

**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 2010**

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 & Mrs	First name:		Surname:	Connor		
Company name:							
Street address:	51 Chaucer Avenue			Country Code	National Number	Extension Number	
				Telephone number:			
	Rustington			Mobile number:	REDACTED		
Town/City:	Littlehampton			Fax number:			
County:	West Sussex			Email address:			
Country:							
Postcode:	BN16 2PQ						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Quantrill		
Company name:	Architectural Services						
Street address:	11 Mallard Close			Country Code	National Number	Extension Number	
				Telephone number:		REDACTED	
				Mobile number:			
Town/City:	Haslemere			Fax number:			
County:	Surrey			Email address:			
Country:							
Postcode:	GU27 1QU				REDACTED		

3. Site AddressDetails

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

Description:

House:51Suffix:

House name:

Street address:Chaucer Avenue

Rustington

Town/City:Littlehampton

County:

Postcode:BN16 2PQ

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

Easting:504769

Northing:102180

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: Mr

First name: A

Surname: Gardner

Reference:

PAA/130/12/

Date (DD/MM/YYYY):

12/12/2012

(Must be pre-application submission)

Details of the pre-application advice received:

Description Of Proposed Development

Description Of Site

Amenity

From the details submitted I understand that you propose to erect a single storey extension to the rear and side and extend the roof to create 2 bedrooms at first floor. The development involves a front dormer, a hip to gable roof enlargement, a large rear flat roofed dormer and flat roofed rear and side ground floor extension.

The site comprises a semi-detached bungalow which is one of a matching pair. It is set back from the road frontage and has a relatively long rear garden. It is noted that other properties in Chaucer Avenue have roof conversions with roof lights in the front elevation and flat roofed dormers to the rear and that the adjoining dwelling has a flat roofed single storey extension and conservatory to the side.

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. Further Policy DEV19 indicates planning permission will only be granted for extensions to existing residential buildings provided that (i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;

(ii) the extension is visually subservient to the main building;

(iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

(iv) in streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;

(v) the extension does not compromise the established spatial character and pattern.

Of particular note, the policy places an emphasis on extension(s) being visually integrated with the existing dwelling in terms of siting, design, form, scale and materials, and being visually subservient to the main building. In considering whether an extension has adverse overshadowing/loss of light or overbearing impact, extensions should not normally project beyond a line taken at 45 degrees from the middle of habitable room floor windows. The 45 degree line is an important measure in gauging the impact of overshadowing/loss of light and overbearing impact. A strong justification needs to be put forward to set aside the 45 degree line measure. The proposed development is considered unacceptable by reason of conflict with policies and advice because the extensions would not comply with the 45 degree rule and would completely swamp and overpower the existing dwelling. They would not be visually subservient and the proposed dormer and roof extensions would be prominent, obtrusive and out of keeping in the street scene. The flat roofed single storey side extension would detract from the visual amenities of the locality.

It is noted that the adjoining property at no.53 was granted permission in 1995 ref(R/49/95) for an extension at the rear and a room in the roof. This would have been considered before the current Local Plan policy was adopted and prior to current government guidance and should not therefore be considered as a precedent for similar development which would be considered on its own merits.

Relevant Planning History

LU/158/69 Erection of garage

12-05-1969

Permit'd Devel

Relevant Policies - the following policies are considered relevant to your proposal:

Planning policy guidance NPPF National Planning Policy Framework

Arun District Local Plan: GEN7 The Form of New Development

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reasons:

The proposed extensions would not be visually subservient to the existing dwelling and would be out of scale with the existing dwelling and detrimental to the residential amenities of adjoining properties and the appearance of the street scene in conflict with policies DEV19, GEN7 of the Arun District Local Plan.

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:

The gable build up and rear dormer comply under class Band C of the GPDO. It complies with the following statements:

- a) any part of the dwellinghouse does not, as a result of the works, exceed the height of the highest part of the existing roof;
 - b) any part of the dwellinghouse does not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway as a result of the works.
 - c) the cubic content of the resulting roof space does not exceed the cubic content of the original roof space by more than 50 cubic metres as it is a semi-detached property
 - d) It does not consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
 - (e) the dwellinghouse is not on article 1(5) land.
- B2 Development is permitted by Class B subject to the following conditions—
- (a) the materials used in any exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and
 - (c) There are no windows in the side elevation of the wall or roof space.

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

Enclosed plans and elevations

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

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

Is the proposed operation or use:



Permanent



Temporary

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

Because it complies with the GPDO

8. 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 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)

Hip to gable roof extension and rear dormer to facilitate loft 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

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:

27/06/2013

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.