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

17 NOV 2008

Application for Planning Permission and conservation area consent for demolition in a conservation area. 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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Mr | First name: John | Surname: Buxton

Company name:

Street address: 47 Buckingham Road

Town/City: Shoreham-by-Sea

County: West Sussex

Country:

Postcode:

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
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: Mr | First Name: Brian | Surname: Thomas

Company name: Building Technical Services

Street address: 4 Dales Close, Windmill Hill

Town/City: Herstmonceux

County: East Sussex

Country: England

Postcode: BN27 4TJ

	Country Code	National Number	Extension Number
Telephone number:		01323 832067	
Mobile number:		07760390953	
Fax number:			

Email address: bts2000@hotmail.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Conversion of ground floor commercial unit to form a self-contained studio with alterations to fenestration at ground and first floor levels

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: 3 Suffix:

House name:

Street address: John Street

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5DL

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

Easting: 521454

Northing: 105060

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):

Officer name:

Title: Mr First name: Peter Surname: Barnett

Reference: E-mail dated 5th November

Date (DD/MM/YYYY): 05/11/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Dear Mr Thomas
The revised plans do not result in any external changes (other than the retention of the flat roof rather than construction of a mansard) and I do not therefore have any strong concerns with the proposal.
You should submit a revised application on this basis.
Regards
Peter Barnett
Principal Planning Officer
Adur District Council
Tel: 01273 263233

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

If Yes, please provide details:

See drawing number 03/1108A

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

See drawing number 03/1108A

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Alterations to ground floor - removal of shopfront and installation of windows and doors, alterations to first floor windows

11. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Face brick and render

Description of *proposed* materials and finishes:

Painted render to front elevation whilst side elevations retained as face brick

Roof - description:

Description of *existing* materials and finishes:

Mineral felt behind parapet walls

Description of *proposed* materials and finishes:

N/A

Windows - description:

Description of *existing* materials and finishes:

White upvc and painted softwood

Description of *proposed* materials and finishes:

White upvc

Doors - description:

Description of *existing* materials and finishes:

Painted softwood

Description of *proposed* materials and finishes:

White upvc

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:

Drawings numbered 03/1108, 03/1108A, 03/1108B, 03/1108C, 03/1108D, and 03/1108F.
Design and access statement ref : 03/1108E

12. 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
Cycle spaces	0	2	2

13. 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

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

See drawing no ; 03/1108A

14. 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

15. 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

16. Existing Use

Please describe the current use of the site:

Office at ground floor and self-contained one bedroom flat at first floor

Is the site currently vacant? ◉ Yes ○ No

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

Office at ground floor vacant whilst first floor flat is occupied

When did this use end (if known) (DD/MM/YYYY)?

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.

17. 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'

18. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

19. Residential Units

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	2				
Unknown					

Proposed Market Housing Total: 2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

19. Residential Units (continued)

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total: 0

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

20. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? (•) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A2	Financial and professional services	42.0	42.0		-42.0
	Total	42.0	42.0	0.0	-42.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

21. 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

22. 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							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒

22. Hours of Opening (continued)

Other							☒

23. Site Area

What is the site area? 42.30 sq.metres

24. 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

25. Hazardous Substances

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

26. 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

27. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Brian Surname: Thomas

Person role: Agent Declaration date: 12/11/2008 ☒ Declaration made

27. 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: Brian Surname: Thomas

Person role: Agent Declaration date: 12/11/2008 ☒ Declaration Made

28. Declaration

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

Date 12/11/2008

Design and Access Statement

For

3 John Street, Shoreham-by-Sea.

PLANNING DIVISION
PLAN No. AD0852/08
DATE 17 NOV 2008

Dated 7th November 2008.

Document ref : 03/1108E

Use :

The existing property consists of a retail shop at ground floor and a one bedroom flat at first floor

Amount :

The proposal is to convert the ground floor to form a self contained studio flat whilst retaining the existing one bedroom flat at first floor.

The proposal includes alterations to the fenestration at ground and first floor with alterations to the access to the first floor.

Layout :

The layouts are designed to form self-contained accommodation with no shared facilities other than common hallways.

Scale :

There is no increase in the footprint to the existing building

Landscaping :

There is no landscaping with this proposal

Appearance :

It is proposed to render the front elevation whilst retaining the face brickwork to the two side elevations.

