

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	50
Suffix	
Property name	
Address line 1	St Thomas Drive
Address line 2	
Address line 3	
Town/city	Pagham
Postcode	PO21 4UA
Description of site location must be completed if postcode is not known:	
Easting (x)	488870
Northing (y)	97552
Description	

2. Applicant Details

Title	Mr
First name	Matthew
Surname	Wright
Company name	
Address line 1	50 St Thomas Drive
Address line 2	Pagham
Address line 3	
Town/city	Bognor Regis

2. Applicant Details

Country

Postcode

PO21 4UA

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

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)

This proposal is to convert an existing conservatory on my property to a solid walled construction. The current low wall (770mm) will remain in place and solid walls will replace the existing glazed sides and front. Additionally the plastic roof will be replaced with a solid roof. The build will have two sky lights (1000mm x 2500mm) and a bi-fold door (3000mm x 2100mm) facing the same direction as the existing door. There will be no additional windows on the build. The dimensions of the construction will remain the same as the existing conservatory with no planned alternations to any other feature other than those previously mentioned. This will all be subject to any requirements from building control.

Existing exterior dimensions:

Width - 8220mm

Depth - 3680mm

Roof at highest point - 2675mm

Roof at lowest point - 2450mm

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 conservatory was built with planning permission (P/64/84/B granted 10.07.1984, documents attached) and has been part of the bungalow since our occupation. The proposed change to a solid structure will not alter the use or dimensions of the structure.

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

Existing planning permission
Existing building regulations
New structure drawings
Site location
Block plan
Existing floor plan of house including interior dimensions
Planning Statement

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

C3 - Dwellinghouses

Information about the proposed use(s)

5. Grounds for Application

Select the use class that relates to the proposed use. 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.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

The existing structure (conservatory) has deteriorated with regards to the windows and roof causing significant leaks. Action is required and the solid wall/roof structure would resolve these issues. Further to this the proposed structure is on the rear elevation of the property with a removal of windows facing neighbouring properties. It would also be in fit with the current property, have greater thermal benefit and would maximise the buildings usage.

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

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)

15/03/2021