Planning Services, Adur District Council

ADUR
DISTRICT COUNCIL

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk



ADUR DISTRICT COUNCIL
PLANNING D...
PLAN No. Add0247108
RECEIVED 07 MAY 2008

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	PERTH SECURITIES LIMITED
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	GOLDSTONE BUSINESS CENTRE
Address 2:	2 GOLDSTONE STREET
Address 3:	
Town:	HOVE
County:	EAST SUSSEX
Country:	
Postcode:	BN3 3RJ

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	BEECHAM MOORE PARTNERSHIP
Unit:	
House number:	50
House suffix:	
House name:	
Address 1:	BEACONSFIELD VILLAS
Address 2:	
Address 3:	
Town:	BRIGHTON
County:	EAST SUSSEX.
Country:	
Postcode:	BN1 6HD

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF EXISTING HOUSE AND ERECTION OF A PAIR OF SEMI-DETACHED HOUSES WITH INTEGRAL GARAGES

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: 184 | House suffix:

House name:

Address 1: BRIGHTON ROAD

Address 2:

Address 3:

Town: LANCING

County: WEST SUSSEX

Postcode (optional): BN15 8LL

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

SINGLE DWELLING HOUSE

5. Pre-application Advice

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

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: ADRIAN RIDSDALE-SMITH

Reference:

Date (DD/MM/YYYY): VARIOUS - LAST EMAIL 30/04/08
(must be pre-application submission)

Details of pre-application advice received?

GENERALLY ACCEPTABLE SEE PREVIOUS APPLICATION FILE AND SUBSEQUENT E. MAILS.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☑ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

2164/02A

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

DESIGNATED BIN STORES

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

L.A SCHEME

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		RENDER TIMBER	☐	☐	2164/02A
Roof	-	TILES	☐	☐	2164/02A
Windows		UPVC OR TIMBER	☐	☐	
Doors		UPVC OR TIMBER	☐	☐	
Boundary treatments (e.g. fences, walls)		EXISTING	☐	☐	
Vehicle access and hard-standing		PERMEABLE BLOCKS	☐	☐	
Lighting			☐	☑	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

2164/02A - PROPOSED REDEVELOPMENT FLOOD RISK ASSESSMENT
110607-01A- SURVEY
1:1250 - LOCATION PLAN
DESIGN AND ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	1	4	3
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	-	2	2
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

2164/02A

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[x] Yes [ ] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

TO EXISTING SYSTEM.

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

SINGLE DWELLING

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐				2		2
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							2

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$ 2

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐			1			1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							1

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$ 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0·03

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☑ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or [redacted]	Date (DD/MM/YYYY):
		30/04/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or [redacted]	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent: [redacted]	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or s[redacted]

Date (DD/MM/YYYY): 30/04/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

The correct fee: N/A. RESUBMISSION ☐

3 copies of a design and access statement: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

[redacted]

Date (DD/MM/YYYY): 30/04/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01273 330500	-

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

30. 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? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

Sept2007.20

PLANNING
PLAN No. A0d0267168
DATE RECEIVED 07 MAY 2008

DESIGN AND ACCESS STATEMENT

PROPOSED REDEVELOPMENT OF 184 BRIGHTON ROAD, LANCING.

USE:
The proposal is for the redevelopment of an existing single family dwelling house to provide two new family units. The existing land use is therefore residential and this remains unchanged. There are no policies, which suggest that a continuation of residential use is inappropriate.

AMOUNT:
The proposal is for an intensification of an existing use.
National and local planning policies require the more efficient use of land within the existing built up area. A number of the existing adjacent properties have already been converted to provide 2 dwellings. This would imply that this property is capable of accommodating the proposed intensification of use.

SCALE:
The existing original houses are two-storey to the Brighton Road frontage and step up to accommodate the change in level from north to south across the site, being single storey at the upper level. Past redevelopments of nearby properties have increased this scale having two storeys to the south elevation, thus demonstrating that this location can comfortably accommodate such a change.
This format permits the continued provision of family accommodation whilst negating the potential flood risk.
The proposed redevelopment preserves the view and scale of the street scene by a continuation of the strong existing eaves line on adjacent houses, with the upper floor accommodated with the roof slope to the north elevation.

LANDSCAPING:
There is no existing landscaping on the site, which is deserving of retention. All surfaces to the street frontage are paved and this will be the case in the completed scheme. The rear gardens will be landscaped using plants and materials appropriate to their exposed situation. All paving and vehicular areas will generally be of a permeable nature to minimise water run-off.

