ADUR
DISTRICT COUNCIL

Form Ref. No. 594296

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No	ADC/0502/07
Date Received	15 AUG 2007
Fee	
Rem. List	

Applicant's Details

Title	NEVILLE
Forenames	
Surname or Company/ Organisation	SUBEDAR
Telephone	[redacted]
Email	guy.walker@amospartnership.com

Address	BARN COTTAGE
	LONDON ROAD
	PYECOMBE
	BRIGHTON
	EAST SUSSEX
Postcode	BN45 7FS

Do you have an agent? Yes

Agent's Details

Title	GUY
Forenames	PATRICK
Surname	WALKER
Telephone	07799061715
Email Address	guy.walker@amospartnership.com

Address	4 STRATHBLAINE ROAD
	LONDON
Postcode	SW11 1RJ

Application Type

(a) Full planning permission (including changes of use) YES

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☑
- (ii) Scale ☐
- (iii) External Appearance ☐ N/A
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

N/A

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date: N/A

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

32 ROBERTS ROAD
LANCING
BN15 8AR

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares): 163m² - 0.0163HA

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number. 2

Description of proposed development: SINGLE STOREY EXTENSION WITH CONVERTED ROOF TO AN EXISTING SINGLE STOREY BUILDING PREVIOUSLY USED AS A COMMERCIAL PREMISES. THE SCHEME CREATES ONE GROUND FLOOR TWO BEDROOM FLAT AND ONE FIRST FLOOR TWO BEDROOM FLAT.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s)	Yes
(ii) Alteration or extension of building(s)	No
(iii) Construction of a new *vehicular* access to a highway	No
Construction of a new *pedestrian* access to a highway	No
(iv) Alteration of an existing *vehicular* access to a highway	Yes
Alteration of an existing *pedestrian* access to a highway	No
(v) Closure of existing access	No
(vi) Change of use only	No
s there to be any 'furniture' placed on a street/highway?	No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: -

If vacant, the last use: PREMISES OF A BOILER & HEATING COMPANY

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? _____ Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? COMBINED SEWER

(ii) How will foul sewage be disposed of? MAINS (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

NA

Details of Proposal

s the proposal related to an existing use on or near the site? _____

f 'Yes', please explain the relationship _____

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

N/A

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

N/A

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

N/A

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

N/A

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
LOCATION & EXISTING PLAN, PHOTOGRAPHS	0701 [redacted] D099	1: 1250 & 1: 200
PROPOSED SITE PLAN & GROUND FLOOR PLAN	0701 [redacted] D100	1:200 & 1:100
PROPOSED FIRST FLOOR PLAN AND ATTIC ROOM	0701 D103	1:100
PROPOSED ELEVATIONS	0701 D104	1:100
EXISTING ELEVATIONS	0701 D105	1:100
DESIGN AND ACCESS STATEMENT		
PROPOSED EAST ELEVATIONS	0701 D106	1:100

Fees

If a fee is submitted, please give the amount £530.00 Calculated Fee [redacted]£530-00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☐ Tick to agree to this statement.

Signed: [redacted] NEVILLE SUBEDAR

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served
	N/A	

Do you agree to these statements? [ ]

Signed: [redacted] Date: 4/08/07

On behalf of: Neville Subedar

DESIGN AND ACCESS STATEMENT

Site

The application site comprises of a single storey end of terrace building within a two and half storey residential terrace. To the side of the property there is a right of way that runs down the edge of the site and allows access to the rear of the residential neighbours and the application site.

The building has been empty for sometime. A residential application was refused at committee in July 07 having been recommended for approval. The reasons for refusal were excessive size at first floor projecting beyond the rear of the attached house and a lack of on site parking. A previous application for change of use to educational use was refused at committee prior to this. The main objection for the school application was that the building was in a residential area. The previous occupier was Delmar Boilers.

Land Use

The building sits within the built up area of Lancing within a residential street containing a mix of houses and flats. The building carries a covenant for residential use and the current single storey building is out of character with the two and half storey terrace of residential properties. The site offers the opportunity to redevelop a brown field site within a sustainable location. This is in line with policies in the adopted plan that encourages the re use of land to obtain higher densities as long as the development is in keeping with the character of the area.

