Form Ref. No. 195983

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. A0C1004607
Date Received 23 JAN 2001
Fee 135
Rem. List

Applicant's Details

Title		Address	The Spirit Group
Forenames			107 Station Street
Surname or Company/ Organisation	Spirit Group		
			BURTON ON TRENT
			Staffordshire
Telephone		Postcode	DE14 1SZ
Email			

Do you have an agent? Yes

Agent's Details

Title		Address	83 Queens Road
Forenames			
Surname	PSE Associates		
			BRIGHTON
Telephone	01273 383383		
Email Address		Postcode	BN1 3XE

Application Type

(a) Full planning permission (including changes of use) ✓

(b) Outline planning permission

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

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

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

The Swiss Cottage
34 Old Shoreham Road
Shoreham-by-Sea
West Sussex
BN43 5TD

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.47

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.

Description of proposed development: Installation of 2 No. 3250mm high 4000 x 4000mm ground fixed jumbrellas to replace existing, the repositioning of existing 6000 x 4000mm jumbrella, the replacement of the existing children's playground with new, along with new soft pour surface and the laying of new paved areas.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(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: Public House

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? As existing

(ii) How will foul sewage be disposed of? n/a (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

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

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 plans and elevations	4802/002	1:100
Photographs	n/a	n/a
Existing Plans and elevations	4802/001	1:100
Design statement	n/a	n/a

Fees

If a fee is submitted, please give the amount £135.00 Calculated Fee

I/WE APPLY [redacted] MISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Sign [redacted] Spirit Group

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

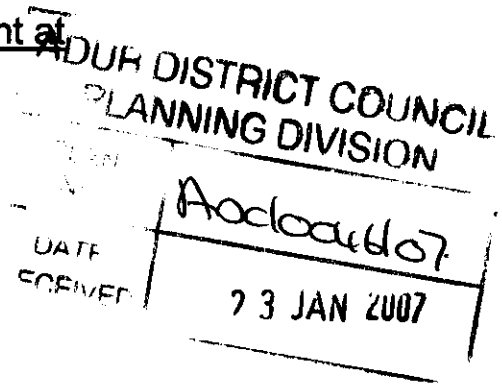
[redacted] these statements?

Signe[redacted] Date: 22/01/07.

On behalf of: SPIRIT GROUP

DESIGN STATEMENT

Proposed development at



The Swiss Cottage
34 Old Shoreham Road
Shoreham-by-Sea
West Sussex
BN43 5TD

Subject Building
The building in question is an attractive public house located on Old Shoreham Road approximately 1 mile from the A27. The rear of the pub has a vast garden area which also includes West Lake. This garden is what remains of the Swiss Gardens pleasure grounds, which was a big attraction in the 19th century.
The pub is very family orientated and extremely child friendly and has won many awards because of this.
The property in question is neither listed nor in a conservation area.

Client Requirements
With the impending smoking ban arriving next year our client is proposing to create some more fixed covered areas within the garden, whilst also tidying up some areas and generally giving the area a bit of a 'sparkle'

Design
Our proposal is to install 2 No. 3250mm high 4 x 4m jumbrellas side by side with a centre gutter. These will replace the 6 x 4m jumbrella that currently exists in this position.
The 6 x 4m jumbrella will then be relocated to the far end of the garden. (See proposed site plan.)

The two new jumbrellas together will create two extra metres cover, and the relocating of the existing jumbrella will provide more cover at the rear of the garden.

We are also proposing to lay down some extra paving areas as shown on the plans. One area behind the existing trellis will provide an area for children's benches.

The other area of paving up to the existing anchor feature will replace existing grassed area that has taken a bit of a battering and every winter in churns up into mud as you can see from the photographs.
Also from this new paved area we propose to construct a path to the children's play area. This will mean that you will not have to walk across the grass to travel too and from this area from the pub.

The children's play area will also be upgraded as it is fairly old and worn. A new 'soft pour' surface will also be laid for safety.

All new paving is to replicate what is already on site.

