Form Ref. No. 635539

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/0057/07
Date Received 03 SEP 2007
Fee 265
Rem. List

## Applicant's Details

| | |
|---|---|
| Title | |
| Forenames | |
| Surname or Company/ Organisation | AJM Construction Ltd |
| Telephone | |
| Email | |

Address: Unit 2, Merrivale Farm, Selden Lane, Angmering

Postcode:

Do you have an agent? Yes

## Agent's Details

| | |
|---|---|
| Title | Mr |
| Forenames | Clive C. |
| Surname | Gibbs |
| Telephone | 01903 243741 |
| Email Address | cg@cgdesign.demon.co.uk |

Address: 30 Coleridge Close, Goring By Sea, WORTHING, West Sussex

Postcode: BN12 6LD

## Application Type

**(a)** Full planning permission (including changes of use) YES

**(b)** Outline planning permission No

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 No

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 No

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

Rear of 32 Grinstead Lane
Lancing

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) 0.04

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. 1

Description of proposed development: Chalet bungalow

(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) No

**(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: Garden

If vacant, the last use:

**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? Soakaway

(ii) How will foul sewage be disposed of? Main sewer (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

**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 |
|---|---|---|
| Proposed Site details | 1747-1a | 1:100, 1:500, 1:1250 |
| Details of proposed dwelling | 1747-2 | 1:100 |
| | | |
| | | |
| | | |
| | | |
| | | |

**Fees**

If a fee is submitted, please give the amount £265.00 Calculated Fee £265.00

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

Signed: [redacted] AJM Construction Ltd

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: ..... Date: .....

On behalf of: .....

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWD0356/06
DATE RECEIVED 03 SEP 2007

# Design Statement

## Proposed new dwelling to the rear of 32 Grinstead Lane, Lancing

The proposal is based on the details approved under ADC/0356/06 (outline permission). The same comments on access etc. will still apply

A number of anomalies were discovered between the site boundaries indicated on the above approval and those on the Ordnance Survey plan which necessitated the commissioning of a detailed land survey. The results of this survey - and the proposed site layout - are indicated at a scale of 1:100 on drawing 1747-1A.

It was also discovered that the chalet bungalow detailed on the outline application would not work as can be seen on the attached section. Apart from a very narrow strip of full height ceiling (2.35m) at 1st floor level, the only other areas that could be considered usable are those within the dormer roofs which would have a ceiling height of less than 2.1m.which is far from satisfactory