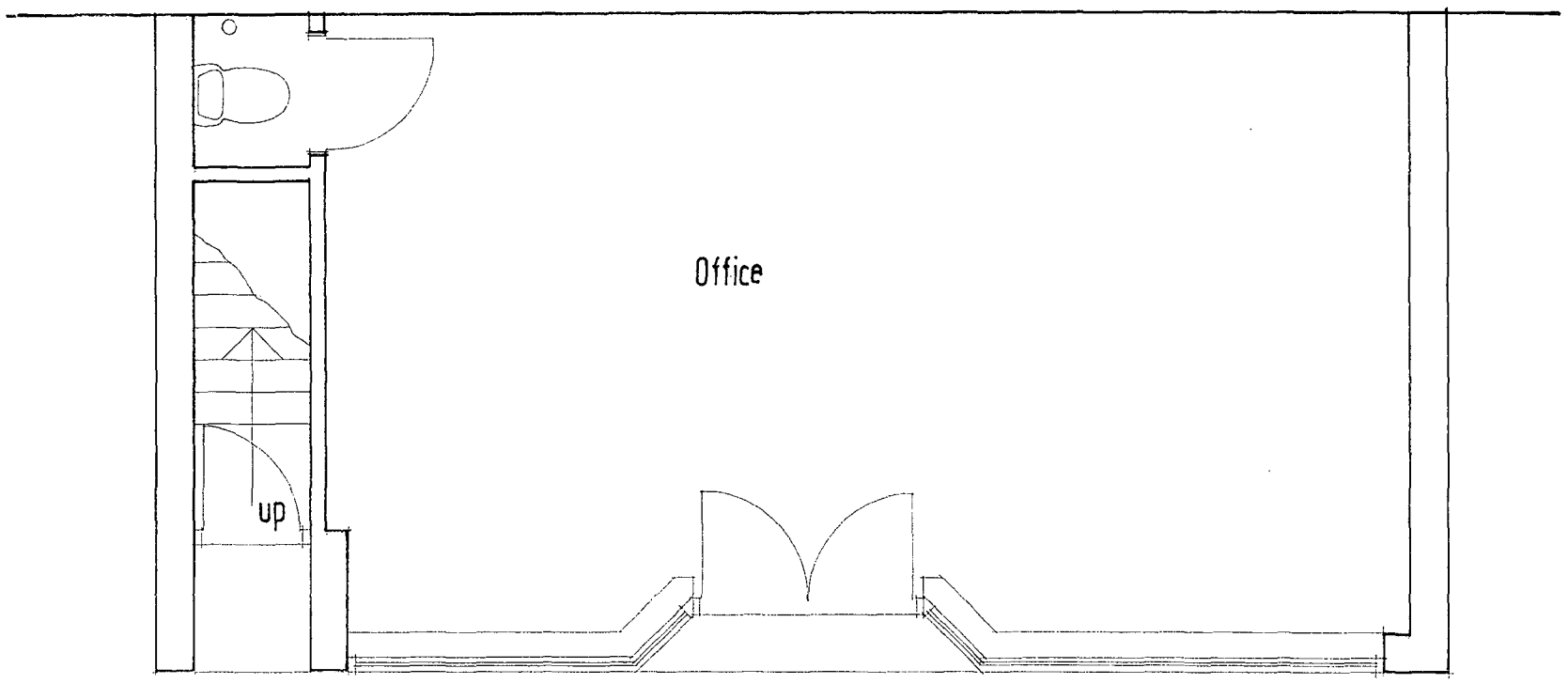
The windows and doors to be in white upvc with the windows to be sliding sash in design.

