Form Ref. No. 605901

ADUR DISTRICT COUNCIL

# 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 | A/05/1367 |
| Date Received | |
| Fee | 132 20 AUG 2007 |
| Rem. List | |

## Applicant's Details

| | |
|---|---|
| Title | |
| Forenames | |
| Surname or Company/ Organisation | PR HOMES DIRECT LTD. |
| Telephone | |
| Email | |
| Do you have an agent? | Yes |

| | |
|---|---|
| Address | 6 SPA COURT |
| | KINGS ESPLANADE |
| | |
| | HOVE |
| | EAST SUSSEX |
| Postcode | BN3 2WS |

## Agent's Details

| | |
|---|---|
| Title | |
| Forenames | |
| Surname | STUART RADLEY ASSOCIATES |
| Telephone | 01273 420606 |
| Email Address | stuartradley@ricsonline.org |

| | |
|---|---|
| Address | 336 KINGSWAY |
| | |
| | |
| | HOVE |
| | EAST SUSSEX |
| Postcode | BN3 4LW |

## Application Type

**(a)** Full planning permission (including changes of use) ✓

**(b)** Outline planning permission

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

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (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

**(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

and Permission Application

and the Condition Number

**Land Details**

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

59 PENHILL ROAD
LANCING
WEST SUSSEX
BN15 8HB

Does the applicant own or control any adjoining land? Yes

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

Area of site (Hectares) 0.05

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. 5

Description of proposed development: FIVE NEW FLATS

(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 No

Alteration of an existing *pedestrian* access to a highway No

**(v)** Closure of existing access No

**(vi)** Change of use only No

Is 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: VACANT

If vacant, the last use: LIGHT INDUSTRIAL

**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? TO SOAKAWAYS

(ii) How will foul sewage be disposed of? TO EXISTING 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.

**Details of Proposal**

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

If '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.

**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) | N/A | | |
| **TOTALS** | | | |

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*** | | | | | | |

*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 PLAN | P65PC/01/FP | 1:1250 |
| PROPOSED FLOOR PLANS, ELEVATIONS, BLOCK PLAN | P65PC/02/FP | 1:100;1:500 |
| DESIGN AND ACCESS STATEMENT | | |
| | | |
| | | |
| | | |
| | | |

**Fees**

If a fee is submitted, please give the amount £1,325.00 Calculated Fee £1,325.00

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

Signed: [redacted] PR HOMES DIRECT LTD.

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 |
|---|---|---|
| | | |

Do you agree to these statements?

Signed: [redacted] Date: 17 AUGUST 2007

On behalf of: PR HOMES DIRECT LTD.

***DESIGN AND ACCESS STATEMENT***
***For***
***59 Penhill Road, Lancing***

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0051/07
DATE RECEIVED 20 AUG 2007

**1.0 Summary of Proposal**

1.1 The proposal involves the demolition of a vacant ~~dilapidated~~ light industrial building to make way for the development of 5 new one bedroom flats.

**2.0 Use**

2.1 The site is recessed from Penhill Road and is bordered on the north, south and east sides by residential accommodation in the form of houses and flats. The flats will provide starter homes for young people or people looking to enter the property market. The site is close to community facilities and public transport.

**3.0 Amount**

3.1 The proposal is for 5, one bedroom flats. Each flat has an entrance on the ground floor which leads into an open plan kitchen and living area. The living room leads out through patio doors onto a patio area in a communal garden. Provision is also made on the ground floor for a guest wc. There is a double size bedroom with an en-suite bathroom on the first floor. The end flat on the north side has extra facilities on the ground floor, namely a shower room and a study which leads onto the patio. Each flat has a dedicated off street parking bay.

**4.0 Layout**

4.1 The building has been positioned on the site so as to maximise the accommodation within each flat while still providing adequate parking and amenity areas. Entrance to the development is via an existing road from the street giving direct vehicular and pedestrian access to the flats. The amenity area is on the west side of the site providing a quiet and secluded area.

**5.0 Scale**

5.1 The building is a two storey building with a pitched roof and is in keeping with the style of the adjacent block of flats and buildings.

**6.0 Landscaping**

6.1 Paved pathways will be provided to the flat entrances, bicycle store and refuse storage areas and the living rooms in each flat will lead onto a paved patio.

6.2 The amenity areas will be grassed and landscaped with bushes and shrubs. The boundary walls will be enhanced with timber trelliswork, plants and creepers to provide a pleasing outlook.

