Planning Services, Adur District Council

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Ham Road,
Shoreham-by-Sea,
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Tel : (01273) 263222 (calls may be recorded)
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e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. AD00036/06
DATE RECEIVED 29 JAN 2008

Application for Outline Planning Permission With Some Matters Reserved.
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:	GTS PROPERTIES
Company (optional):	
Unit:	House number: House suffix:
House name:	C/O AGENT
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

2. Agent Name and Address

Title:	First name:
Last name:	
Company (optional):	GTS DESIGN
Unit:	House number: House suffix:
House name:	ASHLEY HOUSE
Address 1:	THE STREET
Address 2:	BOXGROVE
Address 3:	
Town:	CHICHESTER
County:	WEST SUSSEX
Country:	
Postcode:	PO18 0EE

3. Description of the Proposal

Please indicate those reserved matters for which approval is being sought (tick all that apply):

☐ None ☑ Access ☒ Appearance ☒ Landscaping ☒ Layout ☒ Scale

Please describe the proposed works:

REDEVELOPMENT WITH 6 ONE-BEDROOM DWELLINGS WITH 3 PARKING SPACES (ACCESSED FROM EAST SIDE OF WEMBLEY GARDENS) (OUTLINE WITH ACCESS DETAILS)

Has building or works already been carried out? ☐ Yes ☑ No

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

Have the works been completed? ☐ Yes ☑ No

If Yes, please state the date when the works were 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: | House suffix:

House name: KINGDOM HALL

Address 1: WEMBLEY GARDENS

Address 2:

Address 3:

Town: LANCING

County: WEST SUSSEX

Postcode (optional):

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

Easting: | Northing:

Description:

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: MR. P. MORGAN

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

RENEWAL OF APPLICATION / APPROVAL

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)

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:

REFUSE AND RE-CYCLE BINS TO L.A. REQUIREMENTS

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

If Yes, please provide details:

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: OUTLINE

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	BRICK	BRICK	☑	☐	
Roof	TILES	TILES	☑	☐	
Windows	TIMBER	TIMBER & VELUX ROOF LIGHTS	☑	☐	
Doors	TIMBER	TIMBER	☑	☐	
Boundary treatments (e.g. fences, walls)	FENCES	EXISTING AND OPEN	☑	☐	
Vehicle access and hard-standing	TARMAC	PAVED	☑	☐	
Lighting	EAVES.	TO BE AGREED	☑	☐	
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:

DRG. NO. S68-01D WITH 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	10	3	7 LESS
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	1 included in 3	—
Cycle spaces	—	6	—
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? [ ] 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):

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 [x] 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 [ ] No

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

How will surface water be disposed of?

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

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:

PLACE OF WORSHIP (D1 USE)

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 (6 approved)

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	6					6
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							6

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 $(A+B+C+D)=$ 6

Existing Housing NONE

Market Housing	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 $(a+b+c+d+e+f+g)=$							

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 $(E+F+G+H)=$ NONE

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 6

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	☐	197m²	197m²	NONE	NONE
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	N.A.			
Proposed employees	N.A.			

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
N. A.				

22. Site Area

Please state the site area in hectares (ha) 0.05

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 signed - Agent:	Date (DD/MM/YYYY):

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
KINGDOM HALL TRUST	C/O ANNON COTTAGE HOLLAND ROAD STEYNING W. SUSSEX BN44 3GJ	25/01/09

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	23/01/09

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:	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 signed - Agent: [redacted]

Date (DD/MM/YYYY): 23/01/09

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: ☑

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

The correct fee: ☑

3 copies of a design and access statement: ☑

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

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:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 23/01/09 (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:
	01243 531626	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	01243 781235

Email address (optional): bc.gts@live.co.uk

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: B. COFFEY

Telephone number: 01243 531626

Email address: bc.gts@live.co.uk

DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0038/09
DATE RECEIVED 19 JAN 2009

DESIGN AND ACCESS STATEMENT

Outline Planning Application for Redevelopment with 6 one-bedroom Dwellings and 3 parking spaces with Access from Wembley Gardens (east). Access Details provided. All other Matters Reserved. (Renewal Outline with Access Details-L/118/05TP

KINGDOM HALL
WEMBLEY GARDENS
LANCING

GTS DESIGN

GARAGES

WEMBLEY GARDENS

(ANNWEIR AVENUE GARDEN SIDE)

...UR DISTRICT COUNCIL
PLANNING DIVISION
PLAN
(1) (2) NO (3)
(DS)
DATE
29 JAN 2009

BOUNDARY LINES — PLANTING — PARKING

BIKE CYCLES

PLANTING

WEMBLEY GARDENS

(WEMBLEY AVENUE GARDEN SIDE)

