Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 53

Suffix:

Property Name:

Address Line 1: Mill Lane

Address Line 2:

Address Line 3: West Sussex

Town/city: Rustington

Postcode: BN16 3JP

Description of site location must be completed if postcode is not known:

Easting (x): 505601

Northing (y): 103050

Description:

Applicant Details

Name/Company

Title

Mr

First name

Stephen

Surname

Francies

Company Name

Address

Address line 1

53 Mill Lane

Address line 2

Address line 3

Town/City

Rustington

County

West Sussex

Country

United Kingdom

Postcode

BN16 3JP

Are you an agent acting on behalf of the applicant?

- ○ Yes
- ⊘ No

Contact Details

Primary number

[redacted]

Secondary number

Fax number

Email address

[redacted]

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- (x) 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)

Removal of non-standard wooden extension & sunroom, build extension using standard construction.
Self-build project, proposed new extension would be permitted under Permitted Development rules.

No new access to the site is required.

The new extension will replace the existing extension and sunroom which were built over 10 years ago, under Permitted Development rules.

The existing structures are of non-standard wood construction, with sloping roofs.
Existing structures have shallow footings, with the wooden floor resting on the ground, with no ground moisture protection.
Existing wooden frame extension protrudes 300cm from the original bungalow at the rear of the property.
The existing extension protrudes out 150cm past the south side of the bungalow.
Entry to the existing wooden extension from the bungalow is via an open plan entry from the kitchen extension.

Further non-standard wood construction sunroom positioned to the north of the existing extension, with a non-standard height door leading from the existing extension to the sunroom.
Sunroom is 360cm long x 360cm wide with a sloping polycarbonate roof.
Sunroom has shallow footings, with the wooden floor resting on the ground, with no ground moisture protection.

Existing extension and sunroom floors are lower than the floors in the original bungalow and the kitchen extension. New extension floors to match those of the original bungalow and existing kitchen.

New extension will be of block construction, flat roof, with three double glazed windows and one set of French doors leading into the garden. West and South walls of existing kitchen extension to be removed, making open plan kitchen, dining and living space. The existing West and South walls of the current kitchen would be inside the new extension, should they not be removed.

New extension:
Width: 1015cm (north and south walls will sit flush with existing bungalow)
Height: 300cm (new roof will match the hight of existing kitchen roof)
Depth: 400cm (from the west elevation of the original bungalow)

Floor: 500 gauge isolating membrane, Concrete sub-floor, Screed, 100mm insulation, Wooden flooring.
Walls: Double skinned, block construction. Render to the outside to match existing building.
Roof: flat roof, height to match existing flat roof on kitchen.

Windows/Doors:
3 x White uPVC double glazed windows: 170cm x 113cm.
1 x French doors, White uPVC, Double glazed: 160cm x 213cm
Windows and French doors will be sited in the West elevation, looking over the garden.

Entrance/Exist:
Entrance/exist from the bungalow, will be via existing doorway from the main house.
Garden entrance/exist will be via French doors in the West elevation of the new extension.
Existing patio doors to the west elevation (within the southwest bedroom) to be removed and closed off.

Drainage:
New soakaway to be built in garden of property, to allow the drainage of rainwater from the new flat roof, plus West and South roof of existing building.

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

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

53 Mill Lane, Rustington is a detached bungalow, with no local planning restrictions.
The new extension will replace the existing extension and sunroom which were built over 10 years ago, under Permitted Development rules.
The new extension falls within the rules of Permitted Development, it is 400cm at furthest point from original building, it is a single store extension which is below 400cm high, with no new access required or change of use.

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

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

53 Mill Lane, Rustington is a detached bungalow, with no local planning restrictions.
The new extension will replace the existing extension and sunroom which were built over 10 years ago, under Permitted Development rules.
The new extension falls within the rules of Permitted Development, it is 400cm at furthest point from original building, it is a single store extension which is below 400cm high, with no new access required or change of use.
The existing extensions are of non-standard construction, these will be replaced with a single extension of standard construction.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

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.

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?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Stephen Francies

Date

26/04/2024