Access
Access to the pub will not be altered.
Wheelchair access to the garden area can be achieved through the pub and through a gate from the car park.



Photo 1



Photo 2

Arx1004b107

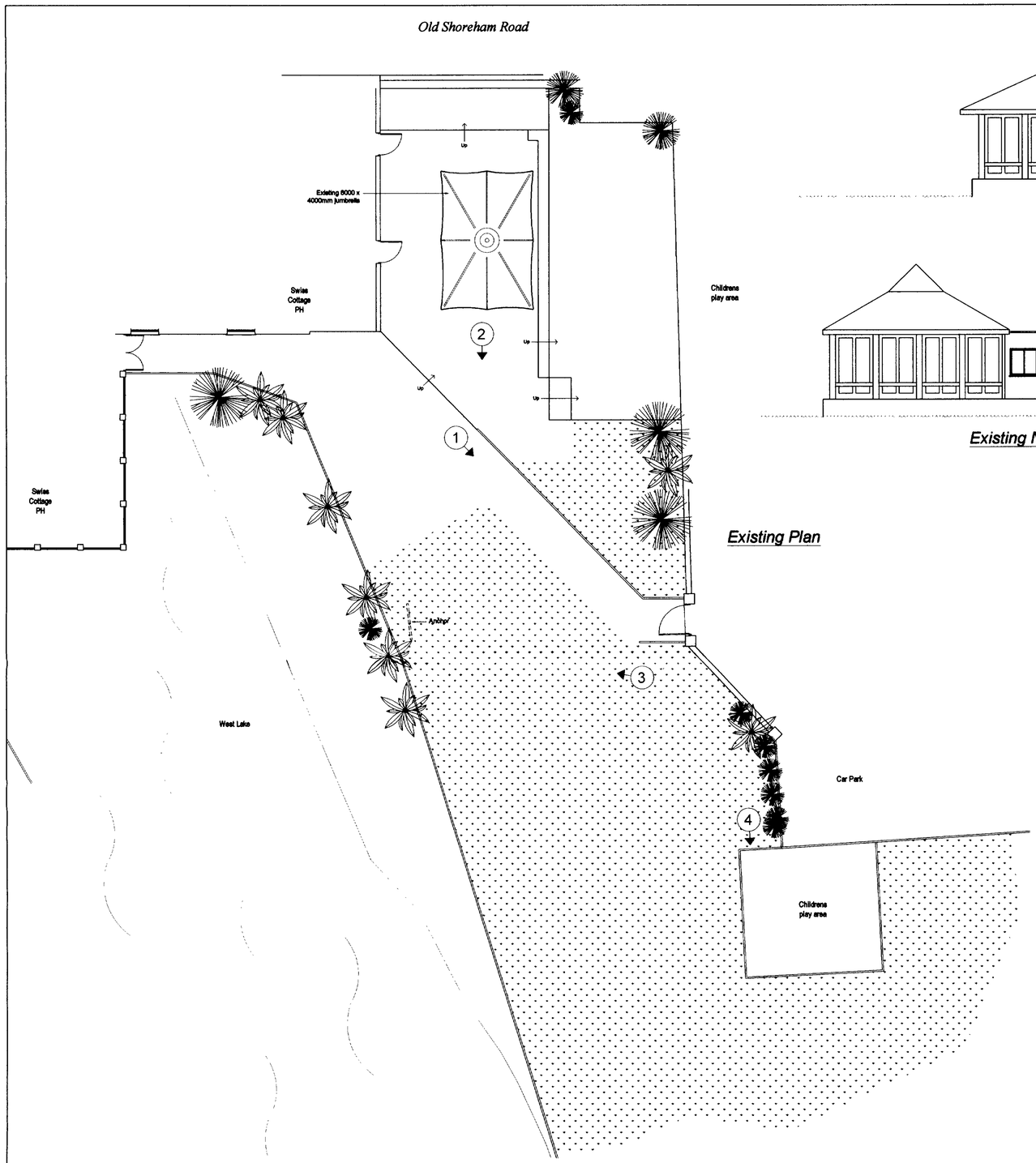


Photo 3

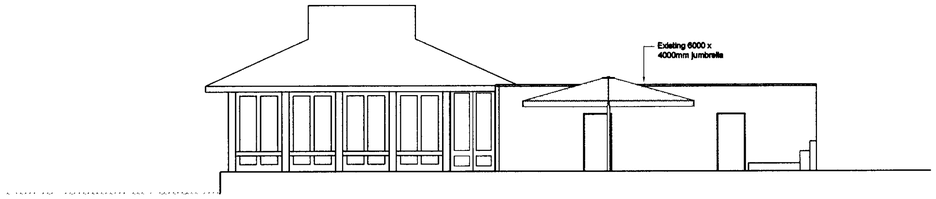


Photo 4

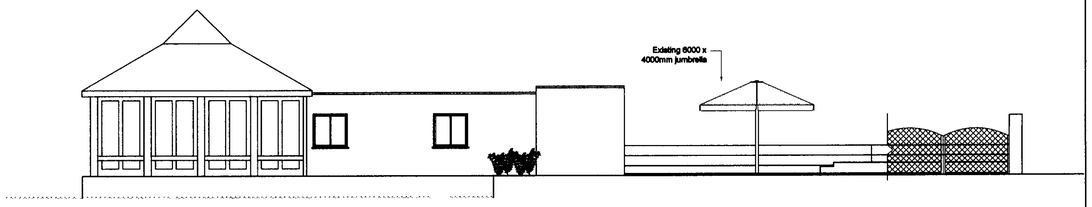
Applicable 7



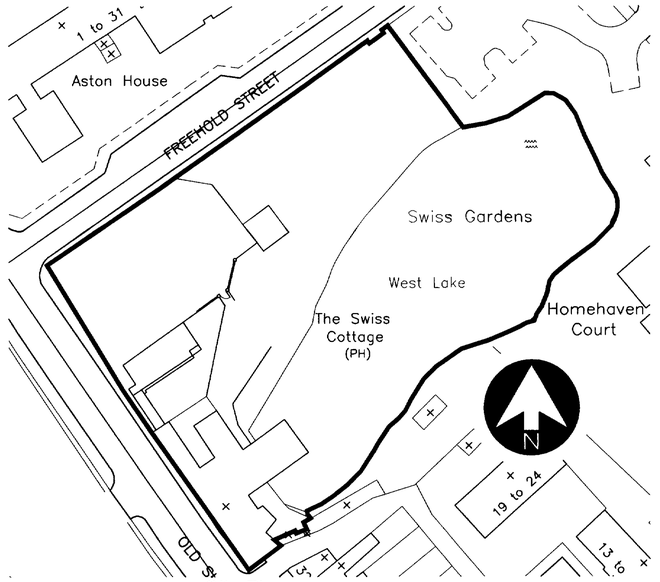
Existing Plan



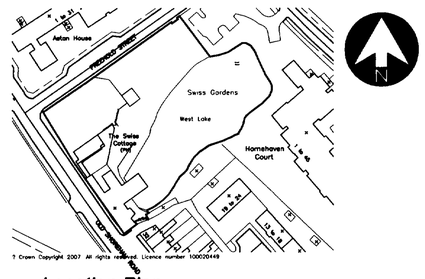
Existing South West Elevation



Existing North East Elevation



Site Plan
Scale 1:500



Location Plan
Scale 1:1250

Notes

Do not scale dimensions direct from this drawing. All setting out and constructional dimensions should be carefully checked on site before commencement of work. This drawing is the copyright of PSE Associates.