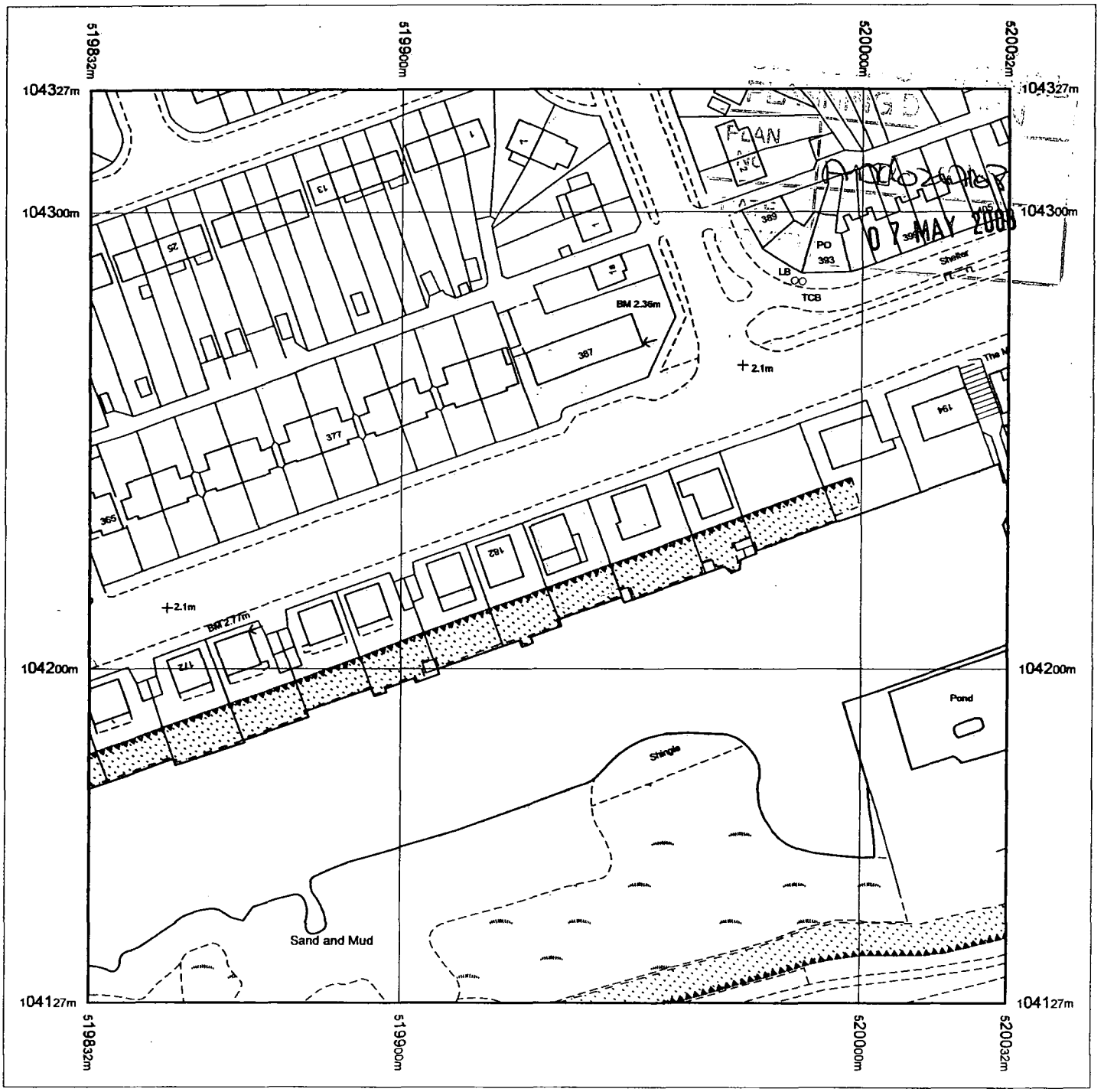
APPEARANCE:
The south side of Brighton Road is a ribbon development of typically two storey detached houses with rendered walls and pitched tiled roofs, a number of which have been more intensively re-developed over recent years. Number 184 is typical of those original houses.
Redevelopment provides the opportunity to replace a house of poor quality construction with two new houses of better quality providing more sustainable accommodation.

It is proposed that the redevelopment will maintain the scale of the street scene with the upper floor contained within the roof slope. The roof pitches will be similar to those on the existing houses with maintenance of the hipped relationship with the neighbouring properties.
Windows will be of a simple and uncluttered form with a maximum of glazing to take advantage of light and view to the south.
Materials will be tiled roofs with largely rendered walls The restrained use of timber cladding emphasises the maritime location and assists in reducing the overall scale of the proposal.

ACCESS:
The new houses will comply with Part M of the Building Regulations and Lifetime Homes.
The visibility and safety of the existing vehicular access to Brighton Road will be improved.

Ordnance Survey®

OS Sitemap™



Produced 18.07.2007 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2007.

