



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

Householder Application for Planning Permission for works or extension to a dwelling

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

Tumbley

Address Line 1

Gorse Avenue

Address Line 2

Address Line 3

West Sussex

Town/city

East Preston

Postcode

BN16 1SF

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jay

Surname

Scanlan

Company Name

Address

Address line 1

Tumbley Gorse Avenue

Address line 2

Address line 3

Town/City

East Preston

County

West Sussex

Country

Postcode

BN16 1SF

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

James

Surname

Breckell

Company Name

James Breckell Architects

Address

Address line 1

89 Old Fort Road

Address line 2

Address line 3

Town/City

Shoreham by Sea

County

Country

United Kingdom

Postcode

BN435HA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Replacement glazing. Replacement of existing thatched roof with a combination of plain clay orange/ red handmade Sussex stock tiles and thatched roof.

New garage door fitted within the original opening within masonry wall. Ground floor external masonry wall to be rendered and painted cream. First floor mock Tudor feather edged timber paneling removed and replaced with new straight edged timber paneling painted a dark cream. Existing ground floor south facing pitched lean-to roof replaced with a balcony with glass balustrades (within the middle section only) with the east and west corners remaining thatched. Replacement of the existing timber south facing boundary fence with a washed flint and brickwork wall and gate to match the detail of the existing washed flint boundary walls.

Has the work already been started without consent?

Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

11/10/2025

Has the work already been completed without consent?

Yes
 No

Materials

Does the proposed development require any materials to be used externally?

Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Windows

Existing materials and finishes:

Timber windows painted dark brown with leaded lights

Proposed materials and finishes:

UPVC double glazed windows with a light cream frame

Type:

Roof

Existing materials and finishes:

Thatch

Proposed materials and finishes:

A combination of thatch and plain clay orange/red handmade Sussex stock tiles with traditional details and thatch.

Type:

Walls

Existing materials and finishes:

Ground Floor - brick quoins and rough render panels First Floor - feather edged mock Tudor timber panels with rough render infill panels

Proposed materials and finishes:

Ground Floor - smooth render painted cream First Floor - straight edged mock Tudor timber panels with smooth render infill panels

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

South side boundary - timber post close boarded fence

Proposed materials and finishes:

South side boundary only - washed flint and brick wall with a timber gate to match other boundary walls built in the washed flint detail

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

JB515/ Householders planning application drawing 01 - location plan

JB515/ Householders planning application drawing 02 - block plan

JB515/ Householders planning application drawing 03 - existing plans

JB515/ Householders planning application drawing 04 - proposed plans

JB515/ Householders planning application drawing 05 - existing elevations

JB515/ Householders planning application drawing 06 - proposed elevations

JB515/ Householders planning application drawing 07 - proposed site plan (showing south side boundary wall treatment)

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

Yes
 No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant
 The Agent

Title

Mr

First Name

James

Surname

Breckell

Declaration Date

23/10/2025

Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

James Breckell

Date

24/10/2025