Revisions

PLANNING DIVISION
DATE RECEIVED 23 JAN 2007

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Architect/Client
Spirit Group

Project :
Swiss Cottage
34 Old Shoreham Road
Shoreham-by-Sea
West Sussex, BN43 5TD

Drawing title
Existing plans and elevations

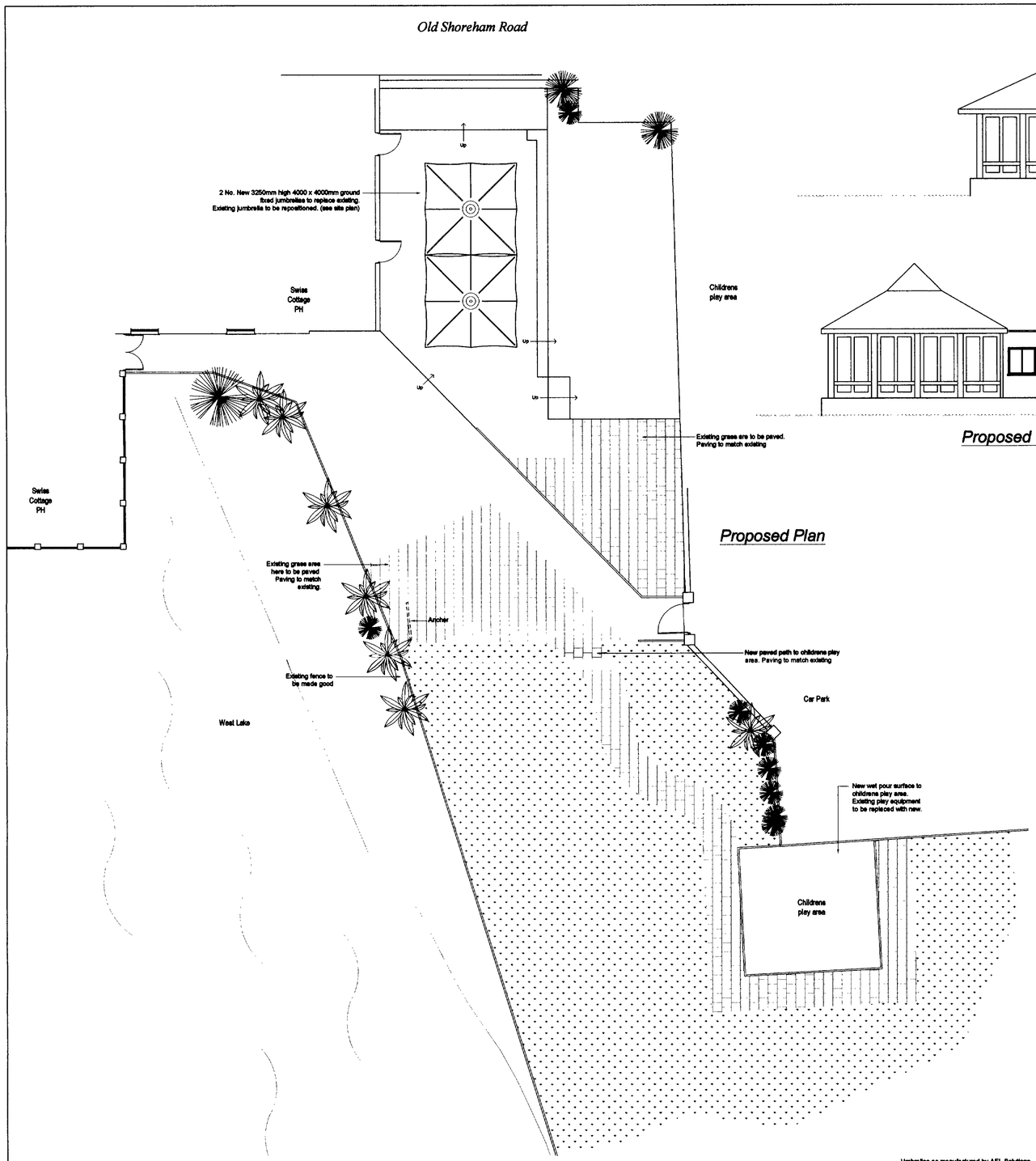
Scale @ A1 : 1:100

Drawn JB Checked By

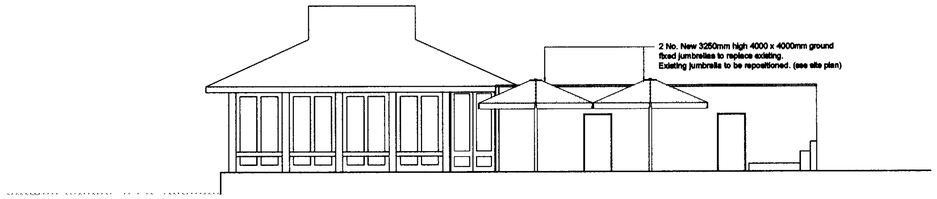
Date 19/01/07

Job N° 4800 Drawing N° 001 Rev

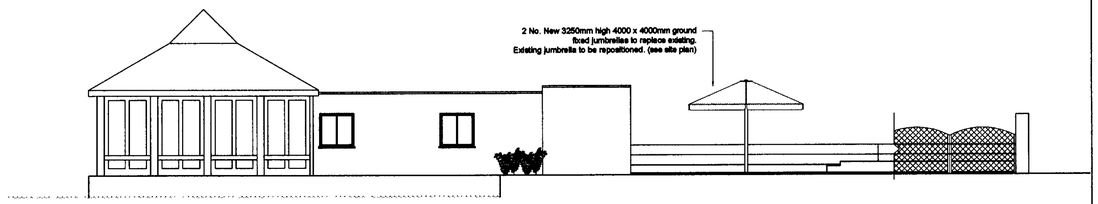
Status Planning



Proposed Plan



Proposed South West Elevation



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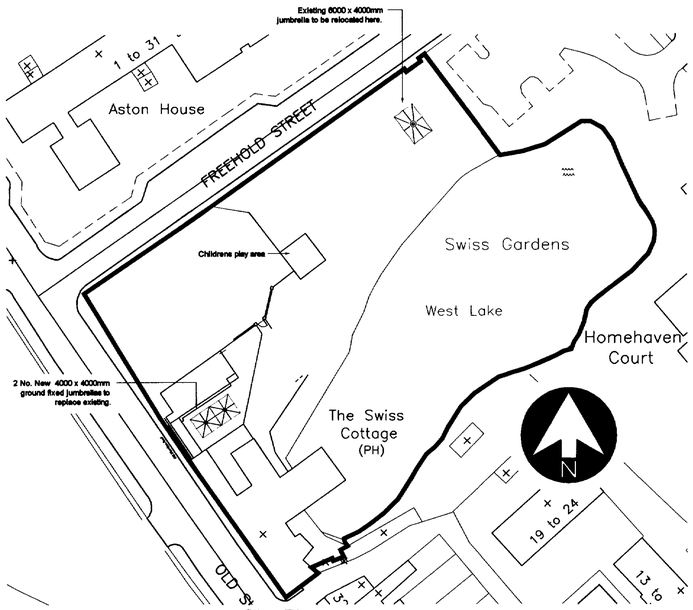

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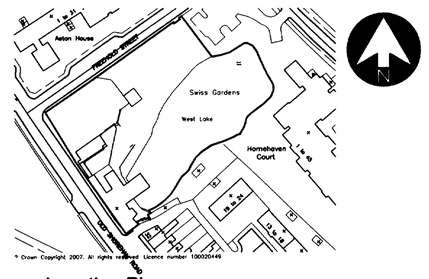
Scale 1:500



Location Plan
Scale 1:1250

Umbrellas as manufactured by AEL Solutions
All umbrellas to be 3250mm high with manual opening mechanism.
The framework to be painted white, umbrella hood to be treated with Scotchgard or Teflon. UV protection factor 50 plus. Colour to be burgandy.
In-ground fixing.
The in-ground sleeve is concreted in using reinforcement. It provides a secure lockable base for the umbrella. If the umbrella is removed, the non-slip cover gives a neat finish, eliminating any trip factor.

Notes

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