Access :

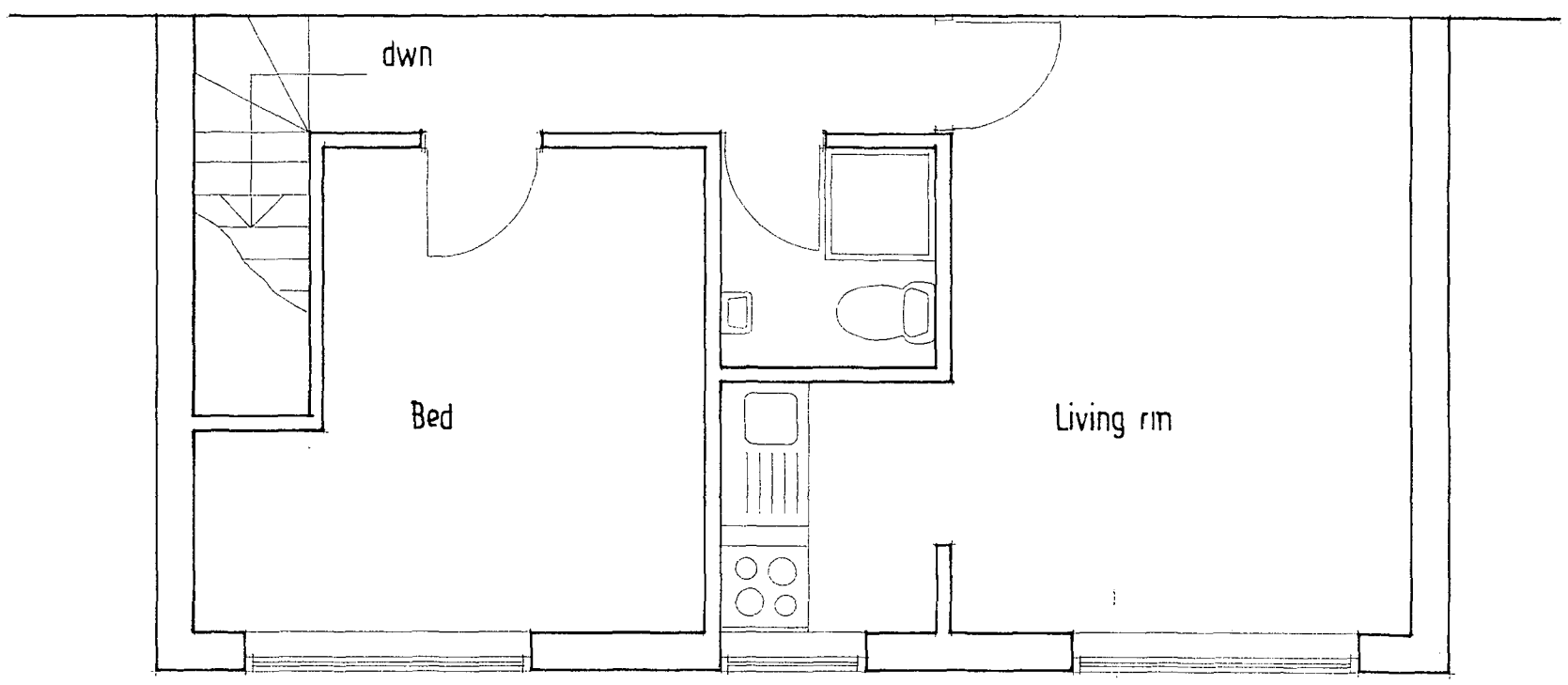
Access is not altered and is via John Street.

0 5 10m

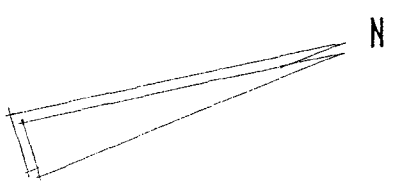
Scale bar.

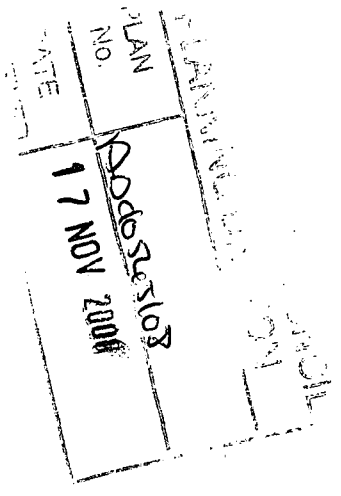


GROUND FLOOR



FIRST FLOOR





3 John Street, Shoreham-by-Sea.
Existing layouts.
Scale : 1/50.
Drwg. no. 03/1108.

01323 832067

CAVITY

CONC CILL

EXISTING BEAM OVER

1200

900

1100

1000

INSULATED CAVITY CLOSER.

