Form Ref. No. 905365

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/0035/08
Date Received
Fee £220 29 JAN 2008
Rem. List

Applicant's Details

Title	Mr
Forenames	
Surname or Company/ Organisation	Buxton
Telephone	
Email	

Address: 47 Buckingham Road, SHOREHAM BY SEA, West Sussex
Postcode: BN43 5UB

Do you have an agent? Yes

Agent's Details

Title	Mr
Forenames	Brian
Surname	Thomas
Telephone	01323 832067
Email Address	bts2000@hotmail.co.uk

Address: 4 Dales Close, Herstmonceux, HAILSHAM, East Sussex
Postcode: BN27 4TJ

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

3 John Street
Shoreham-by-Sea
West sussex
BN43 5DL

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)

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: Conversion of ground floor office to form self-contained studio flat, extension at second floor level with conversion of existing first floor to form two bedroom self-contained flat, elevational changes to front.

(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) Yes

(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: Office and self-contained flat

If vacant, the last use: Office vacant at ground floor

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? Public sewer as existing

(ii) How will foul sewage be disposed of? Public sewer as existing (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)			
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?

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
Drawing number 06/1107	06/1107	1/50
Location plan	06/1107B	1/1250
Block plan	06/1107A	1/500

Fees

If a fee is submitted, please give the amount £530.00 Calculated Fee £530.00

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

Signed: [redacted] Mr J. buxton

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: 12/12/07.

On behalf of: MR BUXTON.

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).

Design and access statement for proposed development at 3 John Street, Shoreham-by-Sea, West Sussex.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0035/08
DATE RECEIVED 29 JAN 2008

USE.

The proposal is for two self-contained flats.

AMOUNT.

The existing property consists of a commercial unit at ground floor level and a one bedroom self-contained flat at first floor level.

The proposal is to convert the ground floor to a self-contained studio flat and to extend at second floor level to create a two bedroom self-contained flat at first and second floor level

LAYOUT.

The layout has been chose to provide suitable habitable accommodation which meets the existing standards for flat conversions or improves on the space standards of the existing accommodation.

The entrances to both proposed flats face directly onto an existing road.

SCALE.

The proposed building has been designed to keep its overall size to a minimum whilst providing adequate and usable accommodation. The overall height and massing has been determined by the existing buildings in the immediate locality.

LANDSCAPING.

There is no landscaping with this scheme.

APPEARANCE.

In common with properties in the immediate area the walls would be a mix of stock bricks, painted render finish, the roof in artificial slate and the windows/doors etc in low maintenance upvc.

ACCESS.

Access to the new dwellings would be off an existing road

OS Sitemap™



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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: **Centremaps Aworth**
Serial number: 00259700
Centre coordinates: 521458 105067

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

3 John Street

Shoreham by Sea

E+West Sussex, BN43 5DL

OS Sitemap™



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

Metres
0 10 20

Scale 1:500

Supplied by: **Centremaps Aworth**
Serial number: 00259800
Centre coordinates: 521457 105065