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

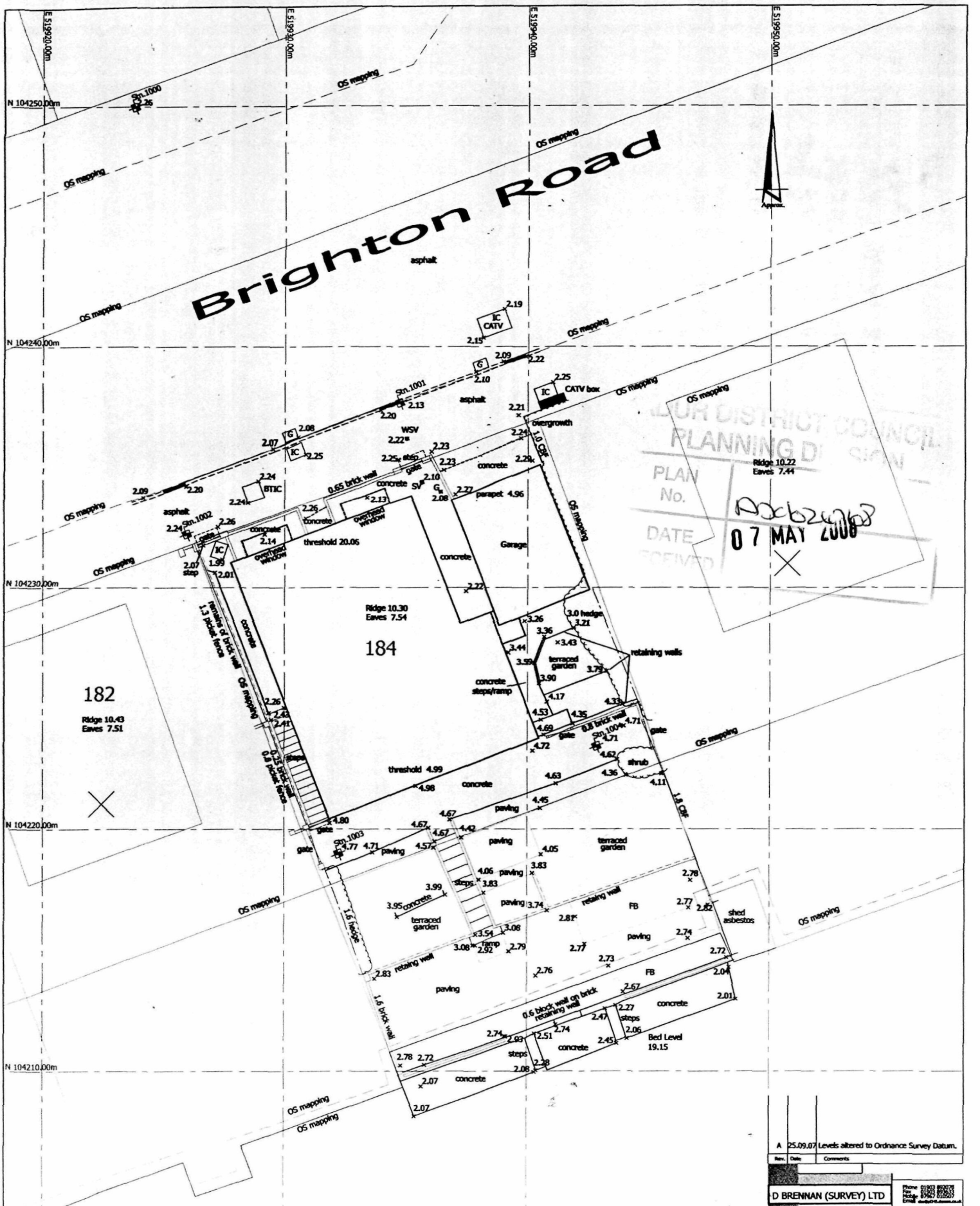
Metres
0 20 40

Scale 1:1250

Supplied by: **Outlet User**
Serial number: 00003000
Centre coordinates: 519932 104227

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

BEECHAM MOORE PARTNERSHIP
CHARTERED ARCHITECTS
Tel 01273 330500/330502
Fax 01273 552300



Rev.	Date	Comments
A	25.09.07	Levels altered to Ordnance Survey Datum.

Survey Notes:
The survey has been "best fitted" to OS mapping.
The Levels are based on the OSBM located @ 174 Brighton Road
Value 2.77m
The physical boundaries shown may not be the legal boundaries.

Legend:

BTIC	British Telecom Inspection cover
CATV	Cable TV
CBF	Close Board Fence
FB	Flower Bed
G	Gully
IC	Inspection Cover
SV	Stop Valve
WSV	Water Stop Valve

D BRENNAN (SURVEY) LTD
Phone 01903 892078
Fax 01903 893633
Mobile 07967 010507
Email
Millrace, Willow Way, Ashington, West Sussex, RH20 3BG

Client: Perth Securities Ltd.
2 Goldstone Street
Hove, East Sussex.
BN3 3RJ

Title: 184 Brighton Road, Lancing, BN15 8LL
Site Survey

Scale 1/200 @ A4	Drawing no. 110607-01A-Site Survey.dwg
Drawn by dmb	
Date 04.07.2007	
Checked by	
Date	Revision

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civils ltd - consulting engineers

FLOOD RISK ASSESSMENT

PLANNING D
PLAN No. AO/0247/08
DATE 07 MAY 2008

AT

184 BRIGHTON ROAD
LANCING, BN15 8LL

CLIENT
Alchemy Homes
Goldstone Business Centre
2 Goldstone Street
HOVE BN3 3RJ

Ref: pc/MR/3109/2.3
Date: 12 October 2007

CONSULTING ENGINEERS
gta civils ltd
Gloucester House
66a Church Walk
Burgess Hill
West Sussex
RH15 9AS

Tel: 01444 871444
Fax: 01444 871401

INDEX

1.0 Introduction

2.0 Requirements of the flood risk assessment

3.0 Existing site/current flood conditions

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SCHEDULE OF APPENDICES

A Site location plan

B Survey Drawing no. 110607–01A

C Environment Agency flood plain map

D Drawings - proposed site layout

E Site photographs

Report by: Martin Roberts IEng, ACIWEM, MIHT

Issue	Date	Compiled	Checked
First Issue	12.10.2007	MR	SL

1.0 INTRODUCTION

1.1 **gta** civils ltd were appointed by the client, Alchemy Homes, to carry out a flood risk assessment with respect to a proposed development at 184 Brighton Road, Lancing.

1.2 This report will take the form of a formal Flood Risk Assessment in accordance with Annexes E-G of the publication "Planning Policy Statement 25: "Development and Flood Risk" (PPS25).

1.3 The existing site comprises a single dwelling.

1.4 The Planning Application is for the development of 2 no. semi-detached units with garage/utility room on the ground floor and living accommodation at first floor.

2.0 REQUIREMENTS OF THE FLOOD RISK ASSESSMENT

2.1 PPS25 – Development and Flood Risk, Annexes E-G, sets out the requirements of a Flood Risk Assessment. The EA have also published a guidance note 2 giving minimum requirements for FRA documents.

2.2 The guidance note specifies that the report shall contain the following:

- Location Plan – See Appendix A of this report.
- Development proposals – See plan drawing in Appendix D of this report.
- Existing information on extent and depth of flood events or on flood predictions – see printout from EA web site showing indicative line of 1 in 100 year event.
- Survey plan – See drawing no. 110607-01A in Appendix B which indicates existing levels taken from the topographical survey.
- A plan of the site showing finished floor levels and site levels, or other relevant levels relative to the source of flooding – dee layout plan in Appendix D of this report.
- Sources of flooding – see Section 3.0 of this report.
- The impact of flooding on a site – see section 4.0.
- An assessment of the run-off likely to be generated – see section 5.0.
- The likely impact of displaced water on third parties – see section 5.0.

3.0 EXISTING SITE/CURRENT FLOOD CONDITIONS

3.1 The area of the existing dwelling and paving footprint is currently 265m^2.

3.2 The existing site ranges in level from 2.25m AOD at the Brighton Road side to 2.72m AOD at the rear where the lagoon meets the back boundary. The property is accessed from the side at first floor level and the levels at the back step down from 4.9m at the threshold in terracing to the boundary level of 2.72m.

3.3 The existing site levels are indicated on D Brennan (Survey) Ltd drawing no. 110607-01A in Appendix B.

3.4 The existing house is accessed off the Brighton Road and at the rear there is a seemingly stagnant lagoon between the footpath along the rear of the beach.

3.5 The Environment Agency flood map shows that the site is within the 0.5% annual probability tidal floodplain (1 in 200 year). See indicative flood plain map within Appendix C.