SITE LAYOUT PLAN SCALE 1:200

GARAGES

ANNWEIR AVENUE

50 54 56 68

KINGDOM HALL SITE

WEMBLEY GARDENS

47 49 57 71 79

WEMBLEY AVENUE

SCHEME (A)

FOR ILLUSTRATIVE PURPOSES ONLY

PROPOSED DEVELOPMENT AT
KINGDOM HALL SITE
WEMBLEY GARDENS LANCING

DRG. NO. 568-01 D

SCALE 1:1250 LOCATION PLAN

BASED UPON THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT RESERVED LICENCE NUMBER AL100002425

INTRODUCTION

Outline planning permission with access details was granted on the 24th January 2006 and expires on the 24th January 2009 (Ref: L/118/05TP). The proposed attached outline planning application with access details together with the Design and Access Statement is set out in the revised planning format and follows the approved indicative plans as before. The application is therefore a renewal of the approved plans (Ref: L/118/05TP).

Following the Arun District Council Validation Check List National List of Requirements (No.15) we set out below the Design and Access Statement in accordance with the Department of Communities and Local Government Circular 01/06-Outline Application with Access Details only.

DESIGN ACCESS STATEMENT

USE – The site forms part of an area of 'back land' development located between the rear houses on the east side of Wembley Avenue and the rear of houses on the West side of Annweir Avenue. The site is approximately 22m wide and 24m deep and covers 0.05 hectare. It is currently occupied by a single storey brick building used by Jehovah's Witnesses for their meetings. The Building takes up about half the site with 10 parking spaces laid out on the remainder. The site has been used for religious worship since 1959.

The adjoining site to the North is a single storey building that had permission for use as a club house in 1950/51 and has been used in the past by Lancing Repertory Players. Further towards the northern end of Wembley Gardens is Ardmore Montessori Nursery School.

The adjacent site to the South is used by the Kingston Bible Trust and further south was the former Athletic Club which has an implemented planning permission for 6 x 1 bedroom terrace houses (with 2 parking spaces) (L/147/02). Planning permission for this site was previously allowed on appeal for development of the site with 6 x 1 bedroom flats with 'L' shaped ridge-roofed block with 2 parking spaces. (L/191/01).

The application site lies within the 'built up' area and is not identified for any particular use or development in the Local Plan. The proposal represents redevelopment / infilling of a 'brown field' site as provided for in Structure and Local Plan policies.

Policies in the adopted Structure Plan (2001 – 2016) encourage the re-use of previously developed land by infilling, redevelopment and conversion at higher densities providing the impact on the character of the area and the environment is acceptable (LOC1, ERA1). Policy DEV1 requires development to be of a high quality taking into account the need (amongst other things) to integrate with and where possible, enhance land uses and activities; to create a sense of place; to create a high quality, socially inclusive and adaptable environment which meets the long-term needs of users and create a safe, well cared for environment where opportunities for crime and anti-social behaviour are minimised.

Policy AH2 is also relevant and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live, are in keeping with and enhance the local environment with particular regard to height and layout;do not have an un-neighbourly effect due to loss of privacy, day light/sunlight, outlook or open space, incorporate adequate standards of residential amenity for the new dwellings in terms of garden space, daylight, outlook and privacy; access and parking provision meets the adopted Standards: and they accord with the Council's DC Standard. No. 2. 'Space around A New Dwellings'.

Policies DEV 4 – 5 require travel needs to be met, where possible reducing the need to travel and minimising motorised journeys and the level of parking also to be compatible with the need to avoid environmental or safety problems. The explanatory text refers to a transport contributions methodology (now adopted as TAD payments to sustainable transport improvements).

Recent government Guidance in PPS1 sets out to promote the objectives for the Planning system to facilitate and promote sustainable and inclusive patterns of development. PPG3 (Housing) encourages the maximisation of the use of urban land for housing development at higher densities but is also subject to environmental quality not being compromised.

This application is for outline permission and therefore the issues to consider are the principle of redevelopment for residential purposes and the access details as approved before.

There was no objection before in principle to the redevelopment of the site for housing purposes. It would help satisfy the need for small dwellings. The surrounding area is predominantly residential in character made up mainly be two-storey terraced houses. As stated earlier, a development of 6 flats at the southernmost end of Wembley Gardens was permitted by your planning committee in the mid 1980's and a recent appeal decision has allowed a further 6 x 1 bedroom flats on the adjacent site. This application is approximately 30 m. northwards.