50x170 JOISTS OF 50x170 TIMBER PLATE BOLTED 10mm ø BOLTS AT 400 c/c.

2 LAYERS 8mm PLYWOOD GLUED AND SCREWED TOGETHER, LAID LOOSE ON EXISTING FLOORING.

EXISTING PLASTERBOARD.

EXISTING FLOOR

MIN 20mm GAP

60mm NOM.

50x170 JOISTS WITH 100mm RW2 SLAB.

2 LAYERS 12.5mm FIRELINE PLASTERBOARD.

2450

2300

2650

'AERATED' BLOCKS.

80mm CELOTEX.

22mm MOISTURE RESISTANT T & G PLASTERBOARD.

1200g POLYTHENE DPM.

450mm WIDE FOUNDATION.

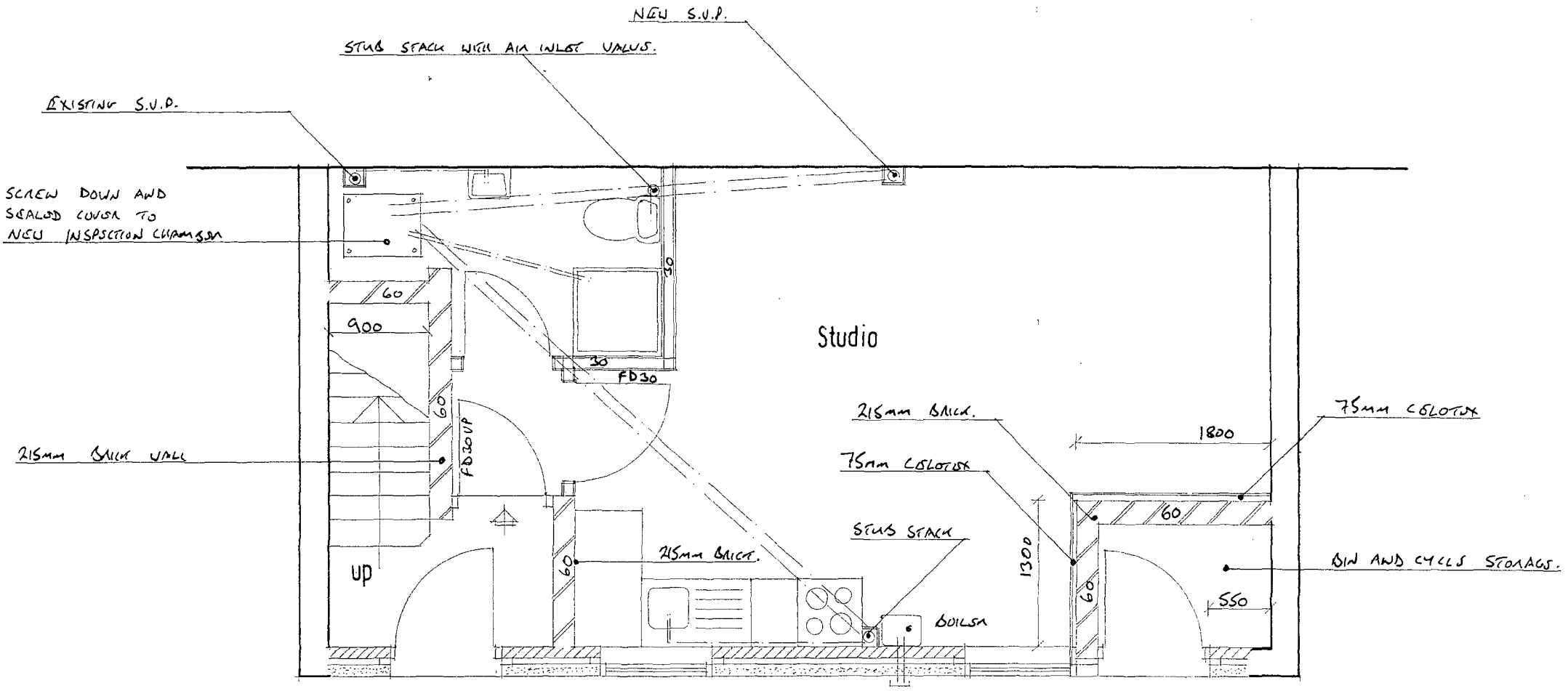
DATE

PLAN NO.