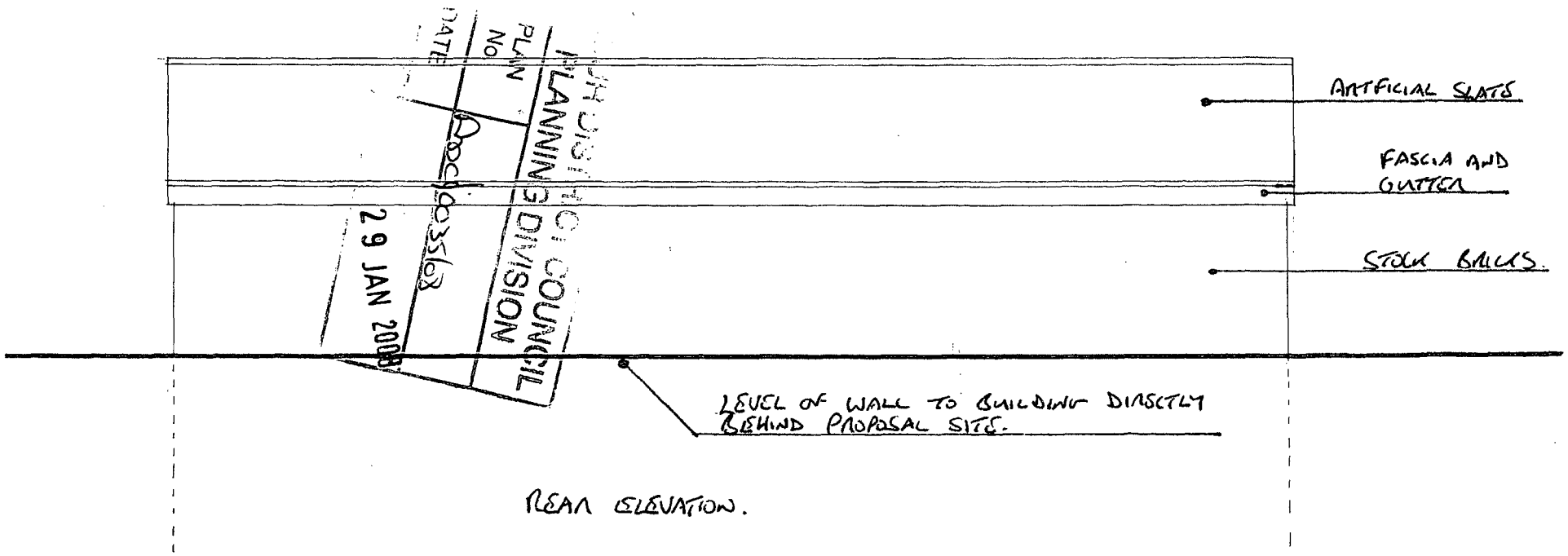
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

3 John Street

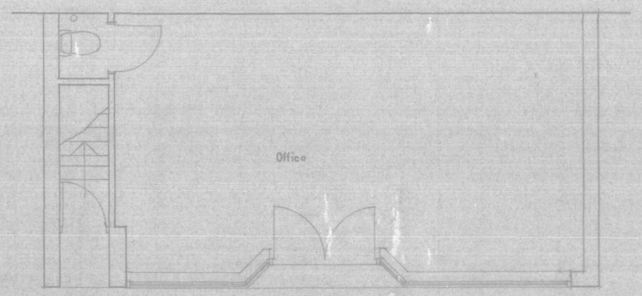
Shoreham by Sea

E+West Sussex, BN43 5DL

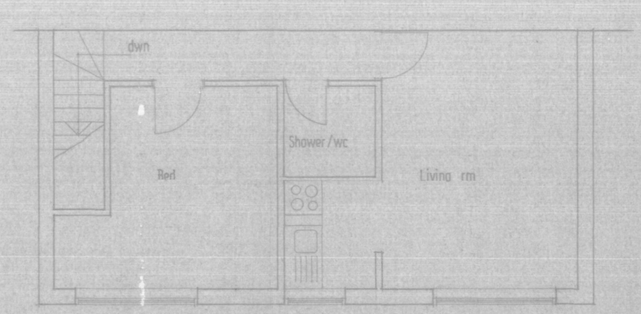
3 JOHN STREET, SWANSHAM - SY - SSA.
REAR ELEVATION AS PROPOSED.
SCALE : 1/50
DRAWING NO. 06/1107A.



REAR ELEVATION.