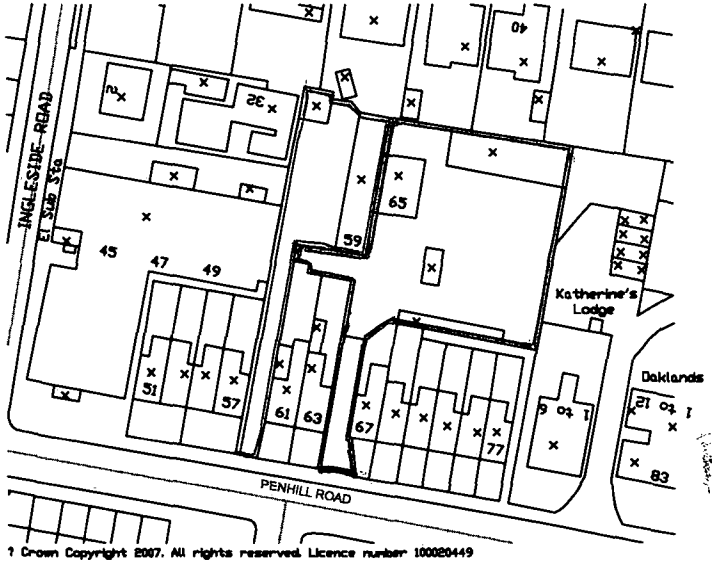
6.3 Adequate lighting will be provided to assist with movement at night around the property as well as for security.

## 7.0 Appearance

7.1 The proposed building will not be visible from the street. It will share a common entrance with the adjacent block of flats currently being built within the same surroundings. The design of the new building, with the red tiled roof, partial brickwork and partial neutral rendered walls, white uPVC windows and black rainwater goods, has been based on the appearance of the existing block of flats so as to create a sense of synergy between the two buildings which will form part of the same complex.

## 8.0 Access

8.1 The site is relatively level thus providing easy movement around the development. Accessible thresholds will be provided at the entrances to the flats and accessible wc facilities have been provided for on the ground floor level of the flats thus complying with Part 'M' of the building regulations.




# LOCATION PLAN

SCALE 1:1250

PLANNING DIVISION
PLAN No. Arc/05/3/07
DATE RECEIVED 20 AUG 2007

PLANNING APPLICATION

Client
Peter Winslow
PR Homes Direct Ltd.

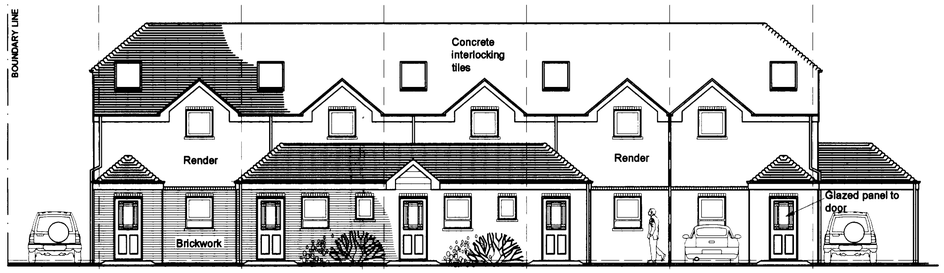
Project
59 PENHILL ROAD
LANCING:
5 New Flats.

Title
Location Plan

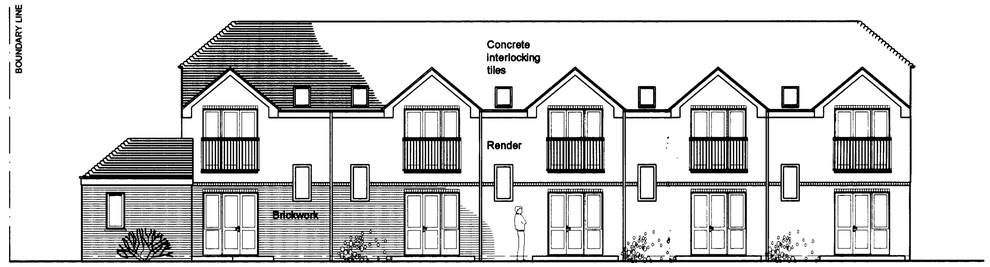
| Drawn by | Scale | Date |
|---|---|---|
| MCH | 1:1250 | July 2007 |

stuart radley associates
Chartered Building Surveyors
RICS
336 Kingsway, Hove
East Sussex BN3 4LW
Tel. 01273 420606
Fax. 01273 420707
e-mail.
stuartradley@ricsonline.org

