of the neighbouring properties.

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

Annotated sketch illustrating existing & proposed roof build up and the change in ridge & roof plane heights.

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?

The minimal roof height increase should be considered as a construction tolerance and is solely caused by the requirement to improve thermal elements during re-roofing project in excess of 50%. There are no negatively impacted parties and full planning application seems excessive.

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

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

Ms

First Name

Hannah

Surname

Hannah.Riddle@arun.gov.uk

Reference

Roof renewal @ 3 Orchard Close, Ferring, BN12 6QP

Date (must be pre-application submission)

09/03/2022

Details of the pre-application advice received

Dear Mr Randa,

Many thanks for your email.

Having read through your message we would advise you take the following actions.

You will need to apply for a lawful development certificate for a proposed development. This will answer the question of whether or not it can be permitted development. You will need to provide exact details of the increased ridge height together with plans showing the proposal.

This is a building control matter and I will forward this email to them for a response.

Kind regards,

Hannah

Hannah Riddle
Planning Apprentice
Planning Services

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Martin Randa

Date

15/03/2022