Proposed Scheme

The proposed scheme comprise of 2No. 2 bed flats individually accessed. The existing building is maintained at ground floor and extended to the first floor with an attic conversion. The developed building completes the terrace of residential buildings and is in scale with its neighbours. The building doesn't extend beyond the attached house at first floor level. The density of the scheme equates to 6 habitable rooms which is the equivalent to the density of the neighbouring houses which are generally 4 bedrooms.

The Flat sizes and rooms are listed below:-

Flat 1- 2Bedroom (Ground Floor Flat)

Gross Internal Area	**- 62sq.m**
Bedroom 1	- 12sq.m
Bedroom 2	- 10.5 sq.m

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Living/Dining, Kitchen -24sq.m

Flat 2 – 2 bedroom (First Floor)

Gross Internal Area 84 sq.m

Bedroom 1 -29sq.m
Bedroom 2 -14sq.m
Living/Dining, Kitchen -14sq.m

Transport

The site lies within a sustainable transport location where it is encouraged to reduce the impact of motorised journeys. The site is within easy reach of local amenities and public transport. The proposed development is therefore designed with the aim of reducing the level of parking in line with PPG3. One space is provided on the site in the previous location of the commercial loading bay and a second space should be justifiable on the street.
This gives the development a 1:1 parking provision. In terms of traffic movement the new development is likely to generate less traffic then the previous Delmar Boilers. The previous use had vans arriving at the premises to load and unload and would park on the adjacent highway.

In relation to the previous refused residential application the car parking impact has been reduced due to the reduction in units. The scheme will have no greater impact then the neighbouring houses due to the residential density being the same as these houses. The scheme should therefore not increase the pressure on on-street parking and therefore should be considered acceptable.

In relation to the encouragement of more sustainable forms of travel it is proposed to provide covered cycle storage for the flats. It is also understood that 106 contributions maybe required to aid sustainable transport improvements.

Amenity Space

Flat No.1 has the rear garden space with the front space landscaped for the benefit of both flats. The upstairs flat has a balcony. To the rear there is a garage court so overlooking should not be an issue. It must be noted that the flats are close to the amenity of the beach.

Access and Layout

The 2 Flats are entered from the tarmac right of way to the west of the site. Each flat has its own front door that is easily visible from the street helping security. The flats refuse and recycling stores are accessed to the rear of the site from the side access. Cycle storage is also to a separate store to the rear.

The use of windows and doors to the side will help provide natural surveillance to the side path. The extension on the first floor will also allow for night time activity and surveillance facing the parking court to the rear.

Massing, Daylight and Overlooking

The apartments predominantly face to the front and the rear to avoid habitable rooms facing west where there is the possibility of overlooking.

The current building has windows to its west elevation and therefore there is a precedent for windows on this elevation. It is therefore proposed to have secondary windows to this façade to allow the benefit of west light.

The building mass extended to the first floor bears a similar relation to the western properties as that existing opposite. This meets with the councils guidelines in relation to building separation.

