

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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Dave	Surname:	Moore
Company name:					
Street address:	57				
	Harbour View Road				
Town/City:	PAGHAM				
Country:	West Sussex				
Postcode:	PO21 4RQ				
Are you an agent acting on behalf of the applicant?				☐ Yes	☒ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

Full postal address of the site (including full postcode where available)

House:	57	Suffix:	
House name:			
Street address:	Harbour View Road		
Town/City:	PAGHAM		
Postcode:	PO21 4RQ		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	489071
Northing:	97995

Description:

lawful development certificate for
the proposed replacement of felt
roof, supporting timbers, decking,
framework & wooden products
within garage.

4. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

I gave Richard a detailed description of our proposed works (as detailed previously) and he concurred with my belief that it was within permitted development. Richard also advised that the fee would be half of the £206 application fee for a dwellinghouse. Richard advised that there was the option of applying for a Certificate of Lawful Development whereby you would provide a yes/no answer to whether a Planning Application was necessary.

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: ☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

7. 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 not changing the use of the garage, this will remain as a garage/store area. We are only seeking to replace the roof with a new structure as described in the foregoing and attached specifications. Having consulted the relevant legal documents regarded permitted developments and spoken to a Duty Planning Officer (Richard - am 28 02 2018) it could not be ascertained that the proposed development was in fact permitted although we both believe it would be. Therefore as we do not want to be in breach of Planning Regulations we have chosen to request an adjudication from the Planning Department for a Certificate of Lawful Development. We have consulted Building Control and an application is being made for the construction phase, when/if we are able to proceed.

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

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:

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:

Is the proposed operation or use:

☒ Permanent ☐ Temporary

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

To ensure that we have interpreted the Planning requirements correctly and so as not to be exposed to potential retrospective action going forward. We do not want to make any mistakes now that could become a bigger issue in future and obviously need to know if we need to make an application prior to starting construction phase.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? ☒ Yes ☐ No

8. Description of Proposal

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

It has been discovered that there is a serious infestation of wood boring beetle to a significant amount of the timber members and framework within the garage.

The existing 3 layer flat felt roof system is nearing the end of its economical lifespan, having been installed circa 15 to 20 years previous.

In order to mitigate further potential damage by the wood boring beetle and/or water penetration it is deemed necessary to replace both the felt roof and all supporting timbers, decking, framework and wood products within the garage.

Previous works to install a rear addition conservatory were undertaken circa 2 to 3 years ago, which spans virtually the full width of the property as detailed on the attached plans. This construction was necessary as when carrying out a modification to the original existing structure which was annexed to the garage, poor construction/foundation detail was discovered and the decision to demolish the original sun lounge and adjoining room was taken.

Due to the weathering detail of the conservatory it was necessary to construct a dummy pitched roof extending from the bungalow across the width garage flat roof. This improvisation enabled the sarking felt to be continued for the full length of the concealed box gutter to the conservatory.

The improvised dummy pitched roof is not considered the best arrangement in the long term. Therefore, due to the garage roof and woodwork requiring replacement it would be an ideal opportunity to renew the garage roof with a fully pitched tiled roof matched in to the bungalow. This arrangement would not only have a significantly extended lifespan over the flat roof options but also allow a perfect weathering detail for the conservatory to be provided.

It will be necessary to raise the flank wall of the garage by an estimated 5 to six courses for the provision of a "Sussex Hip" to be installed. Additionally the front elevation of the garage is to be extended forward by approximately 1.25 metres to align with the bungalow elevation and roof line. This is not the foremost elevation of the property to the highway

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

9. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

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

28/02/2018

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