EXISTING GROUND FLOOR



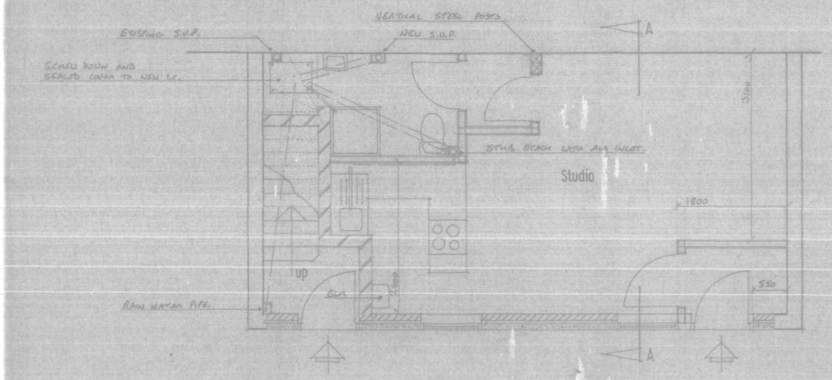
EXISTING FIRST FLOOR

ROOM SIZES :- ALL DO NOT INCLUDE INTERNAL WALLS.

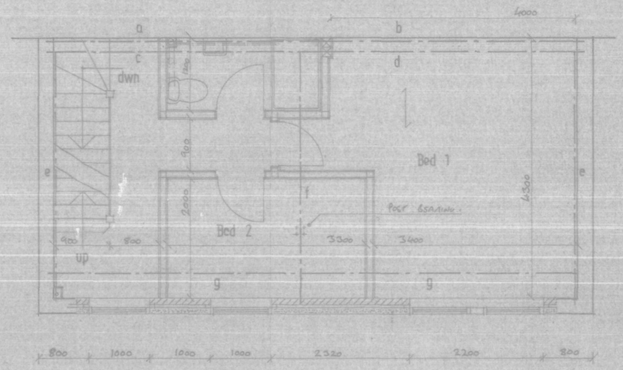
EXISTING FIRST FLOOR ONE BEDROOM FLAT – LIVING ROOM – 13.76m² LESS THAN 14.0
KITCHEN AREA – 2.70m² " " 5.5
BEDROOM – 10.43m² " " 11.0
HALL – 3.56m² (NOT INCLUDING STAIRS).
BATHROOM – 2.25m²
TOTAL – 32.70m² WHICH IS LESS THAN 45m² BY 12.3m² OR 27%

PROPOSED STUDIO FLAT. – LIVING AREA INCLUDING KITCHEN – 20.65 m²
BATHROOM – 5.95 m²
PORCH – 1.74 m²
TOTAL – 28.57 m² WHICH IS LESS THAN 30m² BY 1.43m² OR 4.75%

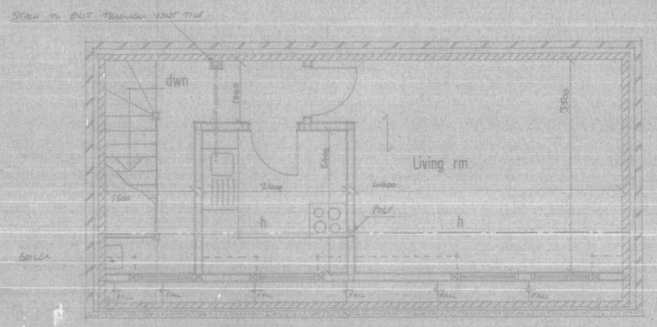
PROPOSED TWO BEDROOM MAISONETTE – LIVING ROOM – 16.10 m² OF WHICH 0.54m² IS LESS THAN 1.8m HEADROOM
KITCHEN – 5.76m² " " 0.33m² " " " " "
BEDROOM 1 – 6.60m²
BEDROOM 2 – 17.54m²
BATHROOM – 3.00m²
HALL – 8.15m²
TOTAL – 57.15m² WHICH IS GREATER THAN 57m²



