

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	Holmcroft
Address line 1	The Roundway
Address line 2	
Address line 3	
Town/city	Rustington
Postcode	BN16 2BW
Description of site location must be completed if postcode is not known:	
Easting (x)	505847
Northing (y)	101665
Description	

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Watson
Company name	
Address line 1	Holmcroft, The Roundway
Address line 2	
Address line 3	
Town/city	Rustington

2. Applicant Details

Country	
Postcode	BN16 2BW
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	Andy
Surname	Waters
Company name	Felce & Guy Partnership Architects
Address line 1	Studio 5
Address line 2	English Close
Address line 3	
Town/city	Hove
Country	UK
Postcode	BN3 7ET
Primary number	
Secondary number	
Fax number	
Email	

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 proposed development involves the following works:
-Demolition of the existing conservatory to the rear of the property
-Removal of the west facing windows in the existing lounge and master bedroom and enlarging the west facing external wall openings to those rooms in order to form an extension with dimensions as shown on the submitted drawing (2772/03G)
-Replacing the existing South facing external sliding doors in the existing lounge with an opening window matching in style and finish the existing windows. The lower section of wall will be raised in facing brick
-Replacing the existing window in the existing study with two separate windows to match the existing, as shown on the submitted proposed West elevation (drawing 2772/05B)
-Replacing the existing entrance front door and 2No East facing windows with new ones to match, as shown on submitted proposed East elevation (drawing 2772/05B).
-Removing the window and replacing the external door to the existing utility with a new window to match the existing, as shown on the submitted proposed North elevation (drawing 2772/05B)
-Replacing the existing North facing window to the existing en-suite with a new external door to match the existing, as shown on the submitted proposed North elevation (drawing 2772/05B)
-Fitting a dark grey framed roof light in the existing master bedroom and fitting 4No. dark grey framed roof lights to the proposed extension. The proposed roof lights would not protrude more than 0.15m beyond the plane of the existing and the proposed pitched roof.

4. Description of Proposal

The pitched roof to the proposed extension will be finished with roofing tiles to match the existing.
The external walls to the proposed extension and all proposed infillings of the existing wall openings will be finished in facing brick to match the existing.
The additional gutters and rainwater downpipes to the proposed extension will be in white powder coated finish to match the existing.
The proposed plan dimensions are included on drawing 2772/03F and the proposed heights are shown on the proposed elevations on drawing 2772/05B.
Access to and within the property will not be changed as part of this application.

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 proposal removes an existing conservatory constructed in the mid 1990s, which would not have required planning consent. The proposed extension, as per the current application, complies with the current permitted development rights. The proposal will not extend further than 4m from the line of the original house and the width of the proposed development is not bigger than half the width of the original dwelling house. The height of the proposed extension will not be higher than the existing roof ridge.

We believe the other works shown on the drawings to alter openings and upgrade/replace doors and windows are either deemed as permitted or do not require planning approval, but have been included to show the complete scope of works.

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

Drawings No. 2772/01 /02A /03G /04A /05B show the existing and the proposed scheme.

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?

The proposal complies with current permitted development rights for rear extensions. With regard to other works shown on the drawings to alter openings and upgrade/replace doors and windows, we believe that they are either deemed as permitted or do not require planning approval.

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

8. Authority Employee/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)

02/09/2019