Planning Services, 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
No. AD0582007
DATE 27 OCT 2008

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: HOMEBASE LTD

Street address: 488 - 489 AVEBURY BOULEVARD

Town/City: MILTON KEYNES

County:

Country: ENGLAND

Postcode: MK9 2NW

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: Portess | Surname: Richardson

Company name: Portess and Richardson

Street address: 193 Lincoln Road

Peterborough

Town/City

County: Cambridgeshire

Country: England

Postcode: PE1 2PL

	Country Code	National Number	Extension Number
Telephone number:		01733 568116	
Mobile number:		01733 555246	
Fax number:			

Email address: p-r@portessarchitect.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

THE INSTALLATION OF ADDITIONAL STORAGE RACKING TO BE ADDEDD IN THE SERVICE YARD AREA

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Holmbush Centre

Street address: Upper Shoreham Road

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 6TD

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

Easting: 523518

Northing: 106224

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Others - description:

Type of other material: STORAGE RACKING

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

GALVAIZED STEEL RACKING TO MATCH EXISTING

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:

DRAWING No. 3551 SK01.
DESIGN ACCESS STATMENT - HOMEBASE SHOREHAM 3551

11. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

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. ○ Yes ◉ No

If Yes, you will need to submit an appropriate 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 ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

[ ] Sustainable drainage system [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

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 ◉ 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 ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

DIY STORE & GARDEN CENTRE

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said 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 ◉ 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 ◉ 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 ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1							☒

22. Site Area

What is the site area? 9,000 sq.metres

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:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

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.

Title: Mr First name: Graham Surname: Bass

Person role: Agent Declaration date: 24/10/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

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

Agricultural Land Declaration - You Must Select Either A or B

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

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 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: ○

Title: Mr First Name: Graham Surname: Bass

Person role: Agent Declaration date: 24/10/2008 ☒ Declaration Made

27. Declaration

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

Date 24/10/2008

PLANNING
PLAN No. Ad052008
DATE RECEIVED 27 OCT 2008

Design and Access Statement

Homebase –Upper Shoreham Road, Shoreham **3551**

DESIGN and ACCESS

Assessment

The site is currently used as a DIY store and Garden Centre, with the associated service area; the proposals are to install additional racking in the existing service yard area as required by conditioned by the original planning consent SU/98/04/TP.

Evaluation

The proposals are for additional store racking to enable efficient deliveries to the site by maximising delivery vehicle usage.

Layout

The layout of the racking is confined to the existing service area a with additional storage racking to match existing, with some minor reconfiguration of existing racking to maximise the available space.

Scale

The racking will limited in height to 3.0m as originally consented.

Landscape

The existing landscaping is unaffected by these proposals.

Appearance

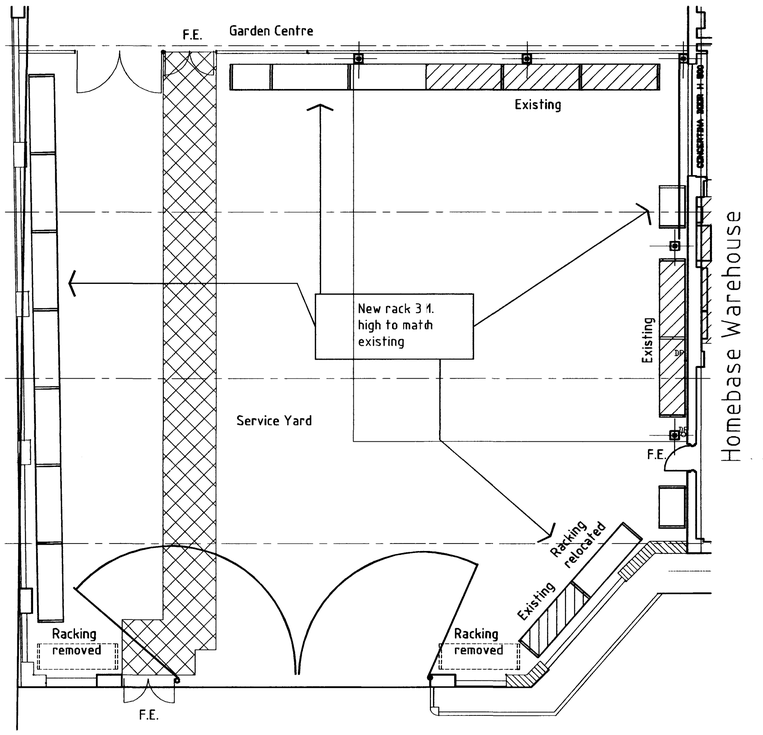
The racking will match in all respects the existing racking within the garden centre enclosure