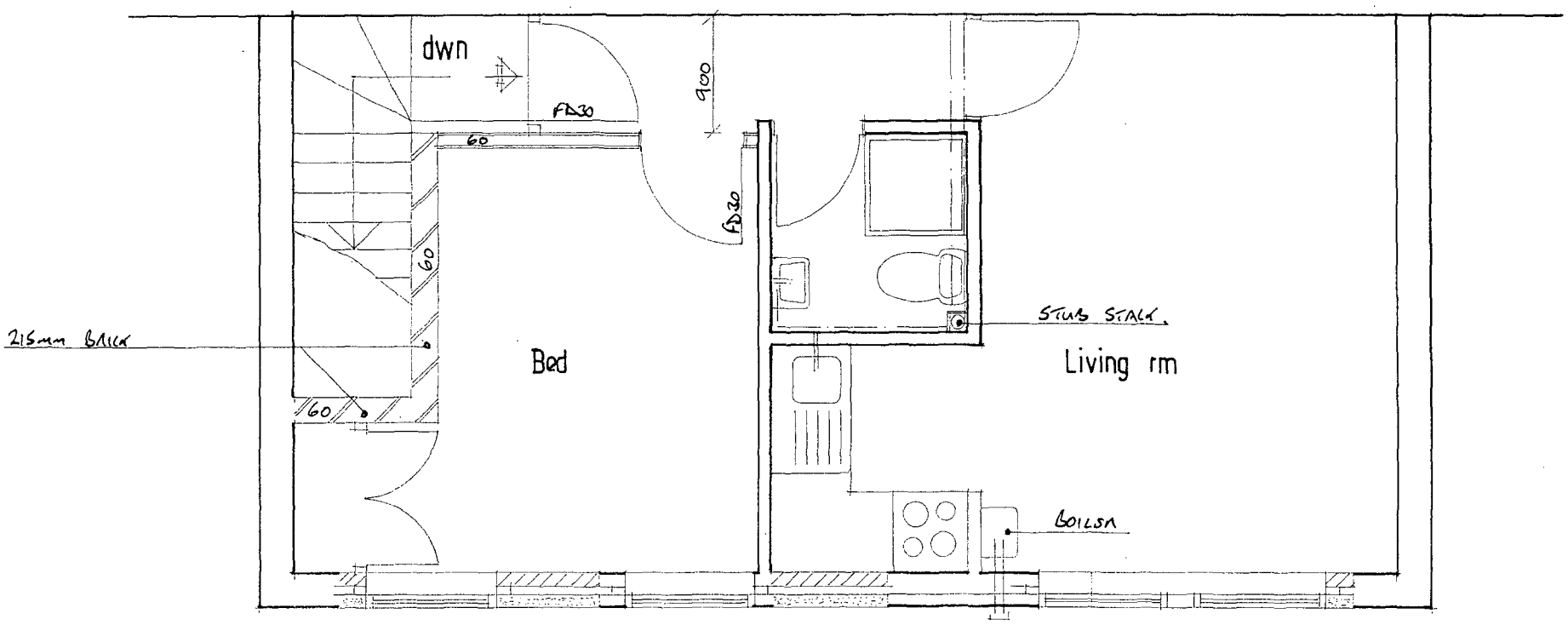
17 NOV 2008

Rochester

Drwg. no. 03/1108F
Scale : 1/50.
Section.



GROUND FLOOR



FIRST FLOOR

60	FIRE RESISTANT STRUCTURE (FIGURE DENOTES MIN. FIRE RESISTANCE IN MINUTES)
FD30	SELF-CLOSING FIRE DOOR (" " " " " ").
VP	VISION PANEL