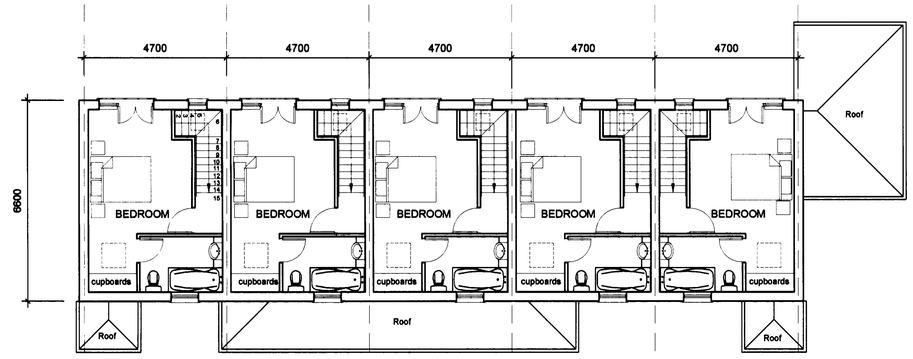
Drawing No. P65PC/01/FP




**EAST ELEVATION**
Scale 1:100




**WEST ELEVATION**
Scale 1:100




**FIRST FLOOR PLAN**
Scale 1:100

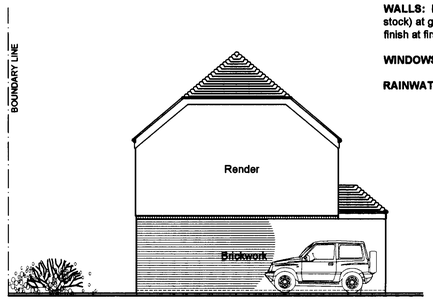
**NOTES**

**ROOF:** 'Marley' interlocking plain roof tiles, colour 'Mosborough Red'

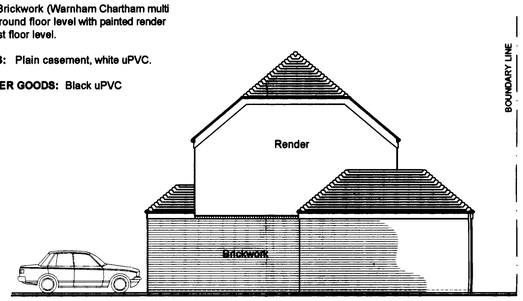
**WALLS:** Brickwork (Warnham Chartham multi stock) at ground floor level with painted render finish at first floor level.