FILE NAME: 3551SK02

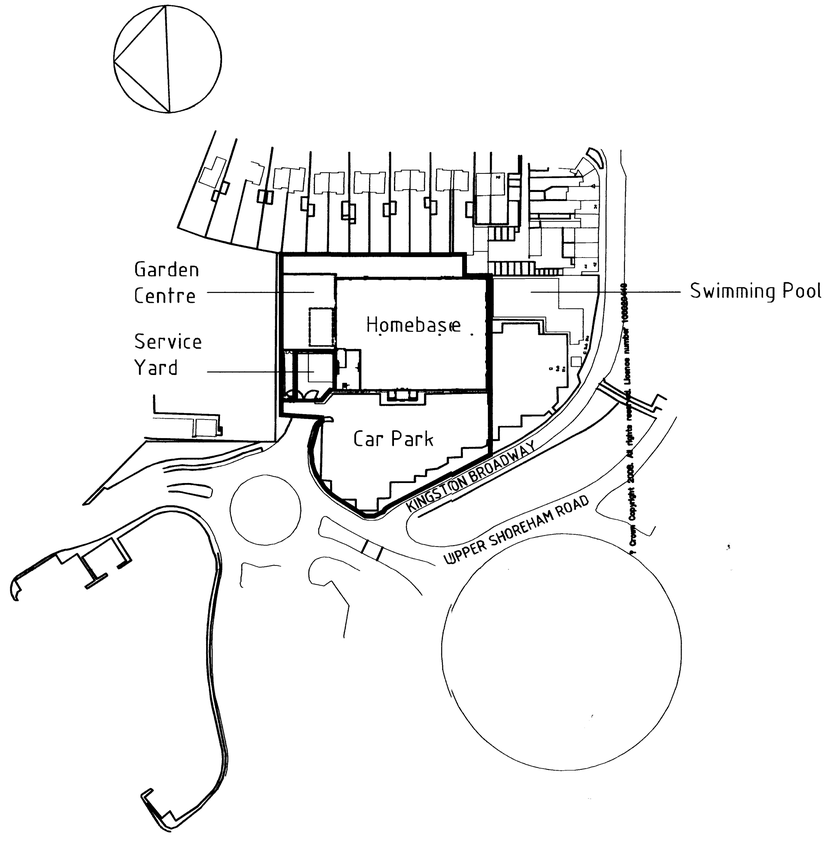
NOTES

Do not scale from this drawing
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from the copyright holder
The Contractor is to check all dimensions on site and report discrepancies to the Architect prior to commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered
All works and materials used are to be in accordance with current British Standards, Agreement Certificates and Manufacturers printed instructions.
All Building Regulation inspections are to be carried out at the required stages.

Scale 1:500	0	5	10	15	20	25	30	35	40	45	50
Scale 1:250	0	2.5	5	7.5	10	12.5	15	17.5	20	22.5	25
Scale 1:200	0	2	4	6	8	10	12	14	16	18	20
Scale 1:100	0	1	2	3	4	5	6	7	8	9	10
Scale 1:50	0	0.5	1	1.5	2	2.5	3	3.5	4	4.5	5



SITE PLAN 1:100



SITE PLAN 1:1250

PLANNING SERVICES
RECEIVED
27 OCT 2008
Adc/2520/08

HOMEBASE

Portess and Richardson
CHARTERED ARCHITECTS ~ SURVEYORS
193 LINCOLN ROAD PETERBOROUGH PE1 2PL
Tel: (01733) 568116 Fax: (01733) 555246
Email:

Client
HOMEBASE LTD

Project
ADDITIONAL SERVICE YARD RACKING
UPPER SHOREHAM ROAD
SHOREHAM
WEST SUSSEX BN43 6TD

Drawing
SERVICE YARD PLAN

Date	Scale
OCTOBER 2008	1:100/ 1:1250 @ A1

Project No.	Drawing No.	Revision
3551	SK01	*