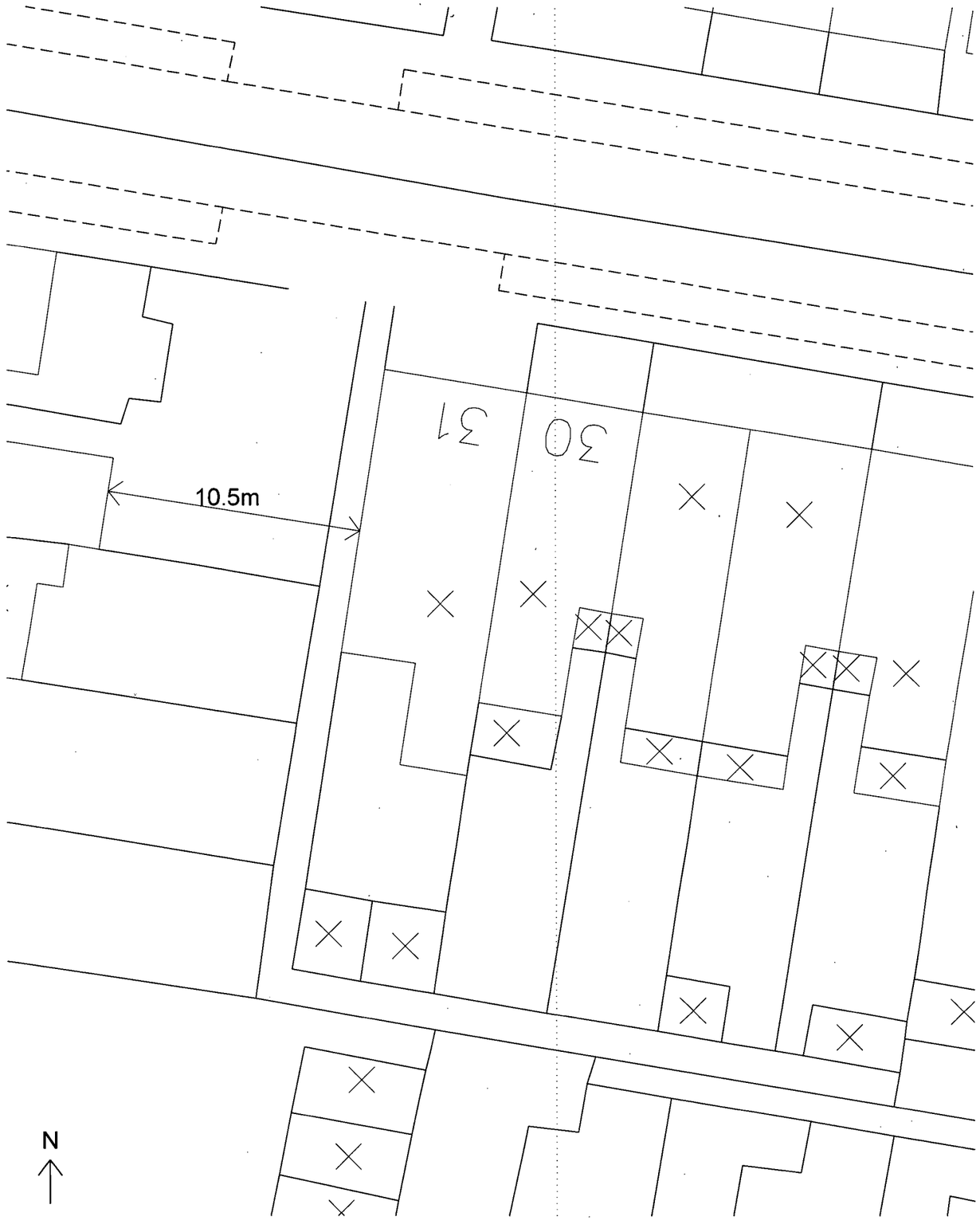
The roof matches that of next door with a dormer in keeping with the existing terrace. The rear first floor return mirrors the neighbour on the party wall line.

The scheme therefore has been carefully considered to ensure there is no loss of light to the neighbouring properties.

The new extended building helps to provide a more attractive gable to the terrace providing a positive addition to the townscape.

Materials

The building is predominantly painted render with a tiled roof to match the neighbouring terrace. Windows will be painted timber or white PVC with sash windows to the front to match the neighbouring terrace.



Existing Plan Scale 1:200



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Location Plan Scale 1:1250

(Site outlined in red)

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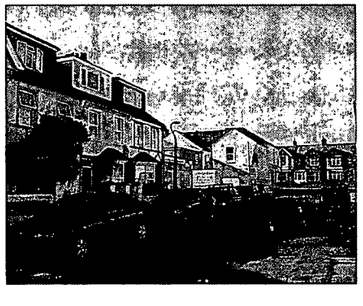

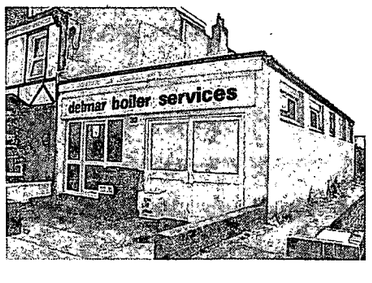

General Notes
This drawing is for Status stated..

project title	32 Roberts Road, Lancing
drawing title	Location and Existing Plan

date 7-07	project no. 0709
scale 1:1250@A3 1:200@A3	drawing no. D099
status Planning	revision no.