AMOUNT OF DEVELOPMENT – Outline permission is sought for the redevelopment of the present site with 6 x one bedroom dwellings with 3 parking spaces. The outline application includes the an indicative site layout and access details. The proposed development is not considered un-neighbourly in relation to the houses in Wembley Avenue or Annweir Avenue, nor would it cause unacceptable over looking nor loss of privacy, daylight or sunlight to the existing dwellinghouses. The indicative drawings show the building to be single storey with rooms in the roof, with an eaves height of 2.2 m and a ridge height of 7.2 m. Natural light into the rooms into the roof would be through roof lights rather than traditional dormer type windows. The distance between principal windows in the rear of the existing houses and those proposed exceeds the minimum standard of 22m for one or two storey buildings. The gross internal floor area amounts to 327 m2 on 2 floors.

INDICATIVE LAYOUT – The suggested siting of the staggered block (19.5 m x 9.3 m external) follows the approved plans and is located on the east side of the site with access and parking from the west side. The remaining areas are for landscaping and amenity purposes (Drg. Nos. 568-01D) The residential densityof the proposed development would be 120 dwellings per hectare which is well above the range of 30-50 encouraged by PPG3 (para 58). The proposed dwellings are shown with a floor area of 543m2 which falls within the minimum standards for one bedroom units. There is sufficient outside amenity space (minimum 25m2 per unit) and bin and cycle storage annotated on the indicative drawing is adequate.

SCALE PARAMETERS – The indicative drawing show the building to be single storey with rooms in the roof with eaves height of 2.2 m. and ridge height of 7.2 m. Natural light into the rooms in the roof would be through roof lights rather than traditional dormer type windows. The distance between the principal windows of the existing houses in the rear of the existing houses and those proposed exceeds the minimum standard of 22 m for one and two storey buildings. The proposed single storey block with hipped roofs, sits well in the street scene with the adjoining single storey buildings either side some 6 m apart with similar ridge heights. The location of the block to the west of the site gives prominence to the entrance on the east. The staggered block measures 19.5m. X 9.3 m. (external) leaving an access of 1 m to either side of the boundary for maintenance and access purposes to the generous landscape areas.

INDICATIVE ACCESS POINTS – Access would be from the service road that runs adjacent to the rear of Annweir Avenue but which is accessed from Wembley Avenue. The proposal to be considered is as approved before with the access on the east side of the site and closest to Annweir Avenue with the dwellings situated on the west side closest to Wembley Avenue.

Currently, there is provision for 10 vehicles to park on this site. The site is used for meetings at least twice a week and not only is the on-site parking used during these meetings but, according to local residents, the large number of attendees of the meeting usually entails them parking their cars on - street intensifying local parking problems. The proposed development allows for 3 parking spaces for the 6 units which would help alleviate associated parking problems off-site but would intensify the use of the service road on a daily basis. Concerns have been raised over the suitability of the access for more vehicles as well as concern as to whether emergency vehicles would be able to access the site in case of fire. However, as before, neither WSCC Transport Services nor the Fire Brigade objected to the approved application.

Considerable weight must be attached ,as before, to the appeal decision concerning the former Athletic Club site which was allowed for 6 x one bedroom flats. This is clearly a material consideration in the determination of the present application although it did differ in that only 2 parking spaces were proposed for the 6 flats. In respect of refusal on grounds of inadequate parking, the Inspector concluded:-
"I consider the appeal site offers good access by foot, or cycle, to a wide range of shopping and community facilities. There is also a reasonably good level of public transport provision within an acceptable walking distance of the site, and there is no substantial evidence to support a view that the level of provision would decline over time. These factors reinforce the view that the proposed development would be appealing to those without a car.....Given this, I consider there is a good prospect that it would not give rise to levels of parking that would detract unacceptable from higher safety and the free flow traffic."

The Inspector concluded with regard to the suitability of the access that :-
"...the access ways also serve a fairly large number of car parking spaces associated with other existing development in the backland area in the vicinity of the site and the garages in the rear gardens of dwellings in Wembley Avenue and Annweir Avenue. In my view, the proposed development with 2 parking paces would be unlikely to add so significantly to existing traffic movements as to cause unacceptable highway dangers or disruption of the free f low of traffic."

Whilst the present and approved plans show 3 parking spaces this would generate more traffic than allowed on appeal with only 2 parking spaces, having regard to the present use of the current application site (with 10 parking spaces), it was considered in the 2006 approval that the proposal would not warrant refusal on grounds of intensifying the use of the access way and causing distraction from the safety of other users, including pedestrians on the public right of way.

With regard to the access to the site, this back land area on which the site is situated was ,until the 1980's, occupied solely by various 'community' uses. It's development potential is limited because of the poor accessways serving it. The narrow track is largely un-made on the west side and it is very narrow with visibility restricted at certain points, including on the first section which is also a well -used public right of way leading to the North Road shopping area. The approved plans show access from the east side utilising the tarmac surface track from the south as far as the site entrance.