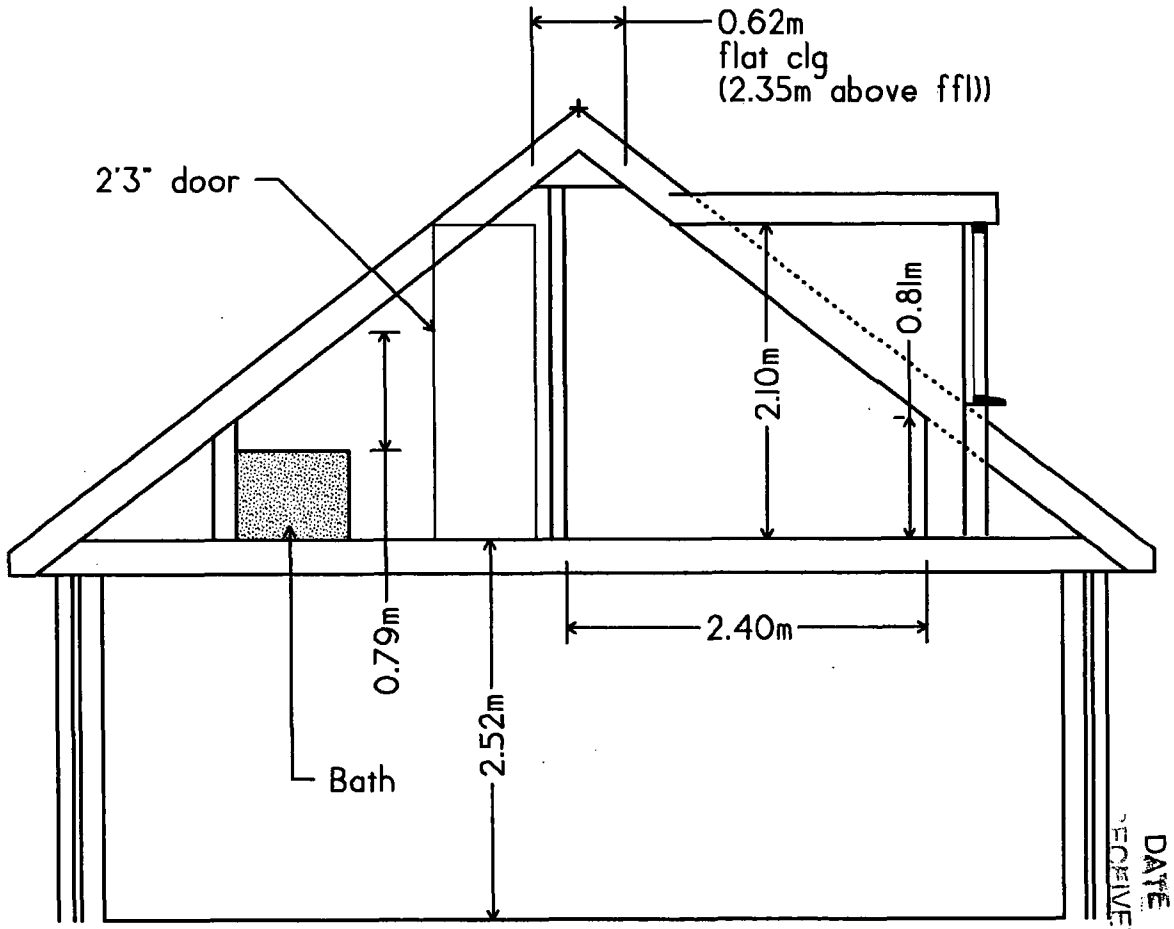
As can be seen from the section, the bathroom layout indicated would be unusable and probably inaccessible. There is also some doubt as to whether the staircase could comply with the Building Regulation requirements of a min of 2m head height above the landing and a distance of 400mm min. from the door opening at ground floor level.

The chalet has been re-designed to overcome these potential problems, resulting in a building 1m deeper with a roof pitch of 42.5°. The ridge height becomes 1.3m above that previously indicated thus providing a reasonable habitable area. These adjustments also allow pitched roofs to be provided to the dormers. One dormer window has been removed and the remaining two are reduced in width giving a significant reduction in the area of windows facing north and also improving the energy efficiency of the dwelling. The remaining window and roof light at 1st floor are to be obscure glazed.

The principle of the proposal remains the same as the outline approval but it is considered that the dwelling will now have a much more attractive appearance and will not have any detrimental impact on the surrounding properties which are a mix of bungalows and two storey houses.

Two car parking spaces are to be provided together with the garage / cycle store. A turning area has also been incorporated .

It is noted that no objection was raised by Southern Water although some concern was raised regarding the effect of noise from the adjacent pumping station. It is understood that, subsequently, acoustic fencing has been provided on the common boundary significantly reducing this potential problem




Typical Section through chalet bungalow 1:50

(outline approval ADC/0356/06)

DOUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Proclosure 7107
DATE RECEIVED 05 SEP 2007

**ADUR DISTRICT COUNCIL**

Town and Country Planning (General Development Procedure) Order 1995

# CERTIFICATE UNDER ARTICLE 7

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0057/07
DATE RECEIVED 05 SEP 2007

**Certificate B** *(a)*
I certify that:

• I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner*(b)* of any part of the land to which the application/appeal* relates, as listed below.

| Owner's*(b)* name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| Mr. & Mrs. Gould, | 32 Grinstead Lane, Lancing. | 3rd Sept. 2007 |
| Legal & Property Services, | Southern Water, Southern House, Yeoman Rd. Worthing | |

*• None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.

**OR**

*• I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed.....

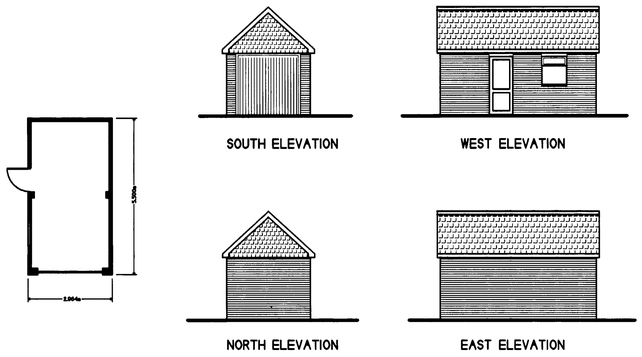
* On behalf of AJM Construction Ltd.