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4 Straithblaine Road
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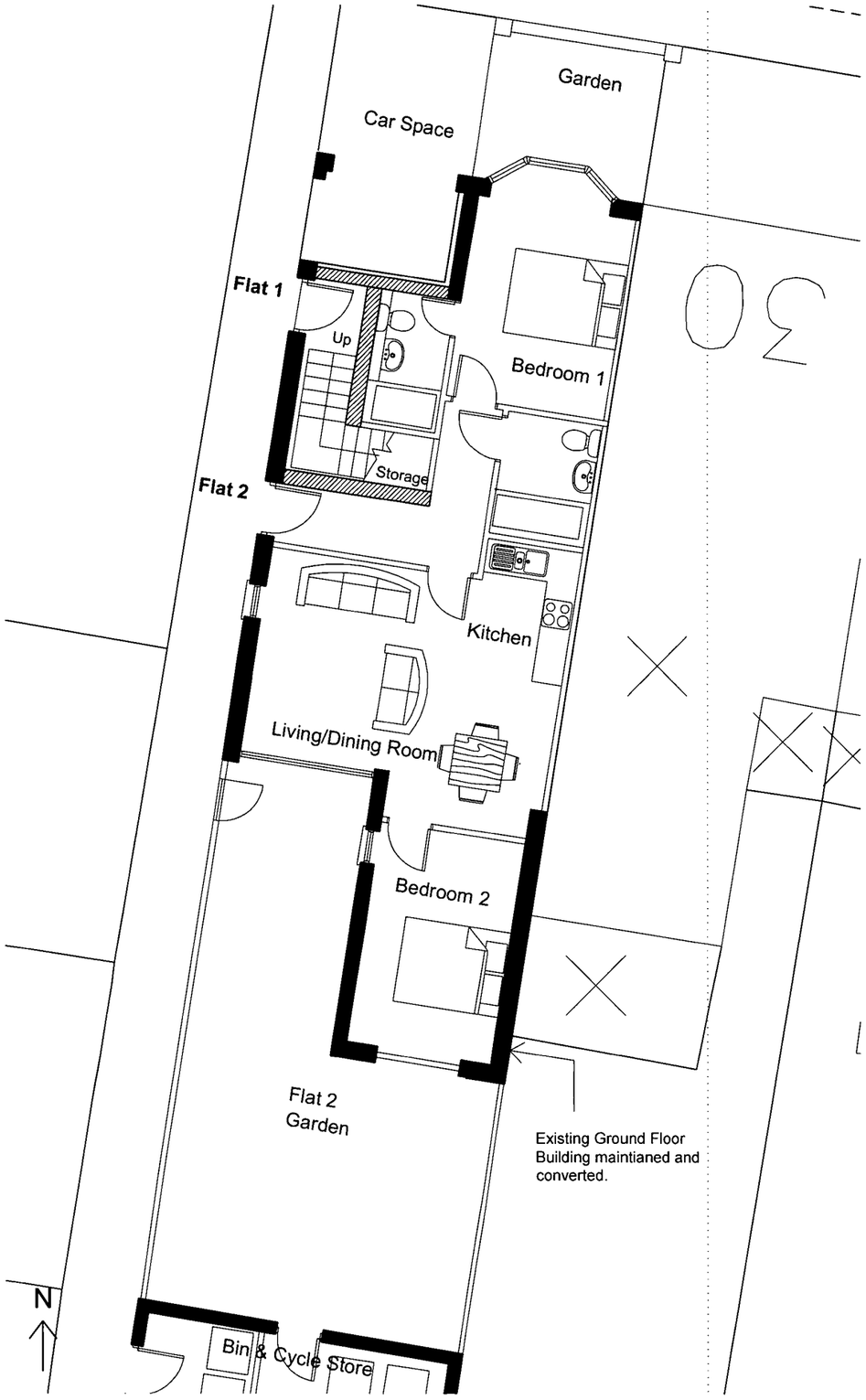
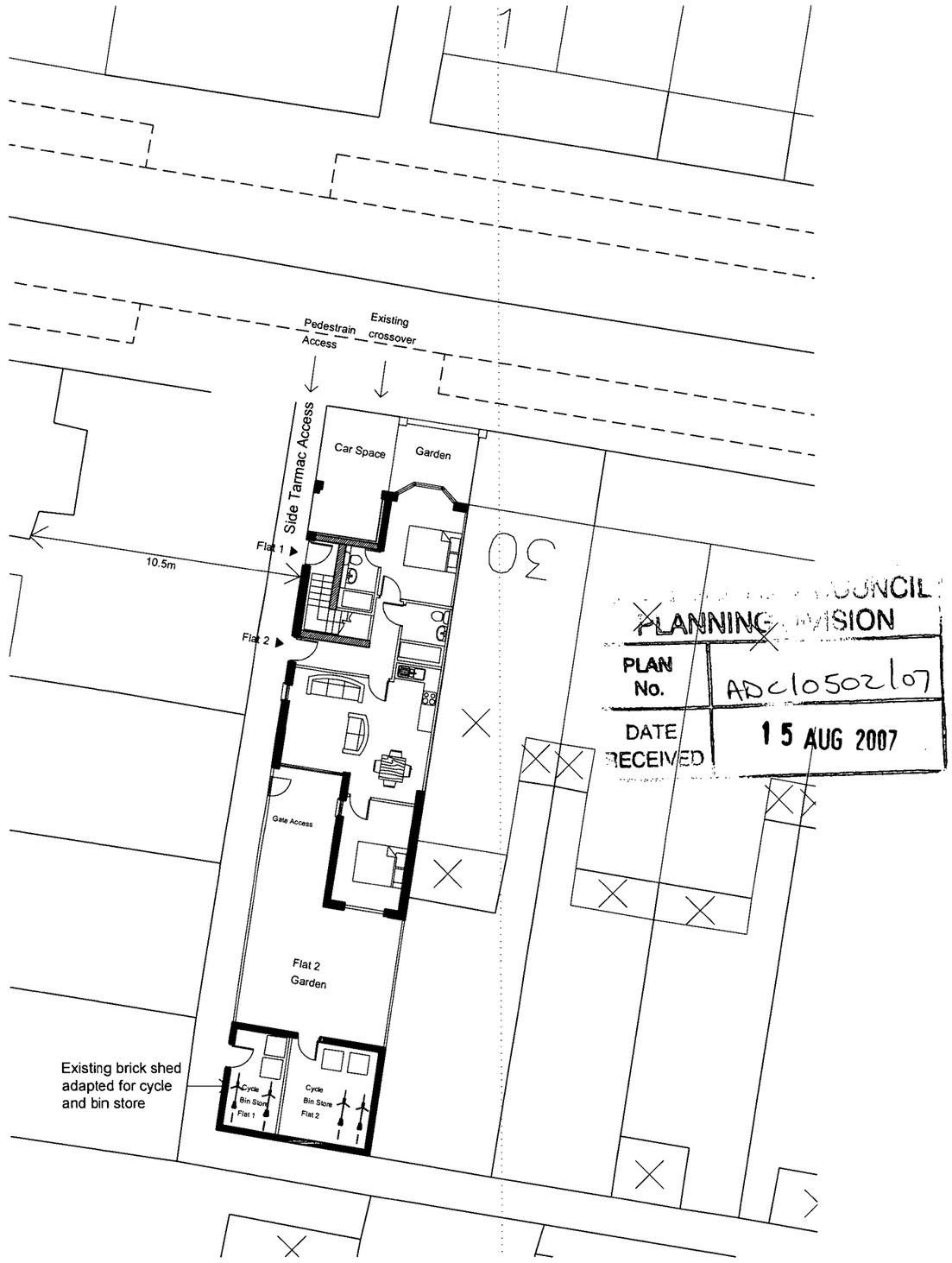
Tel: 0779 9061715