3.6 The anticipated peak flood level provided by the Environment Agency including allowance for global warming is 5m AOD.

4.0 PROPOSED SITE LAYOUT AND LEVELS

4.1 As outlined in Section 3.2, the levels on the site range from 2.25m AOD to 4.9m AOD.

4.2 The existing sea defence is at a level of approximately 4.8m AOD and the site is situated at the rear of the Wydewater Lagoon which can be treated as a secondary flood defence barrier.

4.3 The site is also protected by the primary defence of the raised footpath at the rear of the beach which is assumed to be at a level of approximately 4.8m AOD.

4.4 The new properties are proposed to be situated at a level of 4.9m AOD on the living accommodation at first floor level. With the protection of the Wydewater Lagoon and primary defences, it is felt that this is sufficiently high to prevent flooding even during a storm surge.

4.5 The ground floor will only be used for garage space and a utility room. It is proposed that these be constructed as far as possible with flood resistant materials, with services being fed from above.

4.6 There is no evidence that the lagoon has flooded in the last few years due to its stagnant state and the undergrowth on its banks.

5.0 SITE DRAINAGE

5.1 The proposed site area in the confines of the proposed new boundary fence occupies an area of 0.037 hectares.

5.2 The proposed roof area and drives would occupy an area of approximately 0.019 hectares.

5.3 The existing rate of run-off from the site during a 1 in 200 year storm is 226 x 50mm/hr = 3.141 l/s. During a 1 in 100 year storm (158mm/hr) the run off would be 9.91 l/s.

5.4 The proposed impermeable area of the site is 0.19 hectares and therefore the run-off during a 1 in 100 year storm would be 8.3 litres/sec (158mm/hr peak storm).

5.5 It is unknown where the existing house roof and hard-standing areas discharge to, but it is assumed that these outfall to the lagoon at the rear.

5.6 Due to the small nature of the site and the fact that the proposed flows are less than the existing, it is proposed to discharge storm water into the lagoon at the rear.

6.0 SEQUENTIAL TEST (FROM PPS25)

6.1 As the site is within the Flood Zone, in order to justify the development, an exception test is required as outlined in Planning Policy Statement 25. (Annex D)

6.2 The justification for this development is outlined as follows:

6.3 The site is within an existing developed residential area. The development is small and would not represent a major increase in development in the floodplain.

7.0 SUMMARY/RECOMMENDATIONS

7.1 Although the site is within the 1 in 200 year tidal flood plain, the living accommodation would be set at a level sufficiently high so as not to risk property above the peak flood level at 4.9m AOD.

7.2 The lagoon provides a secondary form of defence to flooding of the property.

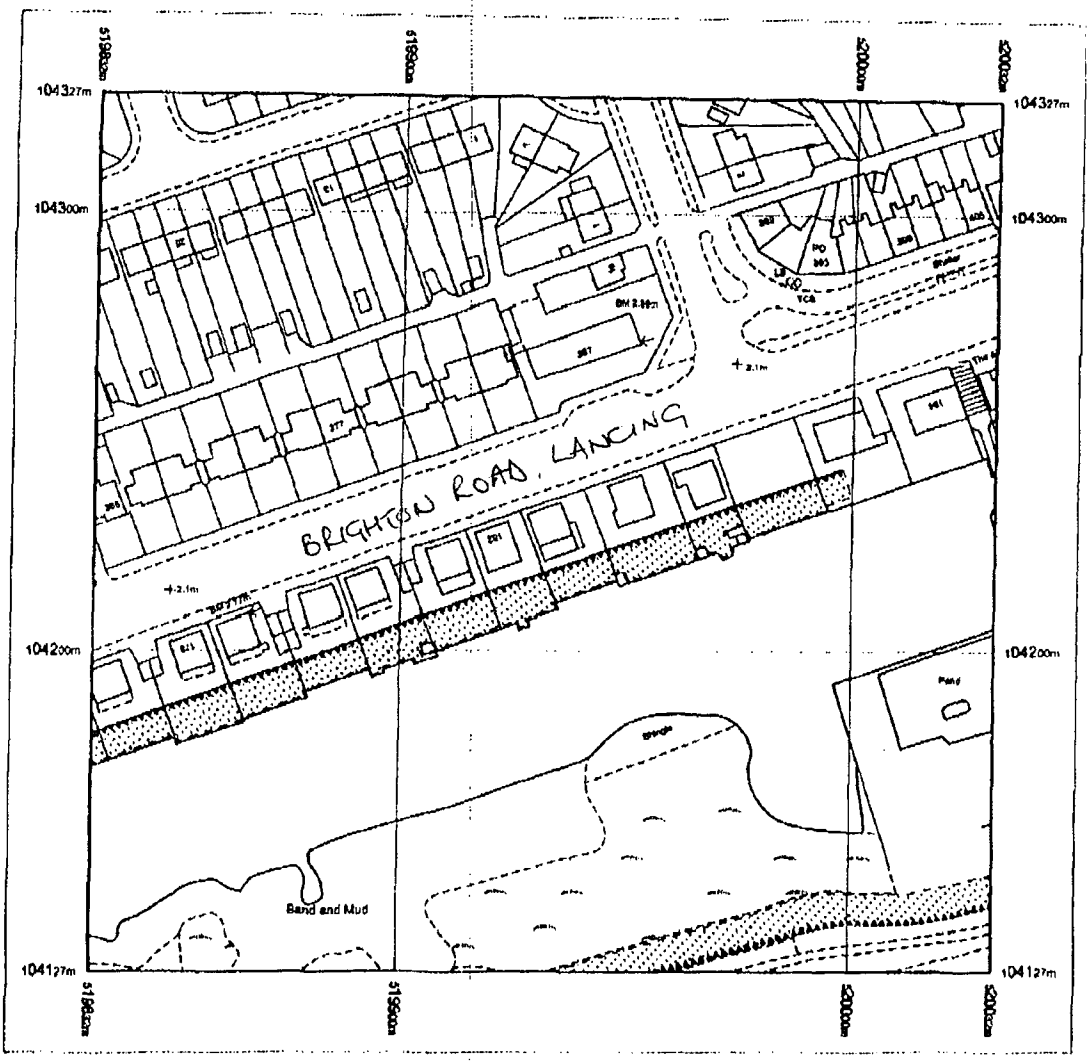
7.3 The development is small scale and does not represent a major increase risk to the area.

