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

ADC DISTRICT PLANNING D

PLAN No. ADC/0092/09

RECEIVED 30 JAN 2009

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:	MR & MRS
First name:	
Last name:	MOWER
Company (optional):	
Unit:	
House number:	15
House suffix:	
House name:	
Address 1:	THE CLIFF
Address 2:	
Address 3:	
Town:	BRIGHTON
County:	EAST SUSSEX
Country:	
Postcode:	BN2 5RF

2. Agent Name and Address

Title:	MR.
First name:	TREVOR
Last name:	SCOBLE
Company (optional):	T. SCOBLE ASSOCIATION
Unit:	
House number:	2
House suffix:	
House name:	
Address 1:	2 MADEIRA PLACE
Address 2:	
Address 3:	
Town:	BRIGHTON
County:	EAST SUSSEX
Country:	
Postcode:	BN2 1TN

3. Description of the Proposal

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

REVISIONS TO DESIGN/LAYOUT OF PROPOSED 2 FLATS (AMENDMENTS TO ADC/0092/06)

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: 275 | House suffix:

House name: LAND ADJACENT

Address 1: ALBION STREET

Address 2:

Address 3:

Town: SOUTHWICK.

County: SUSSEX

Postcode (optional): BN42 4AT

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: KEITH MORGAN

Reference: ADC/0092/06

Date (DD/MM/YYYY): 23/01/2008
(must be pre-application submission)

Details of pre-application advice received?

SEE COPY OF LETTER ATTACHED

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)

SHOWN ON DRAWING NO AS/PL/01.

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:

SHOWN OF DRAWING NO AS/PL/01.

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

If Yes, please provide details:

SHOW ON DRAWING NO AS/PL/01

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	NOT APPLICABLE	BRICK WORK & RENDER TO MATCH No 275	☐	☐	
Roof	NOT APPLICABLE	TILES TO MATCH No 275	☐	☐	
Windows	NOT APPLICABLE	THERMO PLASTIC DOUBLE GLAZED	☐	☐	
Doors	NOT APPLICABLE	THERMO PLASTIC DOUBLE GLAZED	☐	☐	
Boundary treatments (e.g. fences, walls)	BRICK & BLOCK	BRICK & BLOCK	☐	☐	
Vehicle access and hard-standing	TARMAC	NOT APPLICABLE	☐	☐	
Lighting	NOT APPLICABLE		☑	☐	
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:

OS 1:1250 & 1:500
AS/PL/01 GROUND & FIRST FLOOR
AS/PL/02 ELEVATIONS & SECTION
DESIGN & ACCESS STATEMENT
LETTER FROM ADC

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	1	0
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	4	4
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer EXISTING
- [ ] 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):

AS/PL/01

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 [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
- [x] 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:

GARDEN

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

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

EXISTING GARDEN

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	☐						
Flats and maisonettes	☐		✓				4
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							4

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 275

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

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): 2

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
Existing employees	NOT	APPLICABLE	
Proposed employees	NOT	APPLICABLE	

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
NOT	APPLICABLE			

22. Site Area

Please state the site area in hectares (ha) 221 SQ M

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 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):
	[redacted]	26/01/2009

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

ADUR
DISTRICT COUNCIL

Executive
Head of Service
James Appleton

Direct Dial : 01273 263239
Facsimile : 01273 263203
Keith.morgan@adur.gov.uk
DX 59765, Shoreham-by-Sea

Adur District Council
Civic Centre, Ham Road
Shoreham-by-Sea BN43 6PR
www.adur.gov.uk

Trevor Scoble
T.Scoble Association
2 Madeira Place
BRIGHTON
BN2 1TN

Contact: Keith Morgan

Our ref: ADC/0092/06

Your ref:

Date: 23 January 2009

Dear Mr Scoble,

275 Albion Street, Southwick: Proposed 2 flats: Revisions to appearance/layout and submission of additional details

Thank you for your letter dated 11 January 2009, enclosing plans AS/PL/01 & 02 and a cheque for £85.

