

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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	8
Suffix	
Property name	
Address line 1	Brackenbury Close
Address line 2	
Address line 3	
Town/city	Portslade
Postcode	BN41 2ES
Description of site location must be completed if postcode is not known:	
Easting (x)	525583
Northing (y)	106727
Description	

2. Applicant Details

Title	Mr
First name	Vedat
Surname	Tufekci
Company name	
Address line 1	8, Brackenbury Close
Address line 2	
Address line 3	
Town/city	Portslade

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="BN41 2ES"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Nuno"/>
Surname	<input type="text" value="Franco"/>
Company name	<input type="text" value="jnf architecture limited"/>
Address line 1	<input type="text" value="Stamford Lodge"/>
Address line 2	<input type="text" value="Cumberland Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton"/>
Country	<input type="text"/>
Postcode	<input type="text" value="BN1 6ZE"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of front dormer to existing garage and conversion of garage to form habitable space with revised fenestration and 1no rear rooflight and associated works.

Reference number

BH2020/01230

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 1

4. Description of the Proposal

Has the development already started?

Yes No

If Yes, please state when the development was started (date must be pre-application submission)

01/02/2021

Has the development been completed?

Yes No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

During construction it was made clear that accommodating the proposed internal door between the garage conversion and main house would not be viable due to the substantial level change. Exploration of potentially accommodating the access door at first floor was also considered but presented a similar problem as well as creating an access issue under the building regulations. These restrictions call for the installation of a conventional stair which would remove much of the usable space, and option that makes the conversion no longer viable.

In order to retain as much space as possible the best access solution is a hit-and-miss stair as originally proposed. Our main concern is that the works are almost complete but cannot obtain building control approval unless the access door is removed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 1 refers to the approved drawings associated with the approval.

Our request would be to have these replaced with plans without a door between the main house and garage conversion. The door was an amendment made to the original application in response to neighbours' concerns about a potential sub-division of the garage. As the intention is not to have the space sub-divided, we suggest an additional condition be added to the approval, one that specifically prohibits the sub-division of the garage from the main house.

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. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

8. Ownership Certificates and Agricultural Land Declaration

Declaration date
(DD/MM/YYYY)

03/06/2021

Declaration made

9. Declaration

I/we hereby apply for planning permission/consent 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)

03/06/2021