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
PLANNING DIVISION
PLAN No. Adc1055.1/08
DATE 21 NOV 2008

Application for conservation area consent for demolition in a conservation area.
Planning (Listed Buildings and Conservation Areas) 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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Charles | Surname: Partridge

Company name: LAREDON LTD

Street address: 1 St.John's Mews Cottages
John Street

Town/City: Shoreham-by-Sea
County: Sussex
Country: UK
Postcode: BN435EU

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:			
Fax number:	[redacted]	[redacted]	

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: Nathan | Surname: Mooncie

Company name: TURNER ASSOCIATES

Street address: 19a
Wilbury Avenue
Hove

Town/City: Brighton
County: East Sussex
Country: UK
Postcode: BN3 6HS

	Country Code	National Number	Extension Number
Telephone number:	01273	202230	
Mobile number:			
Fax number:	01273	321687	

Email address: nathan@taarchitects.co.uk

3. Description of the Proposal

Please describe the proposed works:

Redevelopment of 26 East Street, Shoreham-by-Sea to incorporate the following:
1. Conversion of first floor residential premises above existing bank to form 2 x 2 bed and 1 x 1 bed flats (bank to be retained).
2. Demolition of existing garages to the north of the bank fronting East Street and erection of a new single storey shop unit with 2 bed maisonette over.
3. Creation of new public twitten between the above premises into the site.
4. Part demolition of rear section of shop store and flat over to the rear of 7-9 New Road and conversion and alteration to form a 1 / 2 bedroom cottage, existing shopfront to be retained.
5. Part demolition of no 3 New Road together with alterations to form a 2 bed house with new rear garden.
6. Formation of new part ground floor and first floor maisonette over existing vehicular entrance way to be retained, together with new garden.
7. Demolition of 12 existing garages to the rear of 26 & 27 East Street and erection of 4 new 2 bed cottages with a total of 12 new car spaces for the development.

The foregoing will create a total of 8 new residential units together with the retention of 3 units and a new shop unit, together with associated parking, gardens, cycle and bin storage and pedestrian access to East Street, vehicular access to New Road retained.

Has the work already started? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 26 Suffix:

House name:

Street address: East Street

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5ZN

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

Easting: 521666

Northing: 105088

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ○ Yes ◉ No

6. 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: Mrs First name: Hannah Surname: Barker

Reference: ADC/0485/08

Date (DD/MM/YYYY): 24/07/2007 (Must be pre-application submission)

Details of the pre-application advice received:

General support in principal for scheme. Please see attached correspondance as Appendix A of TA 245 Design & Access Statement (see Planning Portal Reference -00549807 & Planning Application Reference ADC/0485/08).

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

9. Explanation for Proposed Demolition Work

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

The non-original garages are outbuildings are vacant and considered necessary to demolish to make way for the proposed improvements. It is necessary to demolish parts of the existing properties on New Road, to make way for a new entrance to the proposed flat above the vehicle access, and to gain the required amenity space for the converted Butcher's shop with the removal of the unsightly and non-original rear extension.

10. 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

11. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Regulation 6 of the 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: Nathan Surname: Mooncie

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

12. Declaration

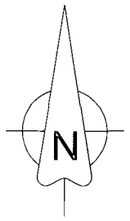
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 12/11/2008



Existing site location plan - Scale 1:1250@A3

0 10m 20m 30m 40m 50m



PLAN No. AD0551108

DATE 21 NOV 2008

0mm 10mm 25mm 50mm

1:1 A3 print guide

rev.	date	

These drawings should be approved by local Authority

No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without the permission of the Architects.

client
Laredon Ltd

project
East Street
Shoreham

drawing
Existing site location plan

scale 1:1250@A3 date August 2008
drawn NM

19a Wilbury Avenue
Hove, East Sussex
BN3 6HS

tel: 01273 203230
fax: 01273 321687
email:info@taarchitects.co.uk

Turner Associates
Architects and Planning Consultants

TA 245 /01 rev.



Existing block plan - Scale 1:500@A3

0 10m 20m

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Axc6551/08
DATE 21 NOV 2008

0mm 10mm 25mm 50mm

1:1 A3 print guide

rev. date

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client
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project
East Street
Shoreham

drawing
Existing block plan

scale 1:500@A3 date August 2008 drawn NM

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TA 245 /02 rev.

East Street

New Road

Existing garages to be demolished

Existing shed to be demolished

Existing entrance to be retained

Existing entrance to flat above bank to be retained

Existing Tarmac yard

Existing tree to be retained

Existing trees to be retained

Existing tree to be retained

Existing garages to be demolished

Existing lawn to be retained

Existing Tarmac parking area to be redesigned

Existing fire escape to be demolished

Existing garages to be demolished

Existing flat above shop to be retained and converted

Existing chimney & unoriginal bays to be removed

Existing gate to be removed

Existing original Butchers shop fascade to be retained

Existing dwelling to be partly demolished and converted

Existing entrance to be retained

DRAINAGE CHANNEL

MH

MHBT

MHE

IC

12 11 10 9 8 7 6 5 4 3 2 1

N

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AA0553168
DATE 21 NOV 2008

Existing buildings

Existings trees

Existing soft landscaping

Existing hard landscaping

Existing site plan - Scale 1:200@A3

0 10m 20m

0mm 10mm 25mm 50mm
1:1 A3 print guide

rev. date

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client
Laredon Ltd

project
East Street
Shoreham

drawing
Existing site plan

scale 1:200@A3 date August 2008 drawn NM

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TA 245 /03 rev.

Proposed shop with new dwelling above

East Street

Existing buildings to be demolished shown dashed

Bicycle store area

Public seating area

Proposed 4 new dwellings

New soakaways to engineer's details

Existing buildings to be demolished shown dashed

Entrance

Pedestrian pathway

Services & utilities to connect to existing systems

Proposed 3 flat conversions above bank

DRAINAGE CHANNEL

Parking area

Parking area

Proposed converted dwelling

Existing buildings to be demolished shown dashed

Proposed new dwelling above drive through

Communal waste & recycling storage area

Services & utilities to connect to existing systems

Entrance

New Road

Proposed converted dwelling

Proposed site plan - Scale 1:200@A3

0 10m 20m

N

Approved

21 NOV 2008

KEY

- Existing buildings
- To be demolished
- Existings trees
- Removed tree
- Proposed trees
- Proposed soft landscaping
- Proposed hard landscaping
- Proposed pedestrian pathway
- Existing terrace

0mm 10mm 25mm 50mm

1:1 A3 print guide

rev.	date	
A	12.11.08	Minor amendments

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client: Laredon Ltd

project: East Street Shoreham

drawing: Proposed site plan

scale: 1:200@A3 date: August 2008 drawn: NM

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