I regret that the changes from those approved under application ADC/0092/06 are material and consequently it is not possible to accept the new plans as just a minor amendment to that permission. A further planning application needs to be submitted. Therefore, I am returning the cheque and plans to you.

In addition, having studies the plans, there are some aspects which I feel are not acceptable. The increase in width of the south projection, on balance, I consider is satisfactory but this causes the fenestration in the resultant narrower set back section of the south wall to appear out of proportion, especially in juxtaposition with the fenestration of the existing pair of semi-detached houses. Also, the height of the firstfloor front bay window appears out of proportion and the design of the groundfloor French doors out of keeping.

I attach an extract from your plan with suggested revisions superimposed which would address the above issues.

In order to avoid having to complete a replacement section 106 Obligation, I would suggest that on the planning application form (Q.3) you describe the development as 'Revisions to design/layout of proposed 2 flats (amendment to ADC/0092/06)'.

Yours sincerely,

Keith Morgan
Planning Services Manager

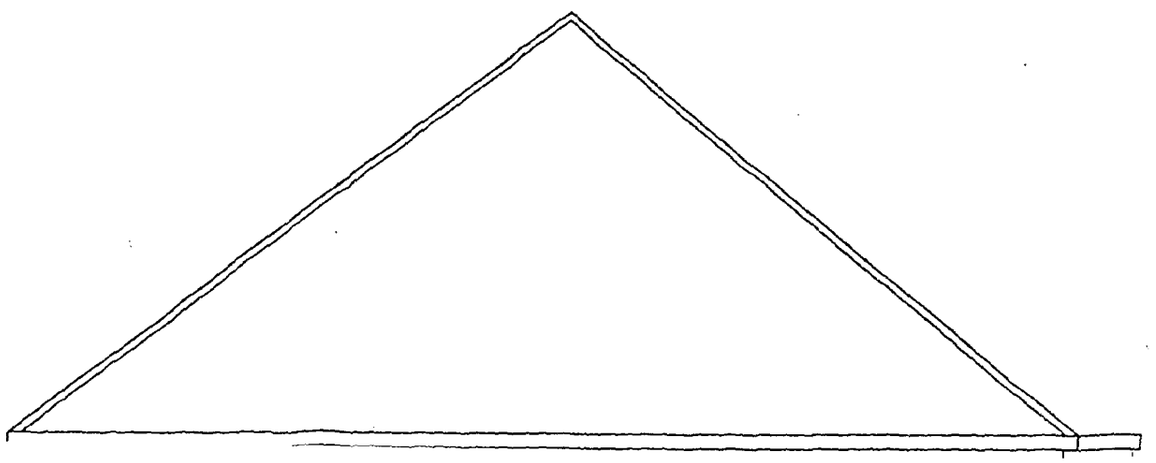
SUGGESTED REVISIONS:

ADC... DISTRIC... COUNCIL
PLANNING DI... ION
PLAN No. Add0040109
DATE RECEIVED 30 JAN 2009



Elevation of proposed residential unit

South Elevation



ADUR DISTRICT COUNCIL
PLANNING D
PLAN No. AD/0029/09
DATE 13 JAN 2009

T. SCOBLE ASSOCIATION

2 Madeira Place Brighton BN2 1TN Tel 01273 622737

January 09

Design and Access Statement

275 Albion Street Southwick BN42 4AT

Use Residential, 2 Number 2 Bedroom Flats.

Amount The building footprint is width 7.300 depth 12.000 reducing to 9.800 on the east elevation. The footprint has been reduced by 1.000 from the approved ADC/0029/06

Layout The building is position remains the same as the approved ADC/0029/06 on the northwest side of the site and the relationship to the adjacent properties remains the same.
The flat entrances position and internal layouts remain the same as the approved scheme.
The Ground Floor Flat is Disable Friendly with a level entrance and both flats are to lifetime standards.
The building is located on a site, which is open to the south and west the north boundary provides an open space by way of the access road and pavement, all of these element create a safe and accessible where crime and disorder or the fear dose not undermine quality of life or community cohesion.