Date 31st. August 2007

*delete where inappropriate

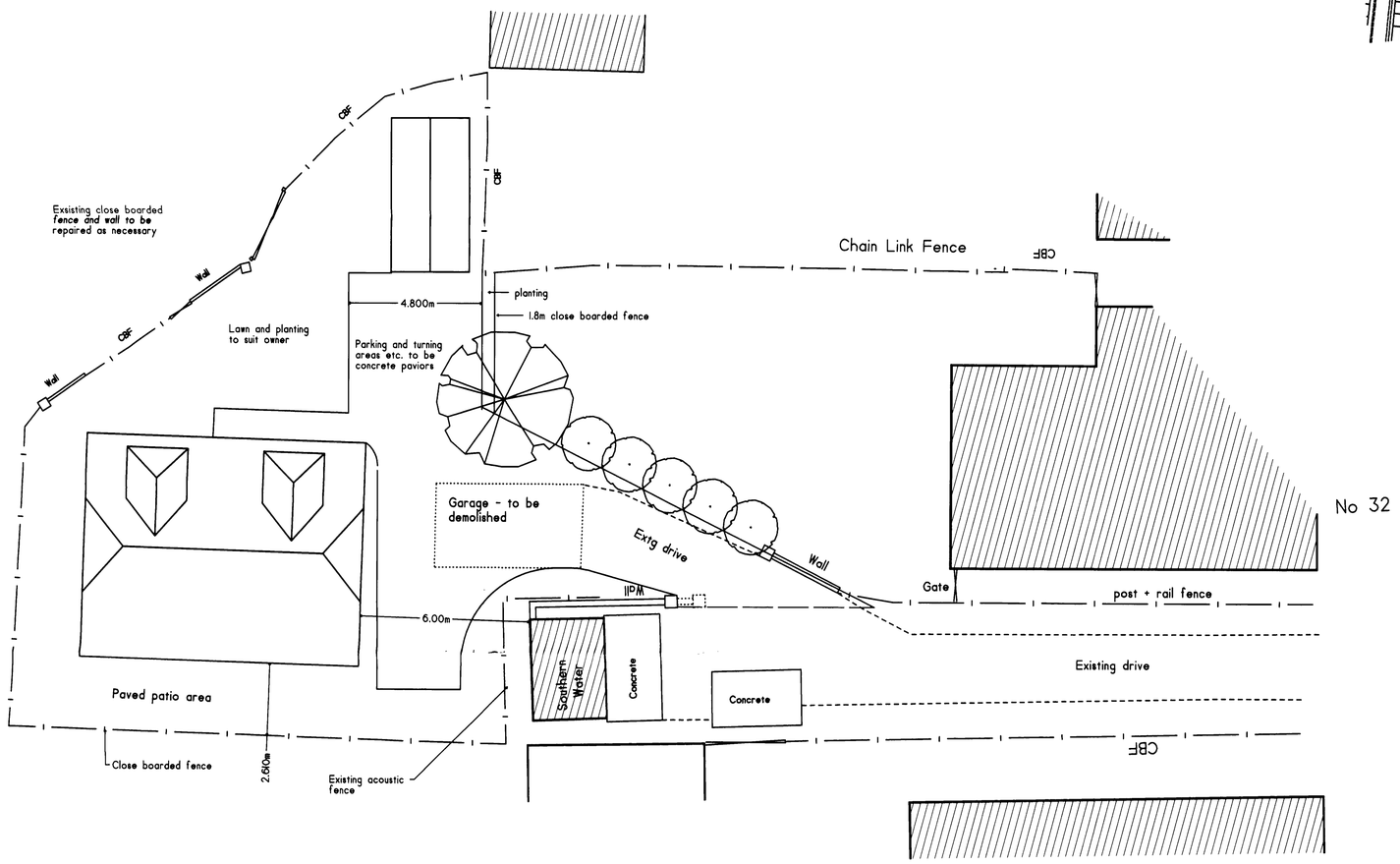
*(a)* This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