**WINDOWS:** Plain casement, white uPVC.

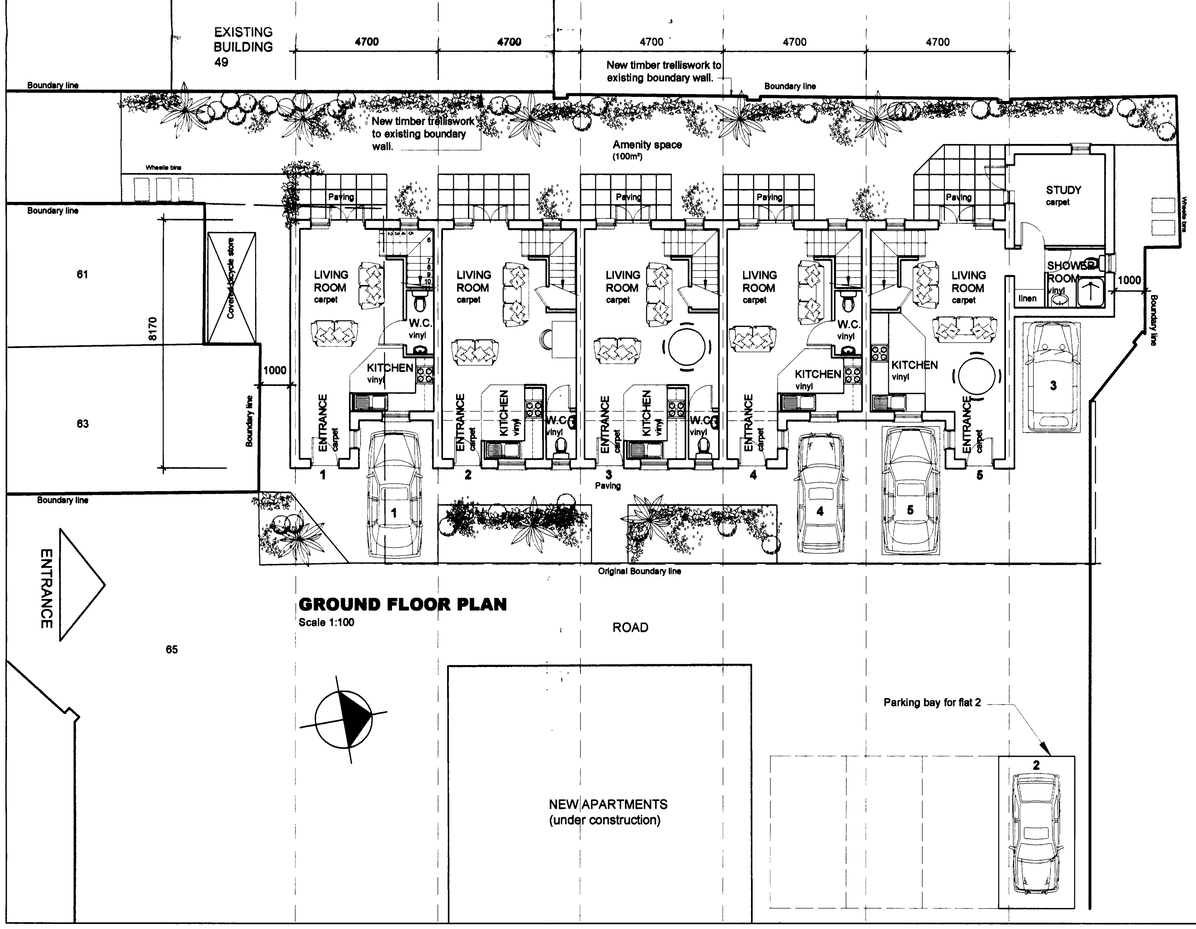
**RAINWATER GOODS:** Black uPVC



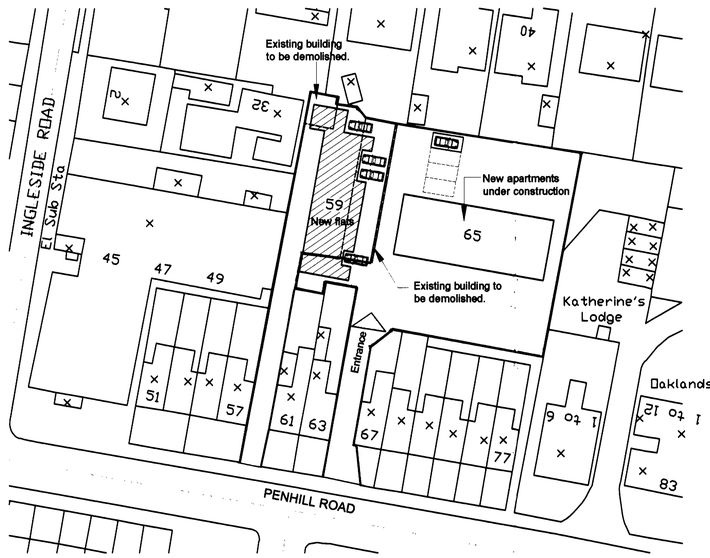

**SOUTH ELEVATION**
Scale 1:100




**NORTH ELEVATION**
Scale 1:100




**GROUND FLOOR PLAN**
Scale 1:100




**PROPOSED BLOCK PLAN**
SCALE 1:500

**Notes**

All dimensions to be verified on site prior to any shop or site works being commenced.

Any discrepancies to be reported to the Surveyor before any work is put in hand.

Do not scale from this drawing.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings and details.

This drawing is for the purposes of obtaining Planning Consent.

PLANNING APPLICATION

Rev

OUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AX6513/67
DATE RECEIVED 20 AUG 2007

Client
Peter Winslow
PR Homes Direct Ltd.

Job Title
59 PENHILL ROAD
LANCING:
5 New Flats.

Drawing Title
Proposed
Floor Plans, Elevations
and Block Plan

stuart radley associates
Chartered Building Surveyors
RICS
336 Kingsway, Hove
East Sussex BN3 4LW
Tel: 01273 420808
Fax: 01273 420707
e-mail: stuartradley@ricsonline.org

Scale 1:100 & 1:500

Drawn by MCH
Date August 2007

Drawing No. P65PC/02/FP
Rev.