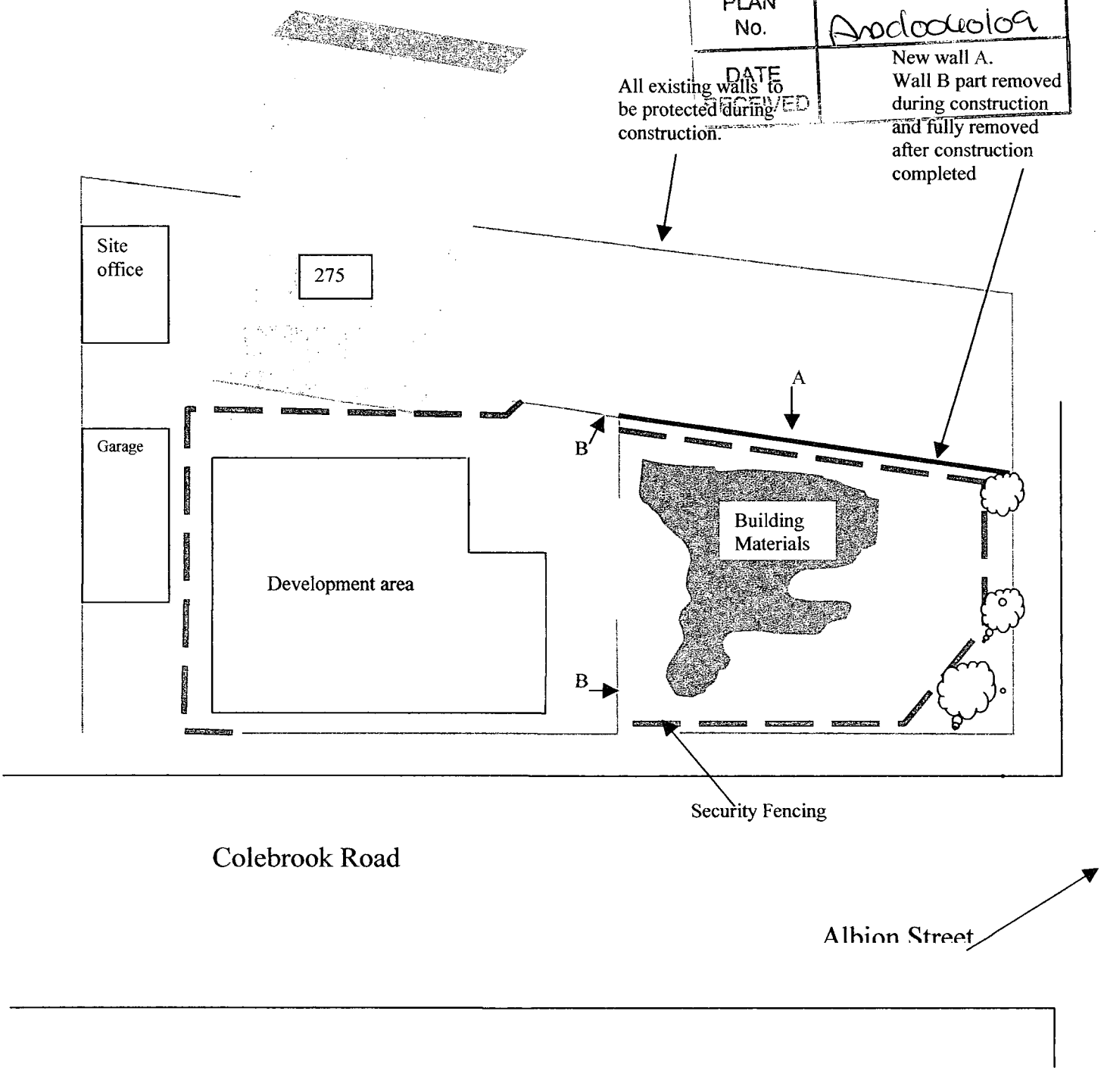
Scale The building footprint is width 7.300 depth 12.000 reducing to 9.800 on the east elevation.
The footprint has been reduced by 1.000 from the approved ADC/0029/06

Landscaping The Landscaping is shown on the 1 : 100 scale site Plan drawing No AS/PL/01