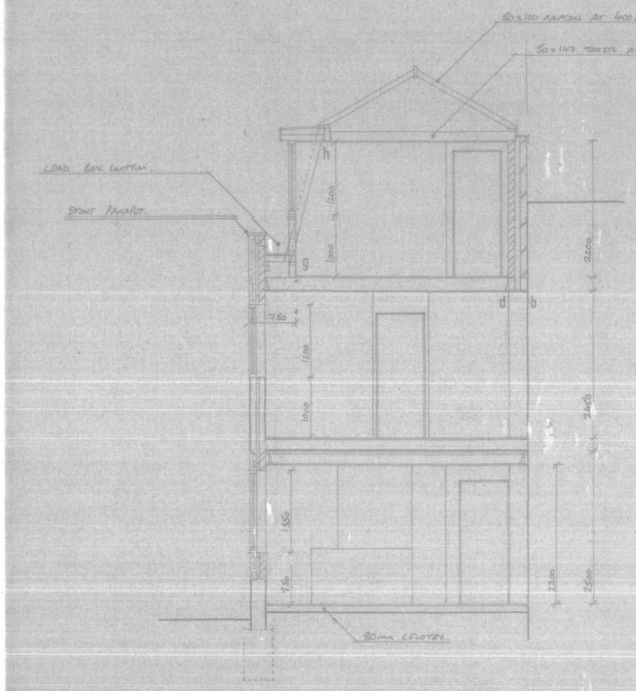
PROPOSED GROUND FLOOR



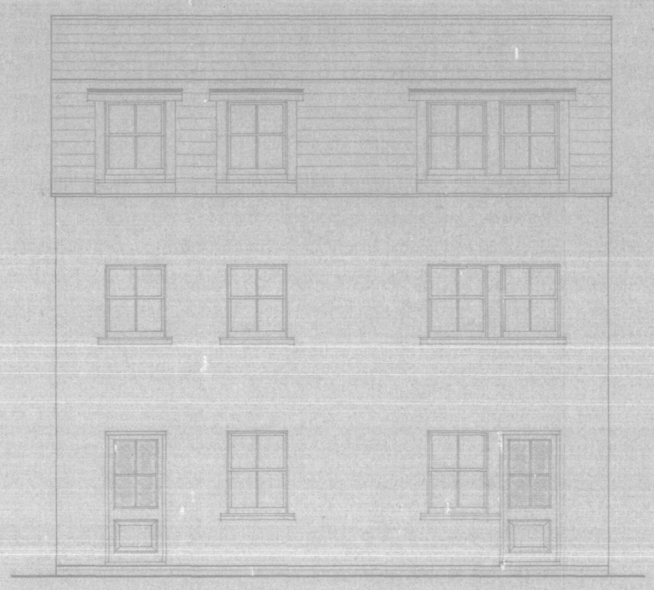
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



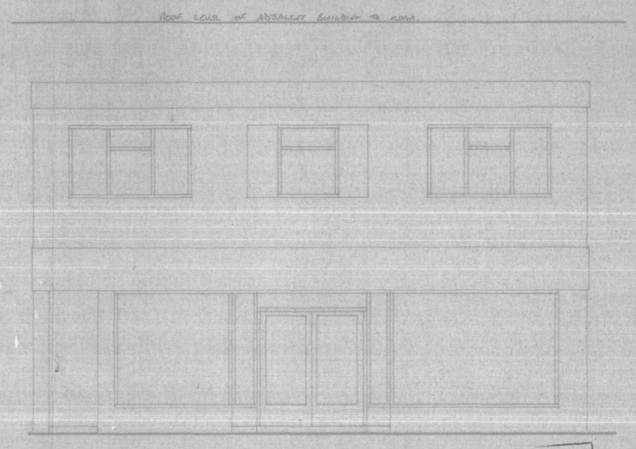
SECTION AA



PROPOSE FRONT



PROPOSED SIDE



EXISTING FRONT

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC603560
DATE 29 JAN 2008

FRONT ELEVATION IN PAINTED RENDER FINISH.
ROOF PITCHED AT 15° AND 30° – ARTIFICIAL SLATE.
DORMER ROOFS, WALLS AND CHEEKS IN LEAD.
WINDOWS IN UPVC – SLIDING SASH STYLE.
DOORS IN UPVC.
FOUL WATER TO SEWER.
RAINWATER TO SEWER.

PARTY WALL ACT 1996 APPLIES.
CDM REGULATIONS 1990 APPLY.

3 John Street, Shoreham.
Conversion to flats.
Scale : 1/50.
Drwg. no. 06/1107.

01273 300090.