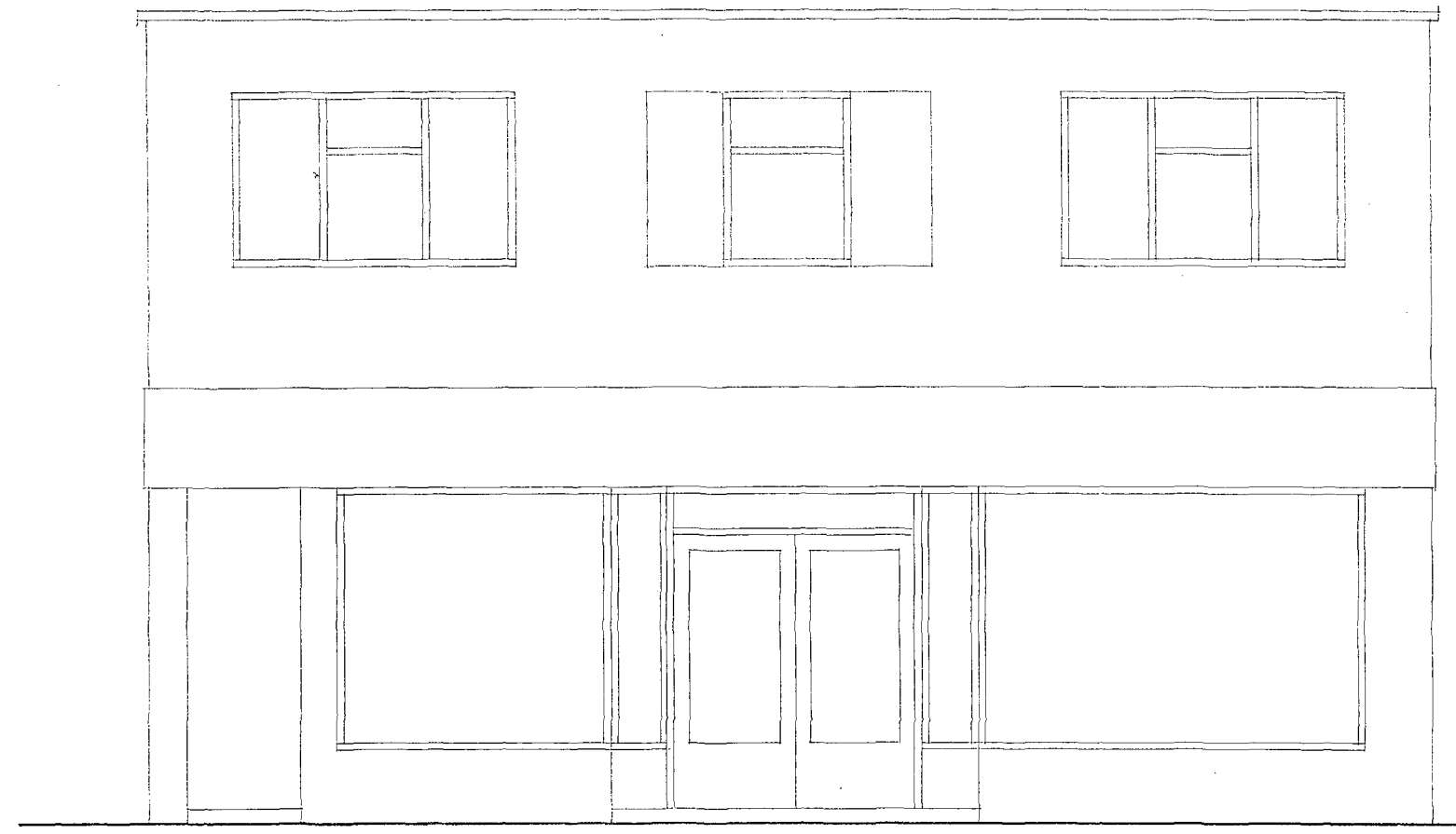
Received
17 NOV 2008
Rochdale

N

Drwg. no. 03/1108A.
Proposed layouts.
Scale: 1/50

Scale bar.

0 5 10m



EXISTING FRONT



PROPOSED FRONT

FRONT ELEVATION RENDERED AND PAINTED WHITE.
WHITE UPVC SLIDING SASH WINDOWS.
CONCRETE CILL DETAIL TO WINDOWS.
OBSCURE GLASS TO DOORS.