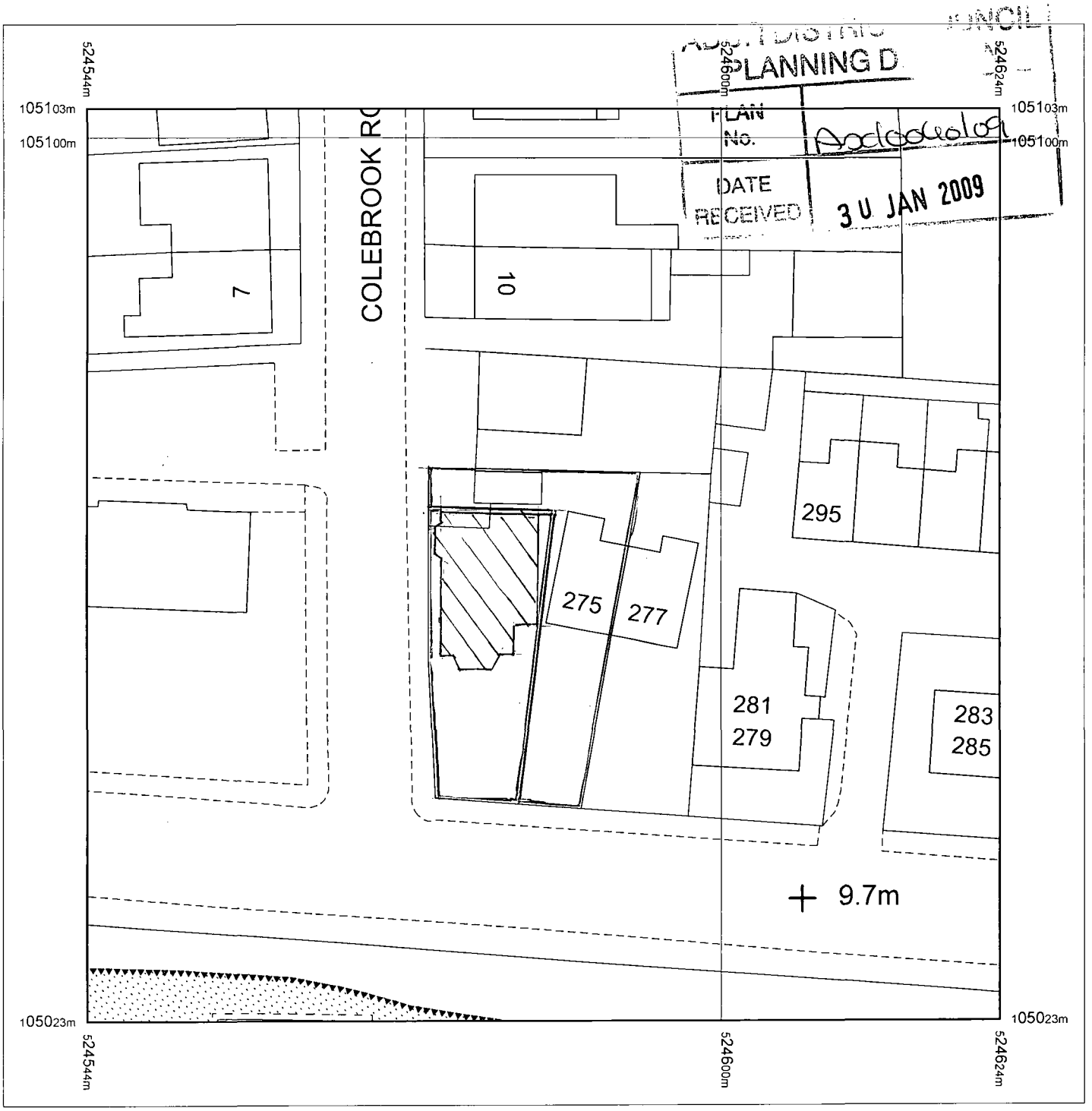
Appearance The building fabric finishes an materials remains the same as the approved ADC/0029/06

Site schematic Diagram. (not to scale) Application number ADC/0092/06.