*(b)* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

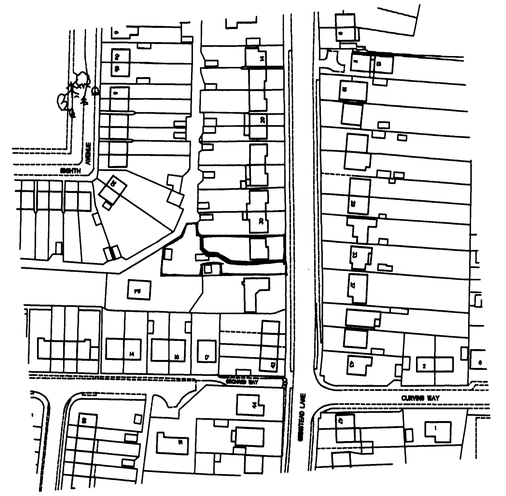



Materials to match dwelling

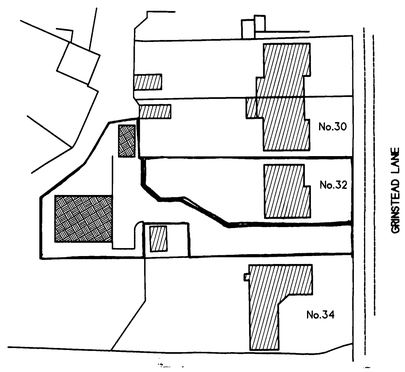
## Garage Details 1:100




## Site Plan 1:100




## Location Plan 1:250




## Site Plan 1:500

## NOTES

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractors responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C. requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.
3. Any works carried out prior to the receipt of the necessary approval are the responsibility of the client.
4. Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.

COUNCIL
PLANNING
PLAN No.
DATE 13 SEP 2007

| REV | DATE | DESCRIPTION |
|---|---|---|

CLIENT:
AJM Construction Ltd

JOB TITLE:
Proposed new dwelling
to the rear of
32 Grinstead Lane
Lancing

DRAWING TITLE:
Site details etc.

Clive C. Gibbs
BUILDING CONSULTANT
30 Coleridge Close
Goring by Sea
Worthing. West Sussex
Telephone (01903) 243741

| | |
|---|---|
| SCALE | As shown |
| DATE | August 07 |
| DRAWN BY | CG |
| CHECKED BY | |

DRAWING No. 07/1747-1
REV

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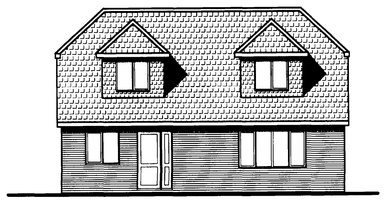
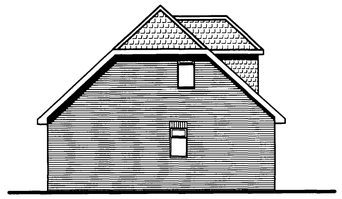
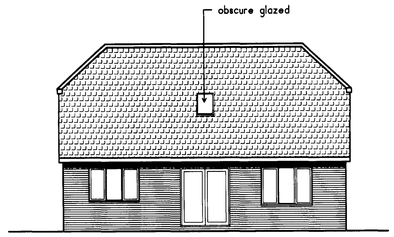


North Elevation 1:100

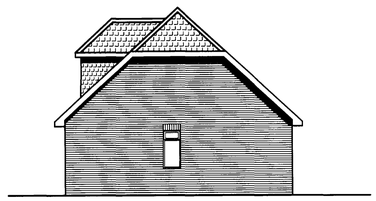


East Elevation 1:100

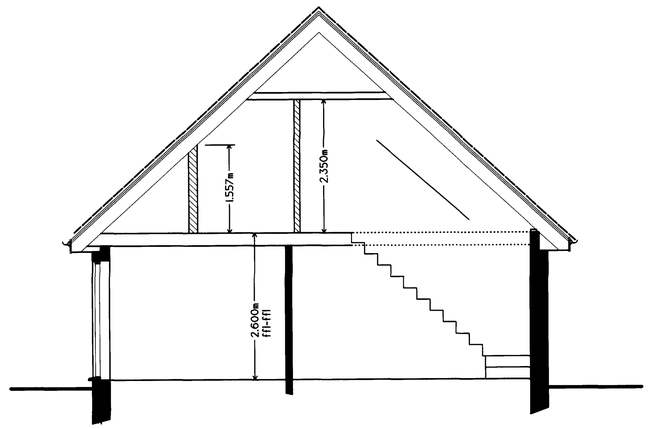
Roof to be plain concrete tiles
Walls to be face brick
Window framese etc to be white Upvc
Precise details to be agreed later