- End of Report -

APPENDIX A: Site location plan

Ordnance Survey®

OS Sitemap



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The representation of features as lines is no evidence of a property boundary.

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Centre coordinates: 519932 104227

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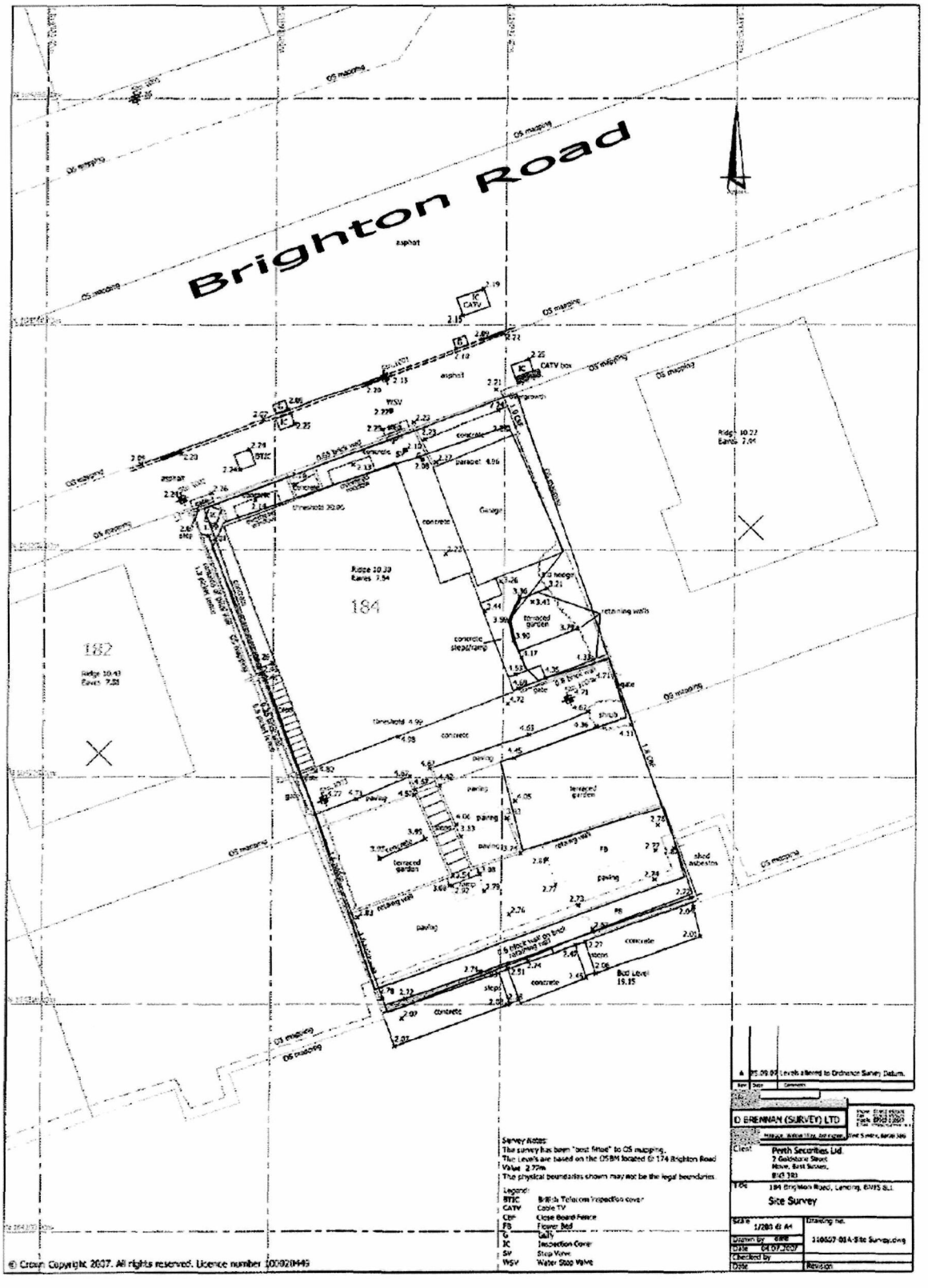
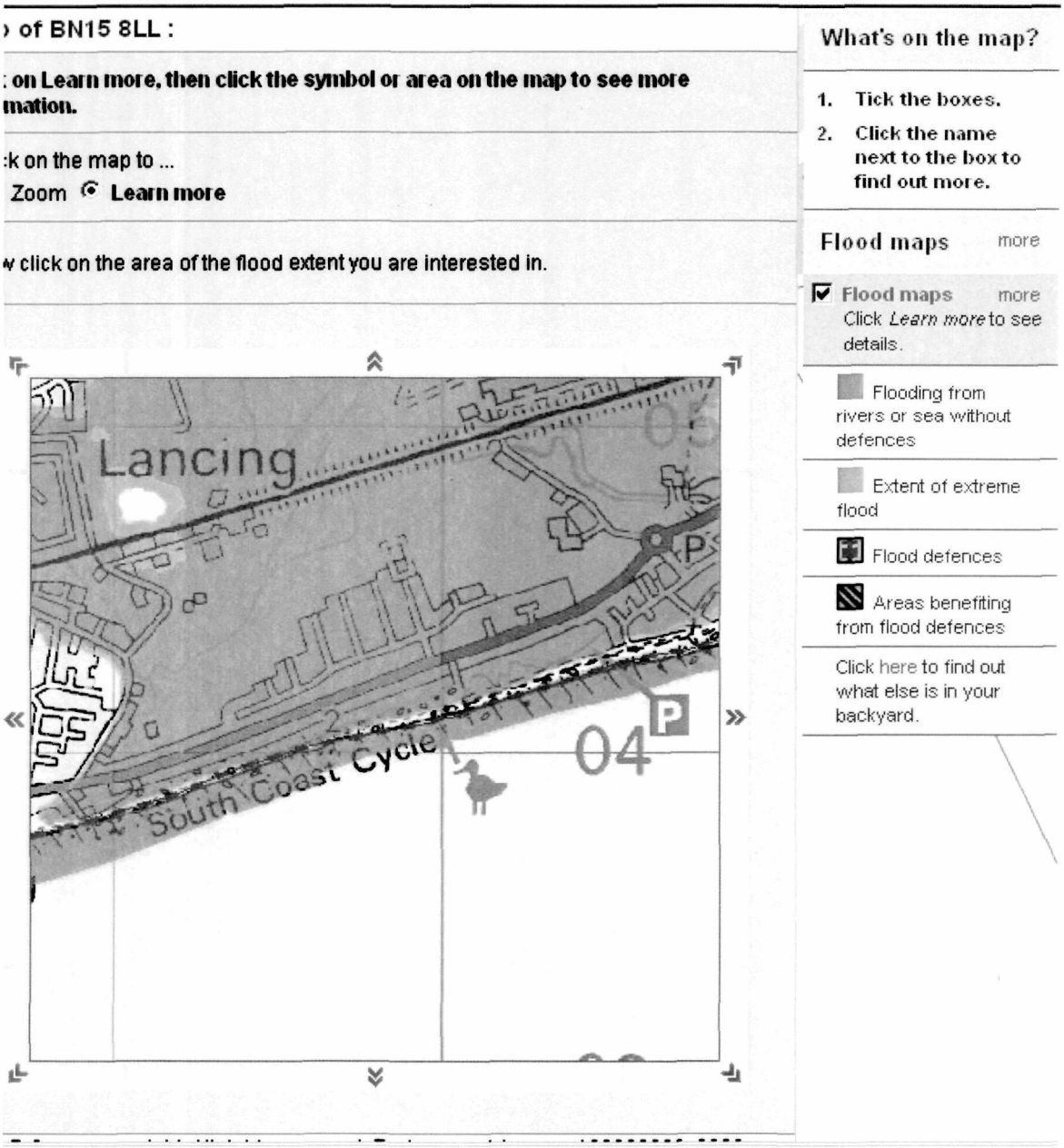
APPENDIX B: Site Survey