PLANNING DIVISION
PLAN No. Ardc0060109
DATE RECEIVED



OS Sitemap®



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

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Metres
0 5 10 15 20

Scale 1:500

Supplied by: **Centremaps@Aworth**
Serial number: 00589800
Centre coordinates: 524584.38 105062.56

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

275 Albion Street

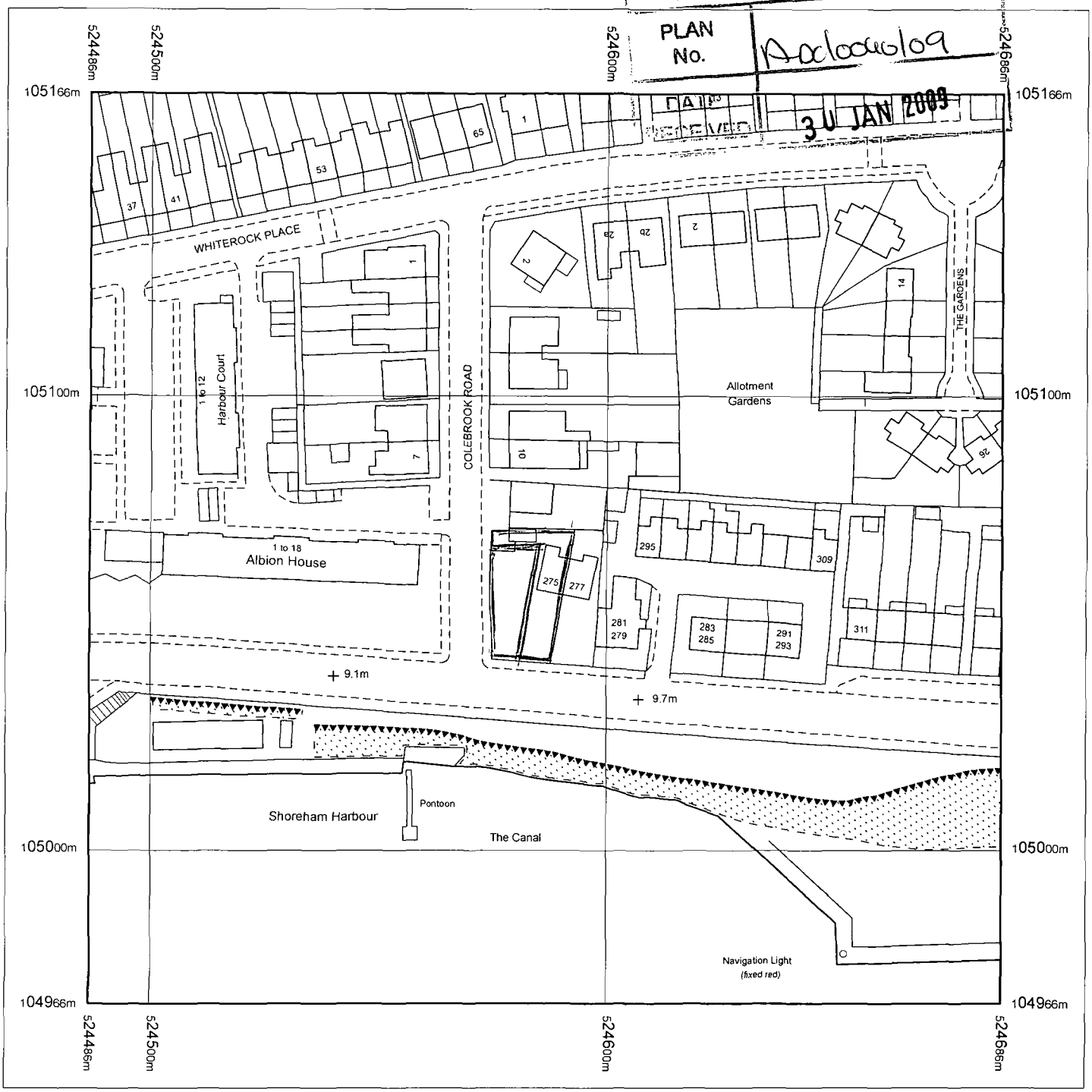
Southwick

BN42 4AT

Ordnance Survey®

OS Sitemap®

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0010040109
DATE RECEIVED 30 JAN 2009