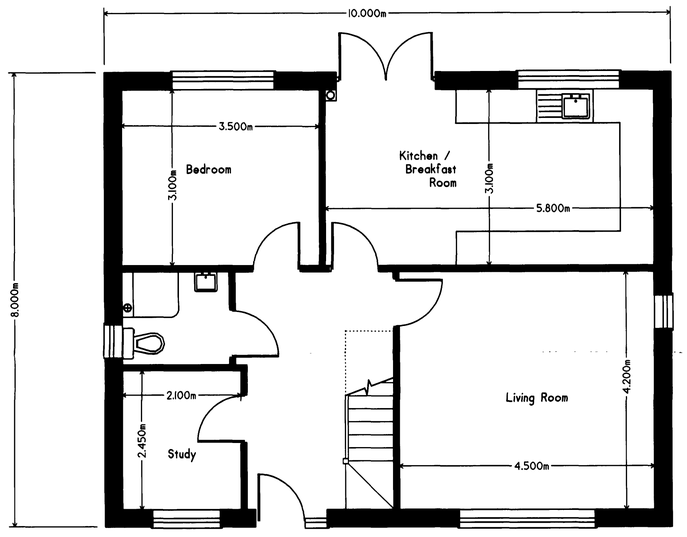

South Elevation 1:100



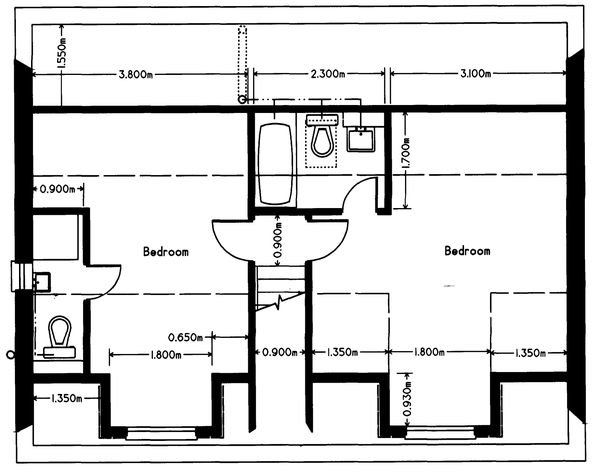
West Elevation 1:100




Typical Section 1:50




Ground Floor Plan 1:50




First Floor Plan 1:50

## NOTES

1. No critical dimensions are to be scaled from this drawing. (except for planning purposes)
2. It is the contractors responsibility to ensure that all work is carried out in accordance with Local Authority and N.H.B.C. requirements and that all plumbing and electrical work complies with the current regulations of the area water board and electricity board.
3. Any works carried out prior to the receipt of the necessary approvals are the responsibility of the client.
4. Whilst every effort has been made to obtain accurate information on the existing structure or site, it is essential that the contractor or client check at every stage and notify the Designer of any discrepancies.


COUNCIL
PLANNING DIVISION
PLAN No. [illegible]
DATE 03 SEP 2007
RECEIVED


| REV | DATE | DESCRIPTION |
|---|---|---|

CLIENT:
AJM Construction Ltd
xx
xx

JOB TITLE:
Proposed new dwelling
to the rear of
32 Grinstead Lane
Lancing

DRAWING TITLE:
Floor plans, elevations etc.


Clive C. Gibbs
BUILDING CONSULTANT
30 Coleridge Close
Goring by Sea
Worthing, West Sussex
Telephone (01903) 243741


| | |
|---|---|
| SCALE | As shown |
| DATE | July 07 |
| DRAWN BY | [illegible] |
| CHECKED BY | |

DRAWING No. 07/1747-2
REV

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