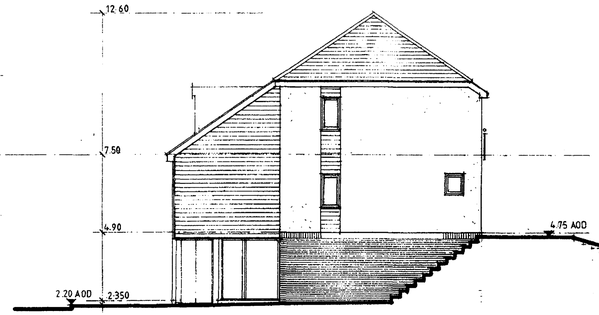
APPENDIX C: Environment Agency Flood Map



APPENDIX D: Proposed Site layout and levels



ELEVATION TO BRIGHTON ROAD



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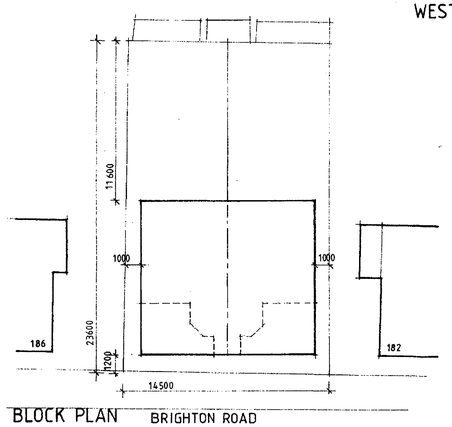
SOUTH ELEVATION



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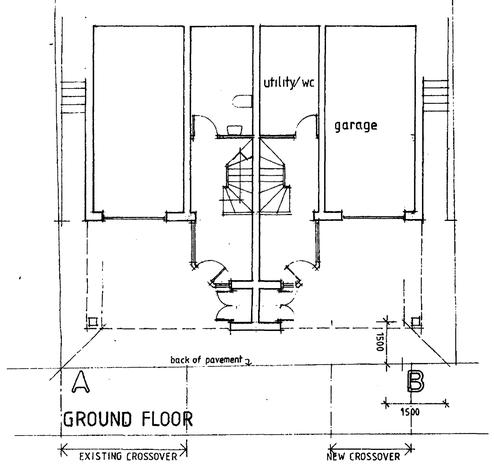
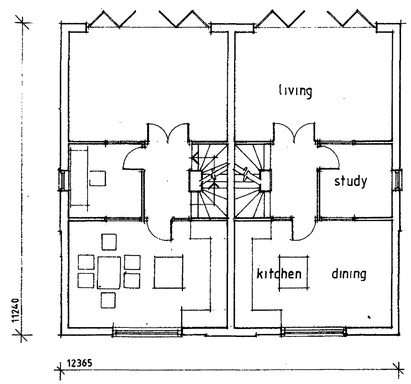


GROUND FLOOR



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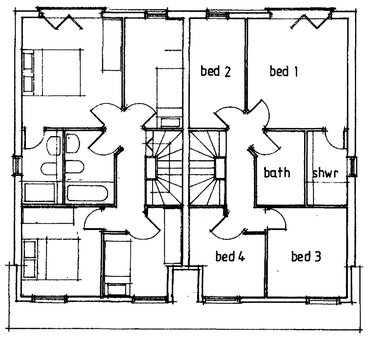

SECOND FLOOR

GTA
11 OCT 2007
RECEIVED

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ARCHITECTS PLANNING CONSULTANTS PROJECT MANAGERS
50 Beaconsfield Villas Brighton East Sussex BN1 6HD
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TITLE
184 Brighton Road
LANCING

