



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166
DX 300320 Haywards Heath 1
Email:
servicesupport@midsussex.gov.uk
www.midsussex.gov.uk

For Official use

App No:

Date Rec:

Fee:



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

Mr

First name

Franki

Surname

McGuigan

Company Name

Address

Address line 1

Fen Place Farm, East Street

Address line 2

Turners Hill

Address line 3

Town/City

Crawley

County

Country

United Kingdom

Postcode

RH10 4QA

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)

The proposal comprises the replacement and upgrading of an existing single-storey outbuilding used as a personal, non-commercial hobby workshop incidental to the residential use of the property.

The existing corrugated iron roof is leaking and will be removed and replaced with an insulated tin roof. The existing steel framework is uneven and not structurally adequate to support the replacement roof and will therefore be replaced with a new steel structure to provide a level and strengthened frame.

The roof colour will be light green to match other roofs on the property. The external wall materials will remain unchanged (corrugated tin sheets) and will be painted for a clean and tidy finish.

No heating, plumbing, or additional services are proposed.

The existing concrete floor slab will remain and will be extended slightly to accommodate the enlarged footprint of the replacement building.

The existing building footprint measures approximately 14.5 metres by 9 metres. The proposed replacement building will measure approximately 15.5 metres by 10 metres.

The existing eaves height is approximately 2.8 metres, with a ridge height of approximately 4 metres. The proposed building will retain the same roof pitch, with an overall height increase of approximately 300 millimetres due to construction requirements.

The building will remain more than 2 metres from all site boundaries.

The building will continue to be used solely for personal hobby and maintenance purposes. There will be no commercial use, no customer access, and no change in use.

No new hardstanding is proposed. Roof water will drain directly to the ground, with no changes to existing drainage arrangements. No changes to surrounding ground levels are proposed.

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

The existing outbuilding has been in lawful use for many years as a personal, non-commercial hobby workshop incidental to the residential use of the property.

The building has been used solely for personal hobby joinery, storage of tools, and carrying out small maintenance and repair works associated with the upkeep of buildings within the residential curtilage.

The use has not involved any commercial activity, customer access, employees, or change of use, and is incidental to the enjoyment and maintenance of the dwelling.

The existing building and its use are therefore considered lawful.

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

The application is supported by the submitted location plan, existing and proposed drawings, and site plans.

No previous planning permissions are relied upon in support of 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?

The proposed works constitute permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015.

The proposal involves the replacement and enlargement of an existing single-storey outbuilding within the residential curtilage of the property. The building will remain incidental to the residential use of the dwelling, with no change of use, no commercial activity, and no customer access.

The proposed building will remain single storey, will be more than 2 metres from all site boundaries, and will remain within the permitted development height limits for a pitched roof.

The proposal does not result in any material change in the use of the land or building and complies with the relevant limitations and conditions for permitted development.

The development is therefore lawful and a Lawful Development Certificate should be granted.

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

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

Franki McGuigan

Date

29/01/2026