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: 9

Suffix:

Property Name:

Address Line 1: Highlands Avenue

Address Line 2:

Address Line 3: West Sussex

Town/city: Horsham

Postcode: RH13 5LW

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

Easting (x): 518209

Northing (y): 130772

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Catherine

Surname

Furse

Company Name

Address

Address line 1

9 Highlands Avenue

Address line 2

Address line 3

Town/City

Horsham

County

West Sussex

Country

Postcode

RH13 5LW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mrs

First name

Jadranka

Surname

Carmichael

Company Name

Carmichael Building Design Ltd.

Address

Address line 1

Rosemary Cottage

Address line 2

Pound Lane

Address line 3

Mannings Heath

Town/City

Horsham

County

Country

United Kingdom

Postcode

RH13 6JL

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] 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)

The proposed single storey extension at the rear of the bungalow would project no more than 4m beyond the original rear wall of the bungalow. The height to the ridge would be no greater than 4m, measured from the existing ground level. The height to the eaves would be 2.3m above the existing ground level.
For precise siting and dimensions refer to enclosed drawings 24801A, 24802A, 24803, 24804 and 24805.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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

The original planning permission could not be obtained. We have contacted Duty Planning Officer on 16/12/2024 to obtain this information, but they were unable to provide us with this information, they have cited the age of this property as one of the reasons for not being able to locate it. They explained that for some older properties it was difficult to obtain this information.
However, this property was extended in 2001. The reference number for planning permission for that extension is HU/143/01.
This proves that the original bungalow is a lawful development, because had the original bungalow not been a lawful development, then planning permit HU/143/01 would not have been granted.

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

The original planning permission could not be obtained. We have contacted Duty Planning Officer on 16/12/2024 to obtain this information, but they were unable to provide us with this information, they have cited the age of this property as one of the reasons for not being able to locate it. They explained that for some older properties it was difficult to obtain this information.
However, this property was extended in 2001. The reference number for planning permission for that extension is HU/143/01.
This proves that the original bungalow is a lawful development, because had the original bungalow not been a lawful development, then planning permit HU/143/01 would not have been granted.

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

- [x] Permanent
- [ ] Temporary

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

The proposed single storey extension is to project no more than 4m beyond the rear wall of the original bungalow. The ridge of the proposed roof is to be no higher than 4m above the existing ground level. The height to the eaves would match the existing, i.e. 2.3m above the existing ground level. No more than half the area of land around the original bungalow would be covered by additions. Materials used in exterior work to be similar in appearance to those of the exterior of the existing bungalow.
We could not obtain the original planning permit to check if Permitted Development Rights applied to this property and therefore we were advised by Planning Duty Officer on 16/12/2024 to check on HDC planning portal if other properties in Highlands Avenue had been granted Lawful Development Certificates for similar house extensions that complied with the requirements of Permitted Development.
We have checked the applications for extensions of the properties located in the following postcode areas in Highlands Avenue: RH13 5LW, RH13 5LP and RH13 5LN.
Our research confirmed that Lawful Development Certificates had been issued for house extensions in each of these three post code areas, and thus we concluded that Permitted Development Rights were applicable to all three post code areas in Highlands Avenue and in particular to 9 Highlands Avenue RH13 5LW.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

Date (must be pre-application submission)

16/12/2024

Details of the pre-application advice received

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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

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Jadranka Carmichael

Date

17/12/2024