Ground Plan Scale 1:100



Site Plan Scale 1:200

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PLAN No. AD/10502/07
DATE RECEIVED 15 AUG 2007

General Notes
This drawing is for Status stated.

project title: 32 Roberts Road, Lancing	
drawing title: Proposed Site Plan & Ground Floor Plan	
date: 7-07	project no.: 0709
scale: 1:200@A3 1:100@A3	drawing no.: D100
status: Planning	revision no.: /

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First Floor Plan Scale 1:100



Attic Plan Scale 1:100

PLANNING [illegible]SION

PLAN No.	ADC/0502/07
DATE RECEIVED	15 AUG 2007

General Notes
This drawing is for Status stated.

project title	32 Roberts Road, Lancing
drawing title	Proposed First Floor & Attic Plan

date: 7-07	project no.: 0709
scale: 1:100@A3	drawing no.: D103
status: Planning	revision no.:

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London
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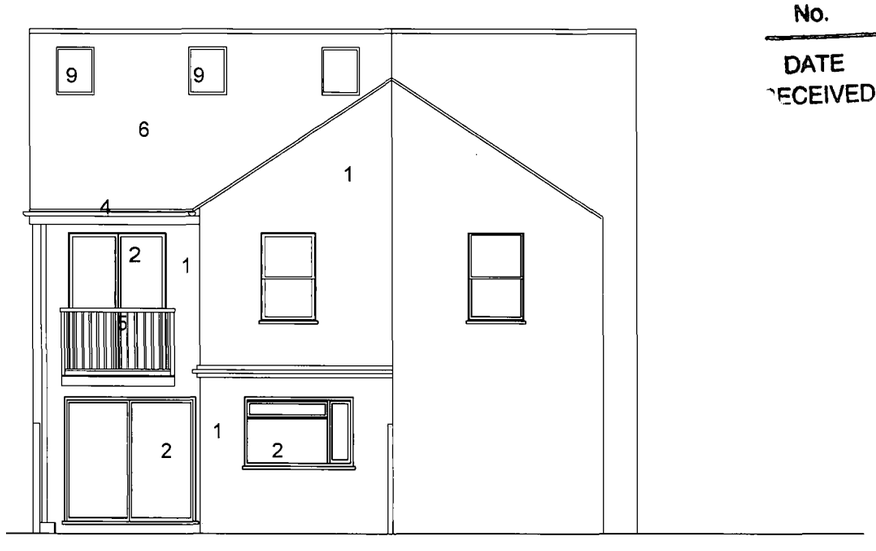
Material Key
1. Painted Render
2. Painted Timber/PVC windows
3. Painted panelled front door with Glazed upper panel infil
4. Painted timber/PVC Fascia
5. Timber balustrade
6. Tiled roof
7. Tile hung cladding
8. Timber fence
9. Roof Light

Side Elevation (West) Scale 1:100



Front Elevation (North) Scale 1:100



Rear Elevation (South) Scale 1:100

PLANNING SION
PLAN No. ADC/0502/07
DATE RECEIVED 15 AUG 2007

General Notes
This drawing is for Status stated..

project title: 32 Roberts Road, Lancing	
drawing title: Proposed Elevations	
date: 7-07	project no.: 0709
scale: 1:100@A3	drawing no.: D104
status: Planning	revision no.:

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4 Straithblaine Road
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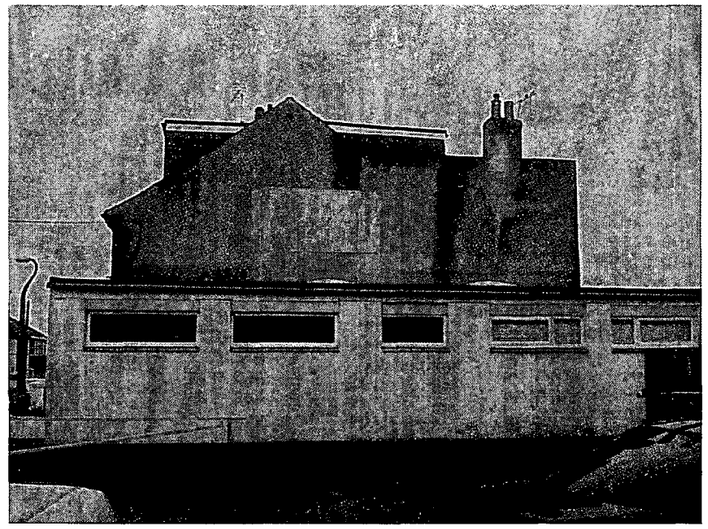
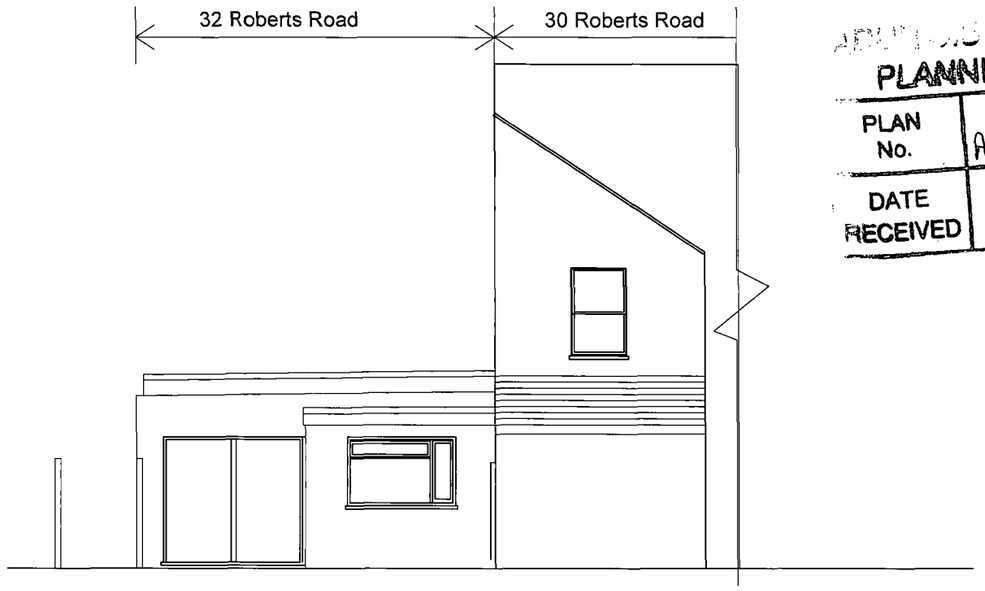
Existing Side Elevation (West) Scale 1:100