Previously, in respect of the application for 6 x one- bedroom flats to the south of the site,your planning committee recommended refusal on grounds of inadequate access and parking. However, on the subsequent appeal the Inspector did not consider refusal justified owing to the location being readily access on foot and allowed the Appeal.

CONCLUSION

The proposed development is within the build -up area and would help meet the need for additional housing without detracting from the existing local environment. The proposal is very similar to the approved application in 2006 when the Fire Officer and the Corporate Director of Services (EHO) together with the Lancing Parish Council had no objections.

The development can take place without resulting in unacceptable detriment to the amenities of the neighbouring properties and without detraction from highway safety.

It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, AT12) and the adopted West Sussex Structure Plan 2001-2016 (LOC1, NE-2, CH1, ERA1, DEV1, DEV 3-5).

ARUN VALIDATION CHECKLIST

APPLICATION FOR PLANNING PERMISSION

Three copies of all documents unless stated otherwise or submitted electronically. This form must be completed in accordance with the Arun District Council Validation checklist National and Local list of requirements. Failure to complete all boxes will result in your application being returned as invalid.

	YES	N/A
Completed form	☑	
Completed Ownership Certificate	☑	
Agricultural Holdings Certificate	☑	
Design and Access Statement	☑	☐
The appropriate fee (if n/a, why?) £335 - OUTLINE WITH ACCESS DETAILS ONLY	☑	☐
Location plan	☑	
Block or Site plan	☑	
Elevations	☐	☑
Floor plans	☐	☑
Sections and finished floor and site levels	☐	☑
Roof plans	☐	☑
LOCAL REQUIREMENTS	**YES**	**N/A**
Affordable Housing Statement	☐	☑
Bin Storage and Collection Statement	☐	☑
Biodiversity Survey and Report	☐	☑
Environmental Impact Assessment (EIA)	☐	☑
Flood Risk Assessment	☐	☑
Heritage Statement	☐	☑
Land contamination assessment	☐	☑
Landscaping details	☐	☑
Lighting Assessment	☐	☑
Loss of Retail Use Statement: Viability Statement	☐	☑
Noise assessment	☐	☑
Open Space Assessment	☐	☑
Parking Layout/Access plan	☑	☐
Planning Statement	☐	☑
Retail Impact Assessment	☐	☑
Structural survey	☐	☑
Transport Assessment/travel plan	☐	☑
Tree survey	☐	☑
Ventilation/extraction statement	☐	☑

ARUN VALIDATION CHECKLIST

LOCAL REQUIREMENTS FOR SPECIFIC APPLICATION TYPES		
For open air cafes	☐	☑
Site layout plan at scale of 1:100/1:200 detailing position of barrier(s), position of front and back edge of footway and position of all tables and chairs, and existing street furniture.	☐	
Elevations/materials of proposed barriers at scale of 1:50/1:100.	☐	
For new external access ramps	☐	☑
Ground floor plan at scale of 1:50/1:100 detailing position and gradient of ramp	☐	
Drawing of barrier/handrails at scale of 1:20/1:50	☐	
For residential conversions involving use of basements	☐	☑
Sections at 1:50 detailing both internal floor level of conversion and external ground level for minimum distance of 12 metres from external wall	☐	
For residential conversions involving use of roofspace	☐	☑
Internal section at 1:50 through roofspace demonstrating headroom and position of rooflights/other openings	☐	
For new shopfronts	☐	☑
Section at 1:50 detailing projection of any signage, canopies and roller shutters	☐	☑
Detailed specification of any proposed roller shutters including colour, materials and degree of permeability	☐	☑
For planning applications involving telecommunications development	☐	☑
Evidence that the developer has given appropriate notice of the proposed development in accordance with A.3 (1) of Part 24 of Schedule 2 of the General Permitted Development Order 1995.	☐	
Where the proposed development consists of the installation of a mast within three kilometres of the perimeter of an airfield evidence that the developer has notified the Civil Aviation Authority, Secretary of State for Defence or the Aerodrome operator in accordance with A.3 (2) of Part 24 of Schedule 2 to the General Permitted Development Order 1995.	☐	
Layout Plan at scale of 1:100/1:200 detailing position of structure.	☐	
Elevation Plan at scale of 1:50/1:100 detailing height of structure.	☐	
Section through structure at scale of 1:10/1:20 detailing width of structure.	☐	
Certificate/Statement confirming compliance with of ICNIRP (International Commission on Non-Ionizing Radiation Protection) and diagram indicating beam of greatest intensity.	☐	
Existing and proposed coverage maps.	☐	
Details of alternative sites rejected with a justification for rejecting them: This should include existing masts, structures and other buildings within the search area.	☐	