

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	The Cottage
Address line 1	Main Road
Address line 2	
Address line 3	
Town/city	Yapton
Postcode	BN18 0DX
Description of site location must be completed if postcode is not known:	
Easting (x)	497384
Northing (y)	103497
Description	

2. Applicant Details

Title	Ms
First name	Bev
Surname	Johnstone
Company name	
Address line 1	The Cottage, Main Road
Address line 2	
Address line 3	
Town/city	Yapton

2. Applicant Details

Country	
Postcode	BN18 0DX
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	Paul
Surname	Quantrill
Company name	Architectural Services
Address line 1	Longdene House
Address line 2	Hedgehog Lane
Address line 3	
Town/city	Haslemere
Country	
Postcode	GU27 2PH
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)

Single storey extension

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 extension complies with permitted development because:

- 1) The extension is less than 3m from an original rear wall of the property
- 2) The proposed extension is less than 50% of the width of the original property and is attached to an original side wall
- 3) The materials will match the original property
- 4) The eaves height is less than 3m and no higher than the highest eaves of the property
- 5) The overall height is less than 4m

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

Floor 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 - Dwellinghouses

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 - Dwellinghouses

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 GPDO

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	Ms
First name	Nicola
Surname	Spencer
Reference	

Date (Must be pre-application submission)

16/07/2019

Details of the pre-application advice received

Thank you for your email. I cannot see that there is any planning history for this property.

Yours sincerely

Nicola Spencer

From: Paul Quantrill <paul@architectural.uk.com>
Sent: 09 July 2019 22:36
To: Planning <Planning@arun.gov.uk>
Subject: The cottage, main road, yapton, bn18 0dx

7. Pre-application Advice

Dear Sir / Madam,

I'm working with my client at the above property on a permitted development rear extension project and we're trying to work out what the planning history is for the property as we're not sure which walls would be classed as the original rear walls. Are you able to send me a list of all the planning applications for this property please?

Kind regards
Paul

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)