DETAIL
Proposed Redevelopment

SCALE 1:100 DATE SEPT 2007

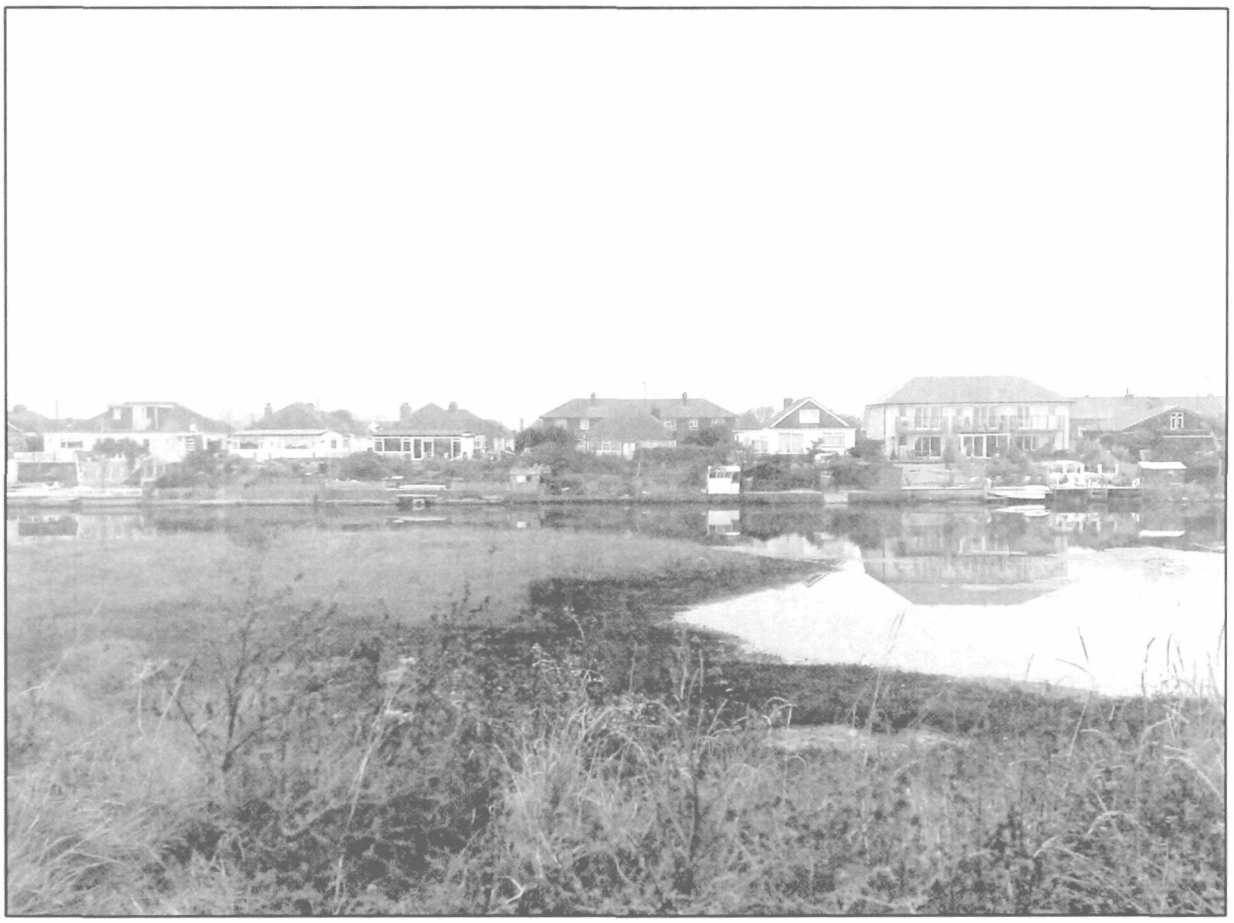
2164 / 02

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the architect before proceeding. © This drawing is copyright.

