

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	4
Suffix	
Property name	
Address line 1	Jubilee Gardens
Address line 2	
Address line 3	
Town/city	Pagham
Postcode	PO21 4PU
Description of site location must be completed if postcode is not known:	
Easting (x)	489634
Northing (y)	98094
Description	

2. Applicant Details

Title	Dr.
First name	Jorge
Surname	Gutic
Company name	
Address line 1	4
Address line 2	Jubilee Gardens
Address line 3	
Town/city	Bognor Regis

2. Applicant Details

Country	United Kingdom
Postcode	PO21 4PU
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☐ 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)

The proposal consist of the conversion of House #4 carport into an enclosed garage. The carport is attached to the side of house #4. The West and North walls and ceiling of the carport are provided by existing structures of house #4, and the East side of the carport is an open space adjacent to neighbour's own carport at house #5.

The intended conversion from carport to garage would entail building a separation block or brick wall between the carport of houses #4 and #5, and the installation of a garage door, with the garage door being of insulated, double-skinned, foldable metal design. In order not to encroach into house #5 carport, the separation wall would be built off-set of the boundary between the two properties into house #4 side of the carport.

Please refer to attached document 1 for property location and site plan - carport location indicated with red arrow. Refer to attached document 2 for plan of proposed work in relation to House #4 plan. Refer to attached document 3 for visualisation of current and proposed conversion.

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 carport that relates to this application was built and supplied as part of house #4 original amenities, as authorised by Arun District Council. The carport is currently used for its designated function as a parking space for a vehicle.

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:

C3 - Dwellinghouses

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:

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?

5. Grounds for Application

The proposal should be granted a Lawful Development Certificate for the following reasons:

- 1) The use of the proposed area after the modification will continue to be used as a parking space, so there is no change of use nor loss of amenities.
- 2) The proposed modification will not change or modify in any way the curtilage, eave height, elevation, overall dwellinghouse height, or the distance from the property to boundaries or highway.
- 3) The materials used in the exterior part of the modification, ie the garage door, will be of a similar appearance to those used in the garages of the other existing dwellinghouses with garages located in Jubilee Gardens.

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	
First name	Amber
Surname	Willard
Reference	Email received on Tue, 7 Jul, 15:23

Date (Must be pre-application submission)

07/07/2020

Details of the pre-application advice received

Upon looking at the submitted information it is likely it would fall within permitted development, however it would be considered under Class A which relates to extensions/alterations to the dwelling, as Class E which refers to outbuildings relates to new detached buildings such as a shed. I would however advise to submit a certificate of lawfulness and this can confirm permission is not required and be checked against any conditions on site also.

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)

15/07/2020