PLAN NO.
DATE
17 NOV 2008
Rochdale

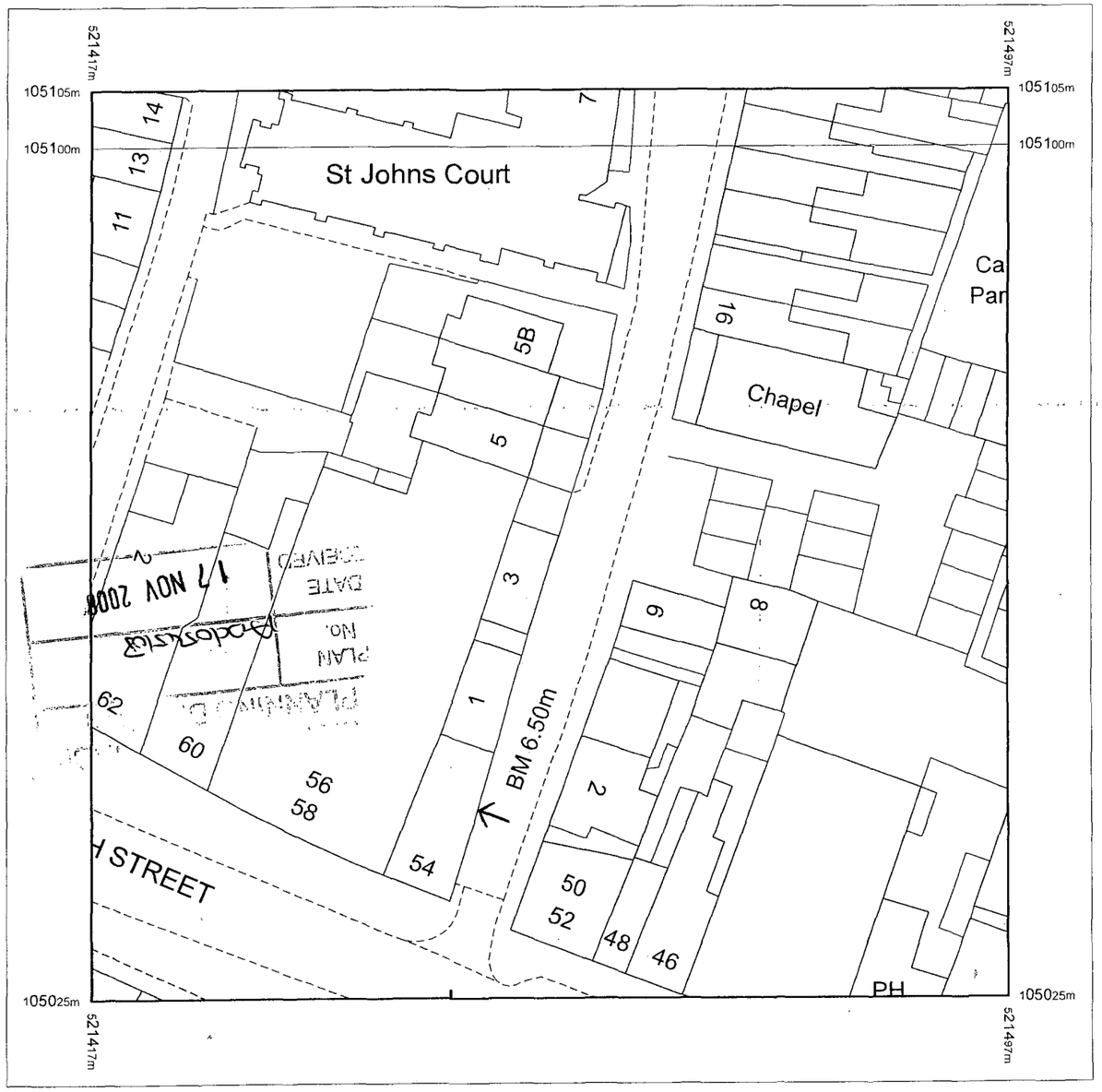
Drwg. no. 03/1108 B.
Scale : 1/50.

0 5 10m

Scale bar.

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17 NOV 2008
DATE RECEIVED
PLAN No.

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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

Location plan.

Drwg. no. 03/1108C.

3 John Street

Shoreham by Sea

E+West Sussex, BN43 5DL

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OS Sitemap™



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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: 00259700
Centre coordinates: 521458 105067

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www.ordnancesurvey.co.uk

Site plan.

Drwg. no. 03/1108D.

3 John Street

Shoreham by Sea

E+West Sussex, BN43 5DL