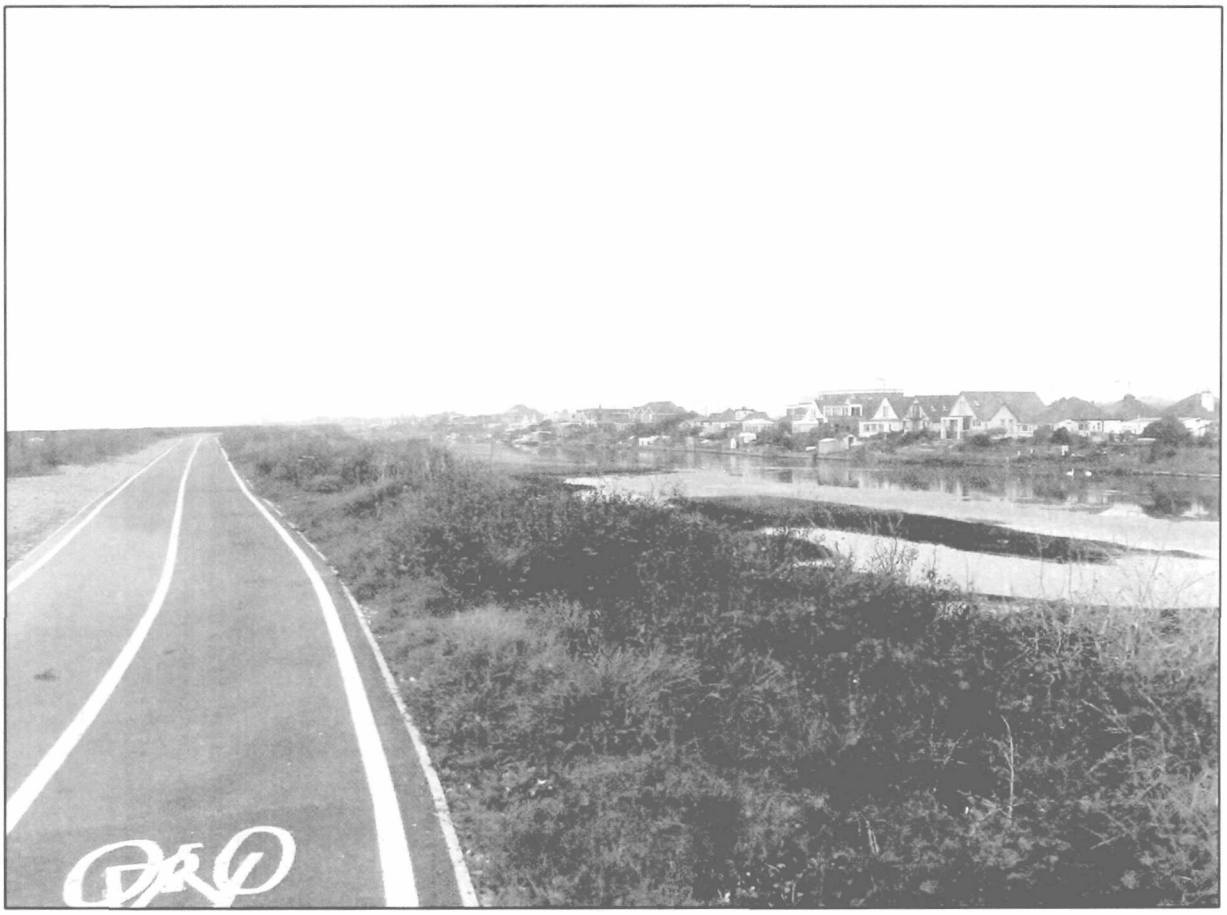
APPENDIX E: Site photographs



Photograph 1 – Main front view of existing property



Photograph 2 – Showing rear of property across lagoon (3rd from left)

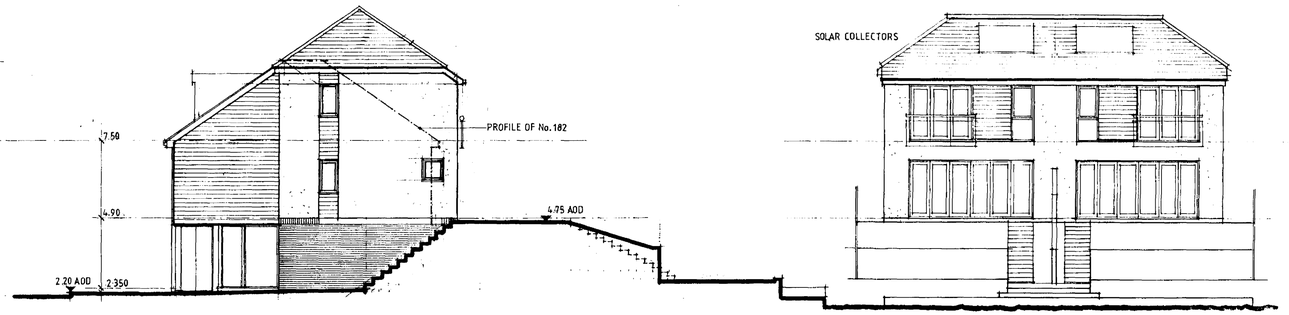


Photograph 3 – Showing cycleway at top of beach (primary defences)

Application No
07 MAY 2008

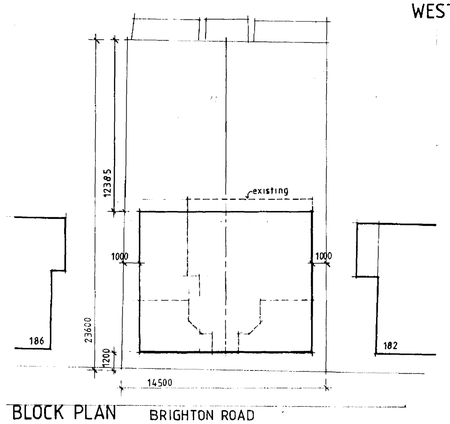


ELEVATION TO BRIGHTON ROAD



WEST ELEVATION EAST ELEVATION HANDED

SOUTH ELEVATION



BLOCK PLAN BRIGHTON ROAD
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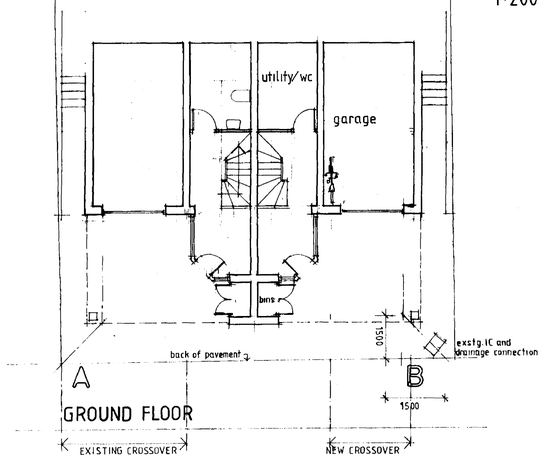
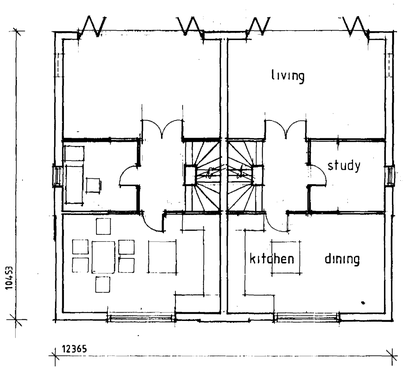


GROUND FLOOR



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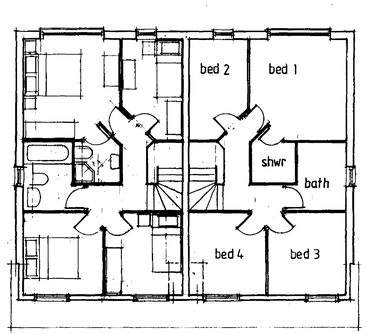

SECOND FLOOR

A GENERAL AMENDMENTS FOR PLANNING-NOV 2007

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TITLE
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LANCING

DETAIL
Proposed Redevelopment

SCALE 1:100 DATE SEPT 2007

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