



Horsham District Council

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

Squirrels

Address Line 1

Spinney Lane

Address Line 2

Address Line 3

West Sussex

Town/city

West Chiltington

Postcode

RH20 2NX

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

Easting (x)

508456

Northing (y)

116257

Description

No provision made in this application for specifying the postal town, which is Pulborough.

Applicant Details

Name/Company

Title

Dr

First name

Peter

Surname

Lapinskas

Company Name

Address

Address line 1

Squirrels

Address line 2

Spinney Lane

Address line 3

West Chiltington

Town/City

Pulborough

County

Country

United Kingdom

Postcode

RH20 2NX

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?

- ☒ 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 thatch on 1980's extension block and replacement with clay tiles and associated rainwater goods. Installation of insulation as needed to meet current building regulations.

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

Existing use category is C3 Dwellinghouses and no change of use is proposed. I consider the existing use of the land and buildings is lawful because they have been used for residential purposes since consent for building was granted in the 1930s. The extension which I am proposing to alter was approved and built under planning application SR/5/81.

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

Copy of approval notice for SR/5/81

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?

The change of roofing material from thatch to tiles falls within the scope of Permitted Development, as laid out in the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended. Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

Change of roofing material is covered by 'Class C: other alterations to the roof'. Section C1 provides that a development is not permitted if:

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)
 - b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
 - c) it would result in the highest part of the alteration being higher than the highest part of the original roof
 - d) it would consist of or include:
 - 1) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - 2) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment
- None of these conditions apply.

Clause C2 of the Order provides that development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be:

- (a) obscure-glazed; and
- s(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

There is a dormer window on the extension but it is on the front elevation so these conditions do not apply.

In summary, none of the specified exclusions apply and therefore the proposed alteration falls within the scope of Permitted Development.

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

DC/25/1546

Date (must be pre-application submission)

01/12/2025

Details of the pre-application advice received

Following following review of a householder planning application and a site visit the planning officer advised that application for a certificate of lawfulness would be a feasible alternative.

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

Peter Lapinskas

Date

05/12/2025