Existing Side Elevation -Picture shows ugly flank wall to house



Existing Front Elevation (North) Scale 1:100



Existing Rear Elevation (South) Scale 1:100

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PLAN No. ADC/0502/07
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Rev. A- Building No. Change

project title: 32 Roberts Road, Lancing	
drawing title: Existing Elevations	
date: 7-07	project no.: 0709
scale: 1:100@A3	drawing no.: D105
status: Planning	revision no.: /

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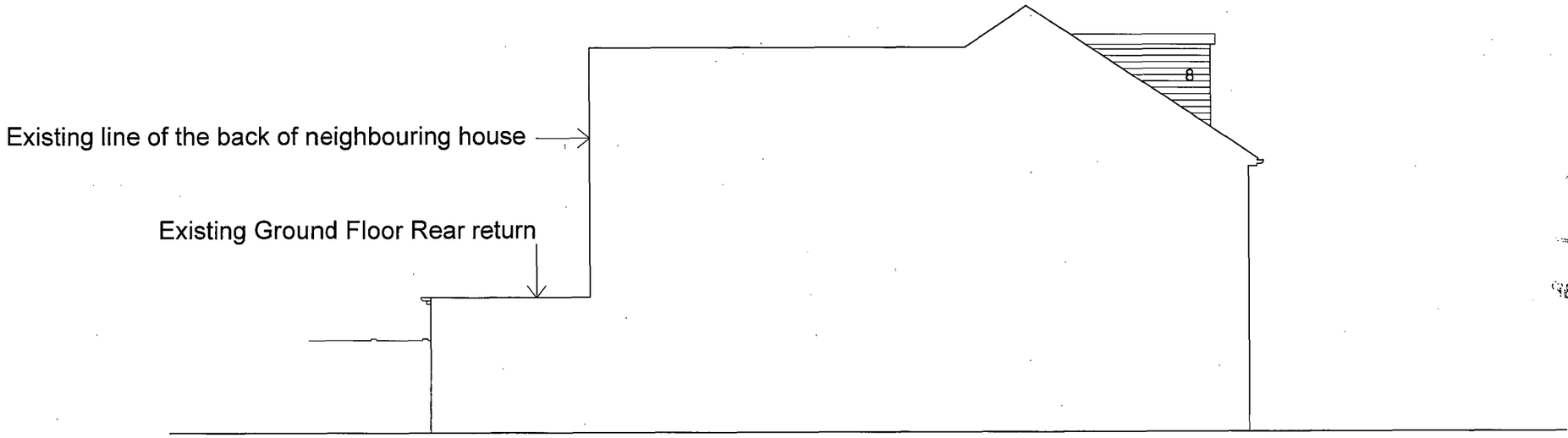
4 Straithblaine Road
London
SW11 1RJ

Tel: 0779 9061715

General Notes
This drawing is for Status stated..

Material Key
8. Tile hung cladding



Side Elevation (East) Scale 1:100

PLANNING DIVISION
PLAN No. ADC/0502/07
DATE RECEIVED 15 AUG 2007

project title	32.Roberts Road, Lancing
drawing title	Proposed East Elevation

date	7-07	project no.	0709
scale	1:100@A3	drawing no.	D106
status	Planning	revision no.	/

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General Notes
This drawing is for Status stated..