

Chichester District Council

East Pallant House
 1 East Pallant
 Chichester
 West Sussex PO19 1TY
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 Telephone: (01243) 534734



Application for a Lawful Development Certificate for an Existing Use or Operation or Activity,
 including those in breach of a planning condition

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

7

Suffix

Property Name

Address Line 1

Eastfield Close

Address Line 2

Address Line 3

West Sussex

Town/city

Southbourne

Postcode

PO10 8NJ

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

Easting (x)

477087

Northing (y)

106534

Description

Applicant Details

Name/Company

Title

MR

First name

Matthew

Surname

Knight

Company Name

Address

Address line 1

26 Norwich Road

Address line 2

Address line 3

Town/City

Chichester

County

West Sussex

Country

Postcode

PO19 5DF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- An existing use
- Existing building works
- An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Development and meaningful start has commenced in accordance with Condition 1 of Planning permit SB/20/03381/DOM. This being the demolition of existing lean to structure and car port enabling access to install the new ensuite shower window and carry out the internal alterations with the new dormer to follow.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

Planning permission has been granted under Planning permit SB/20/03381/DOM.

Commencement must be undertaken before 3 years of planning permission under Condition 1.

Development and meaningful start has commenced. This being the demolition of existing lean to structure and car port enabling access to install the new ensuite shower window and carry out the internal alterations with the new dormer to follow.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- Yes
 No

Please state why a Lawful Development Certificate should be granted

Development and meaningful start has commenced In accordance with Condition 1 of Planning permit SB/20/03381/DOM. This being the demolition of existing lean to structure and car port enabling access to install the new ensuite shower window and carry out the internal alterations with the new dormer to follow.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

22-08-2023

In the case of an existing use or activity in breach of conditions has there been any interruption?

- Yes
 No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- Yes
 No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- Yes
 No

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Planning Application SB/20/03381/DOM

Date (must be pre-application submission)

05/03/2024

Details of the pre-application advice received

There was not a formal pre application submission but we emailed on 4th March 2024 and received a reply from Planning Assistant Annie Gietzold on 6th March 2023 below which prompted this Lawful Development Certificate:

'Thank you for your email. Condition 1 is not a condition we formally discharge, however if you would like confirmation, a Lawful Development Certificate may be applied for in order to have a formal certificate of the works being begun.'

Interest in the Land

Please state the applicant's interest in the land

Owner

Lessee

Occupier

Other

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

Declaration

I/We hereby apply for Lawful development: Existing 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

Jason Hales

Date

14/03/2024