

**Chichester District Council**

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## 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## 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)

1. Removal of uPVC casement windows installed in 2001 by previous owners to replace original wooden casement windows. Propose to reinstate wooden casement windows with modern double glazing.
2. Increase 3 x window openings to match other windows on same elevation.
3. Convert 1 window to form a new main entrance on west side elevation of dwelling - to allow access from the driveway. Including hardwood porch.
4. Replace existing compromised and leaking upvc roof lantern seen from front elevation with a new unit of the same size and material.
5. Replace existing compromised and leaking upvc French doors on front elevation with wooden doors.

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

By reference to the General Permitted Development order 2015, Schedule 2, Part 1, A.3 conditions require that (a) the materials used in any exterior work must be similar in appearance to those used in the construction of the existing dwellinghouse.

1. As we are proposing to use wooden doors and windows - which was indeed the original material used in the construction of this dwelling - we believe that this is a lawful development.
2. As the new enlarged openings match existing window sizes on the same elevation we believe this is a lawful development.
3. The proposed new porch is 2m wide and 1m deep and 3m high and as such is within the permitted development allowances. the new porch would be 2.6m from the nearest boundary and over 4m from the road.
4. The replacement roof lantern is a like for like replacement
5. The proposed new French doors are wooden and therefore the same material as used to originally construct the existing dwelling.

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

- Permanent  
 Temporary

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

These are minor external developments. They will return the property to its original construction materials. The new window and doors will greatly increase the energy efficiency of the property and reduce the amount of heating required. The provision of a front door and porch will improve the access to the house which currently does not have a front door and is only accessed through the front sunroom or rear conservatory. There is no increase to the bulk of the building or footprint and the windows and doors are in keeping with the local vernacular and the materials used in the original construction of the dwelling house.

## 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

## 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

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

WW/24/00051/DINPPH

Date (must be pre-application submission)

31/01/2024

Details of the pre-application advice received

1. Replacing upvc with wood - "materials would not be similar in appearance"
2. Roof lantern - materials would not be similar in appearance
3. Relocate front door - materials would not be similar in appearance
4. Enlargement of three windows - materials would not be similar in appearance
5. Construction of front porch - more than 3m high so not allowed as permitted development ( this has now been amended to be 3m)
6. Replace existing conservatory with oak porch (at rear) 8m2 and too high therefore needs planning permission. (we are no longer seeking to make this addition)

## 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

Clare Benda

Date

05/02/2024