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

Metres
0 20 40
Scale 1:1250

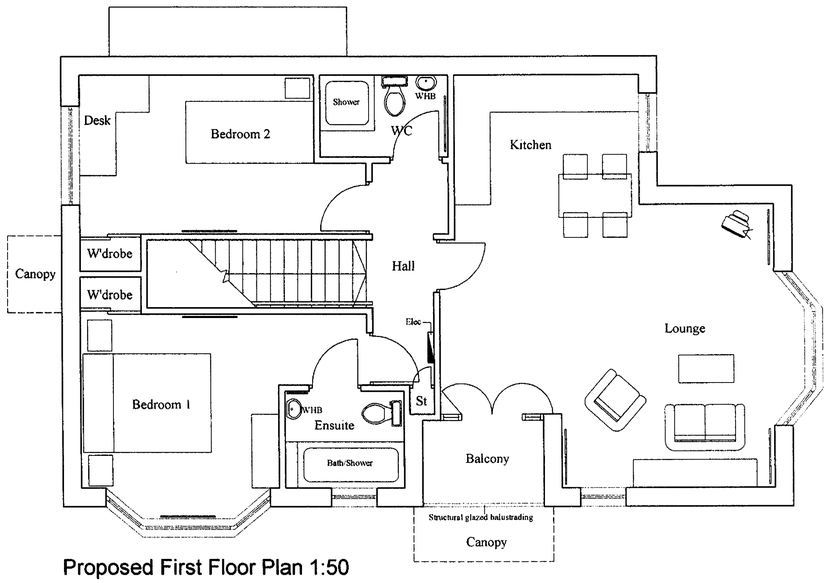
Supplied by: **Centremaps@Aworth**
Serial number: 00589700
Centre coordinates: 524586.5 105066.5

