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: 11

Suffix:

Property Name:

Address Line 1: Thompson Drive

Address Line 2:

Address Line 3: West Sussex

Town/city: Storrington

Postcode: RH20 3QP

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

Easting (x): 509519

Northing (y): 115088

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Madeleine

Surname

Shaw

Company Name

Address

Address line 1

11 Thompson Drive

Address line 2

Address line 3

Town/City

Storrington

County

West Sussex

Country

Postcode

RH20 3QP

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 house is intended to be used as a dining room, thus allowing for the currently shared dining/lounge room to be used entirely as a lounge room. The proposed extension is to be built using matching brickwork and to extend 3m beyond the rear wall of the house. The flat roof is to be no higher than 3m above the existing ground level. The proposed extension is to be set back from the existing fence by a minimum of 100mm.
Refer to drawings 24711, 24712, 24713, 24714 and 24715.

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

Planning Permission DC/15/2788 issued for this housing development, states in Condition 23 that Permitted Development Rights do not apply to plots 54- 61 (inclusive), thus implying that Permitted Development Rights apply to all the other plots in this housing developments, including Plot 11.

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

Planning permission DC/15/2788

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 3m beyond the rear wall of the original house. The proposed flat roof is to be no higher than 3m above the existing ground level. No more than half the area of land around the original house would be covered by additions. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.

Site Visit

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

- [ ] Yes
- [x] No

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

- [ ] The agent
- [x] 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

PE/24/0122

Date (must be pre-application submission)

03/07/2024

Details of the pre-application advice received

PE/24/0122 was registered on 23/05/2024, decision notice date was scheduled for 20/06/2024. As there was no communication from planning at HDC, on 03/07/2024 I phoned Mrs Riggs to enquire about this preliminary enquiry. Mrs Riggs advised me over the phone that Permitted Development Rights do apply to Plot 11 and referred me to DC/15/2788, Condition 23 for more information.

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

Jadranka Carmichael

Date

02/10/2024