

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	
Suffix	
Property name	Castleview Storage
Address line 1	Castleview Storage, Old Mead Road
Address line 2	
Address line 3	
Town/city	Littlehampton
Postcode	BN17 7PU
Description of site location must be completed if postcode is not known:	
Easting (x)	502095
Northing (y)	104188
Description	

This is an application to submit for a lawful development certificate being issued following grant of planning permission for an existing development.

2. Applicant Details

Title	Mr
First name	Manou
Surname	Amirpashaie
Company name	Castleview Storage Ltd
Address line 1	Castleview Storage
Address line 2	Old Mead Road
Address line 3	
Town/city	Littlehampton

2. Applicant Details

Country	
Postcode	BN17 7PU
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

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)

Install drains and soakaway (to the design approved DOC approval LU/167/19/DOC), which will serve the two warehouses that have already been approved for construction under application reference number LU/131/18/PL

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

The existing / current use of the property is for storage and under application reference number LU/131/18/PL approval was provided to build two new industrial warehouses; this application is to provide the Council with notification that we have now commenced works on this approved application (see photos attached to this application).

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

See plans approved under application reference number LU/131/18/PL and the subsequent approval of the design for the drains and soakaway (under DOC approval reference number LU/167/19/DOC) as well as the photos attached to this application showing that we have now commenced building works on the warehouses and thereby request formal acceptance by the Council that works have formally commenced on the build of the two new warehouses.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

B8 - Storage or distribution

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

B8 - Storage or distribution

Is the proposed operation or use

☐ Permanent ☐ Temporary

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

We wish to receive formal confirmation that the works approved for the build of two new warehouses (under ref no LU/131/18/PL) will be deemed to have commenced given that we have now commenced building works on the drainage / soakaway design that Arun Planners have now DOC approved under ref no LU/167/19/DOC. We believe these drainage / soakaway works are sufficient to constitute commencement of works approved under planning application number LU/131/18/PL, which is the plan approved for construction of two warehouses on our site.

Its worth mentioning that the drain / soakaway design that has been required to be built by the Arun Drainage Department is extremely significant in size.

5. Grounds for Application

impactful on our storage business customers, and costly (i.e. the design will cost many tens of thousand to install). The size / cost / timeline for building this drain design is such that it will take a considerable amount of time to complete these works.

We therefore need you to provide us with formal confirmation that our planning approval for the two warehouses will be preserved by virtue of these drainage works having now commenced and that therefore the planning approval will be preserved and not expire.

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

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	Tracey
Surname	Headley-Smith
Reference	Senior Planning Officer (Compliance)

Date (Must be pre-application submission)

06/06/2019

Details of the pre-application advice received

Copy of the email advise provided by Tracey Headley-Smith: "Having discussed with the Team Leader for the area, the works you describe in your email below would, in our opinion, be considered sufficient to constitute commencement. However, you are advised to submit an application for a lawful development certificate following grant of planning permission for an existing development - to obtain formal confirmation that permission has been lawfully commenced."

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)

13/06/2019