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

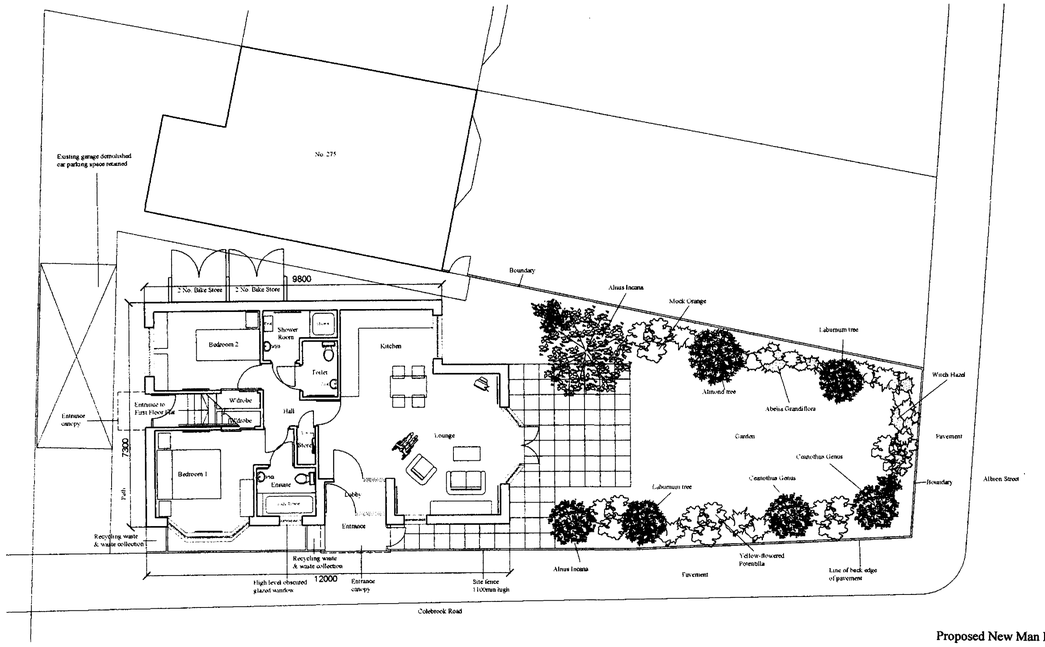
275 Albion Street

Southwick

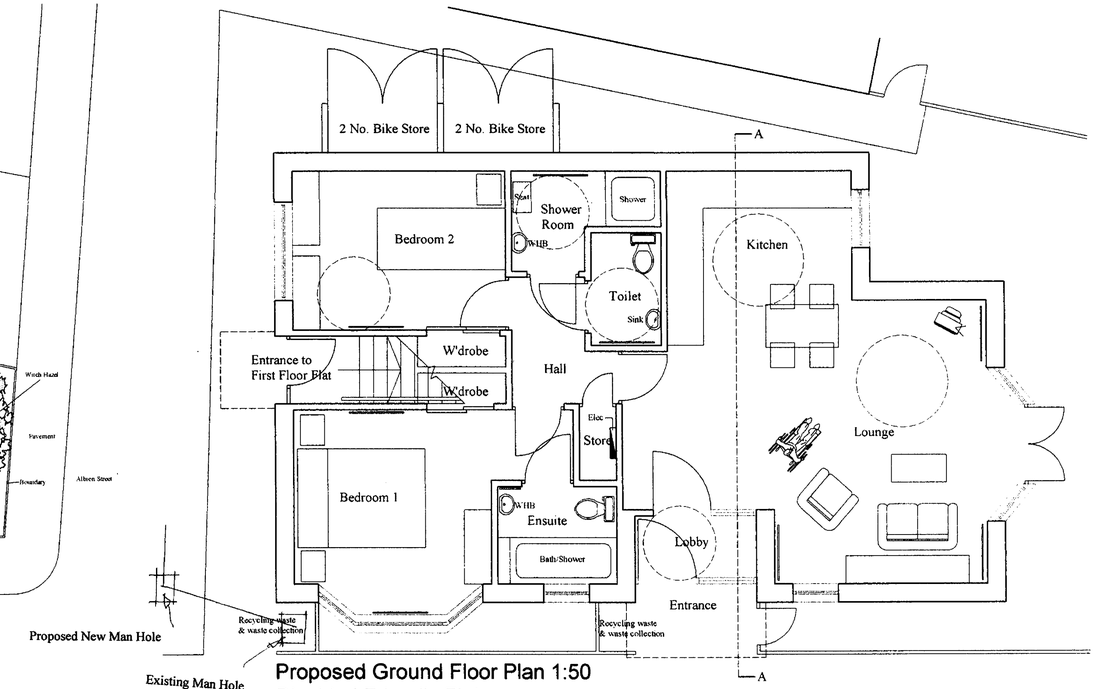
BN42 4AT



Proposed First Floor Plan 1:50



Proposed Ground Floor Site Plan 1:100



Proposed Ground Floor Plan 1:50
Disabled Friendly Flat

PLANNING DIVISION
PLAN No. ADC0040109
DATE 30 JAN 2009

T.SCOBLE ASSOCIATION
2 Madiera Place Brighton BN2 1TN
Tel 01273 622737 Mob 07854860505

Site
Moor House, 275 Albion Street
Southwick. West Sussex

Project
2 No. Self-contained Flats
Proposed Plans
Previous Planning Application Ref. ADC/0092/06

Date Jan 09 Scale Various @
Drawing No AS/PL/01

0 1 2 3 4 5 6 7 8 9 10m
Scale in Metres

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West Elevation



South Elevation





East Elevation



North Elevation



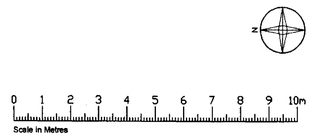
Section A-A

T.SCOBLE ASSOCIATION
2 Madiera Place Brighton BN2 1TN
Tel 01273 622737 Mob 07854860505

Site
Moor House, 275 Albion Street
Southwick. West Sussex

Project
2 No. Self-contained Flats
Proposed Elevations
Previous Planning Application Ref. ADC/0092/06

Date Jan 09 Scale 1:50 @A1
Drawing No AS/PL/02



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