



**KNIGHTSCROFT AVENUE
RUSTINGTON
WEST SUSSEX**

**SUPPORTING STATEMENT
TO ACCOMPANY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT
FOR NEW ACCESS GATE TO WESTERN END OF ROAD**

MARCH 2022

**Sloane and Brown Ltd
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INTRODUCTION

The proposals comprise an application for a certificate of existing lawful use for a new access gate to the western end of Knightscroft Avenue, Rustington.

EVIDENCE TO VERIFY APPLICATION

The proposals can be carried out without the need to obtain planning consent as they comply with stipulations contained within 'The Town and Country Planning (General Permitted Development) (England) Order 2015', which states:

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—*
 - (i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;*
 - (ii) in any other case, 1 metre above ground level;*
- (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;*
- (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or*
- (d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.*

The gate and associated posts would be less than 1m high above ground level. The gate would not be associated with a school. Accordingly, the proposals can be seen to comply with the relevant stipulations and limitations.

The proposed new gate would be located a suitable distance from the junction with the public highway (Sea Lane) and accordingly would not result in any highway hazards.

SUMMARY

As outlined above, the proposals comply with permitted development requirements and accordingly can be carried out without the need to apply for planning permission. On this basis, a certificate of proposed lawful development should be granted for the proposals.

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