

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	33
Suffix	
Property name	
Address line 1	Knightscroft Avenue
Address line 2	
Address line 3	
Town/city	Rustington
Postcode	BN16 2HW
Description of site location must be completed if postcode is not known:	
Easting (x)	505068
Northing (y)	101873
Description	

2. Applicant Details

Title	Mr and Mrs
First name	Daniel
Surname	Langridge
Company name	
Address line 1	33, Knightscroft Avenue
Address line 2	
Address line 3	
Town/city	Rustington

2. Applicant Details

Country

Postcode

BN16 2HW

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

James

Surname

Breckell

Company name

James Breckell Architects

Address line 1

The Adur Business Centre

Address line 2

Little High Street

Address line 3

Town/city

Shoreham by Sea

Country

United Kingdom

Postcode

BN1 1YR

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 proposal is for an outbuilding. The proposed outbuilding would be a minimum of 2m from every site boundary. It is at the rear of the main building. It has an eaves height of 2.2m and an overall height to the ridge of 3.3m. It is proposed to be an ancillary building to the residential curtilage of the existing house. External materials of the building would compliment the materials of the existing house.

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)

5. Grounds for Application

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 proposed outbuilding complies with the requirements under Permitted Development to be considered 'Permitted Development' and therefore it would be lawful to build this proposal without planning permission.

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

Drawing JB 416/certificate of lawfulness 01 - existing location plan 1:1250 and proposed block plan 1:500
Drawing JB 416/ certificate of lawfulness 02 - existing plans and elevations 1:100
Drawing JB 416/ certificate of lawfulness 03 - proposed building - site plan, plan and elevations and section
Planning Portal - interactive house and explanation of the rules for outbuildings and permitted development on the Planning Portal website

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)

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 proposed outbuilding complies with the requirements for it to be considered Permitted Development and therefore it out be a Lawful Development

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	Mr
First name	Zac
Surname	Denton
Reference	email 01 February 2021 at 13:27

Date (Must be pre-application submission)

01/02/2021

Details of the pre-application advice received

7. Pre-application Advice

A planning application (ref R/253/20/HH) was withdrawn at the end of January 2021. The withdrawal followed a telephone conversation with the Planning Case Officer where it was broadly agreed that if the building proposed in the withdrawn application were moved so that it were 2m from the boundary, it would comply with the requirements to be considered Permitted Development.

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)

18/03/2021