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 D
PLAN No. Ar6 26
DATE RECEIVED 19 MAY 2008

Application for Planning Permission
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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Lord First name: M Surname: Gray

Company name

Street address: 87b Brighton Road

Town/City: Lancing

County: West Sussex

Country:

Postcode: BN15 8RB

	Country Code	National Number	Extension Number
Telephone number:			
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: First Name: Daryl Surname: Gowlett

Company name: Clive Voller Associates

Street address: Clive Voller Associates
15 Station Road

Town/City: Burgess Hill

County: West Sussex

Country: England

Postcode: RH15 9DE

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address: daryl@clivevoller.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed demolition of existing flats and erection of two storey extension to 85-87 Brighton Road Lancing

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: 87 Suffix: b

House name:

Street address: Brighton Road

Town/City: LANCING

County: West Sussex

Postcode: BN15 8RB

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

Easting: 518055

Northing: 103694

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

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

If Yes, please provide details:

As existing

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. 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:

Render & tile hanging

Description of *proposed* materials and finishes:

Render & tile hanging

Roof - description:

Description of *existing* materials and finishes:

Concrete interlocking tiles

Description of *proposed* materials and finishes:

Concrete interlocking tiles

Windows - description:

Description of *existing* materials and finishes:

PVCu

Description of *proposed* materials and finishes:

PVCu

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

PVCu

Description of *proposed* materials and finishes:

PVCu

Boundary treatments - description:

Description of *existing* materials and finishes:

As existing

Description of *proposed* materials and finishes:

As existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

As existing

Description of *proposed* materials and finishes:

As existing

Lighting - add description

Description of *existing* materials and finishes:

As existing

Description of *proposed* materials and finishes:

As existing

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:

2614-01, 02, 03 & 04
DAS

11. 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
Cars	10	0	-10

12. 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):

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 (•) 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 [ ] Main sewer [ ] Pond/lake

[X] Soakaway [ ] Existing watercourse

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 ◉ 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

15. Existing Use

Please describe the current use of the site:

2 No. self contained flats

Is the site currently vacant? ○ Yes ◉ No

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.

16. 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'

17. Trade Effluent

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

18. 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					
Unknown					

Proposed Market Housing Total: 0

Market Housing - Existing

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

Existing Market Housing Total: 2

Overall Residential Unit Totals

Total proposed residential units	0
Total existing residential units	2

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◉ Yes ○ No ○ Unknown

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 internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1	Non-residential institutions			400.0	400.0

19. All Types of Development: Non-residential Floorspace (continued)

	Total	0.0	0.0	400.0	400.0

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
C2	Residential institutions	0	13	13

20. 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

21. 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

22. Site Area

What is the site area? 400 sq.metres

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 for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

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

25. 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

26. Certificates (Certificate A)

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.

Title: Lord First name: M Surname: Gray

Person role: Applicant Declaration date: 16/05/2008 ☒ Declaration made

26. 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: Lord First Name: M Surname: Gray

Person role: Applicant Declaration date: 16/05/2008 ☒ Declaration Made

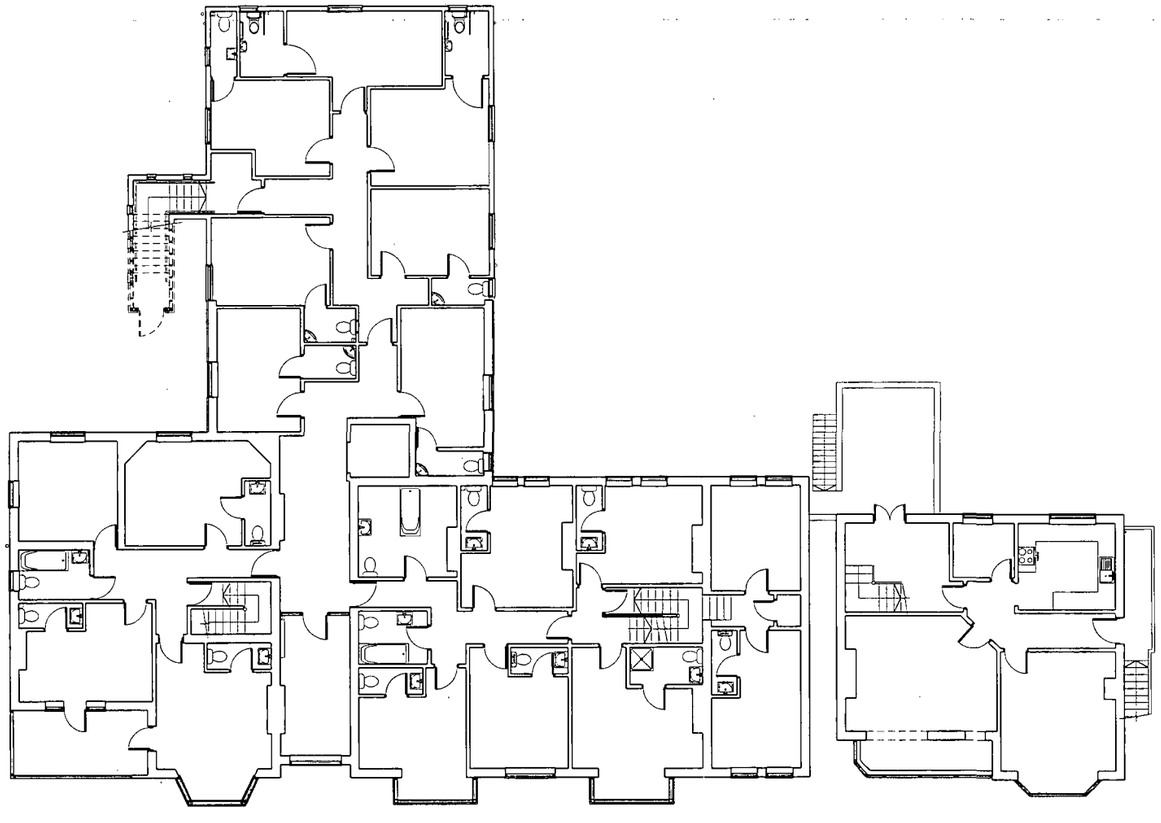
27. Declaration

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

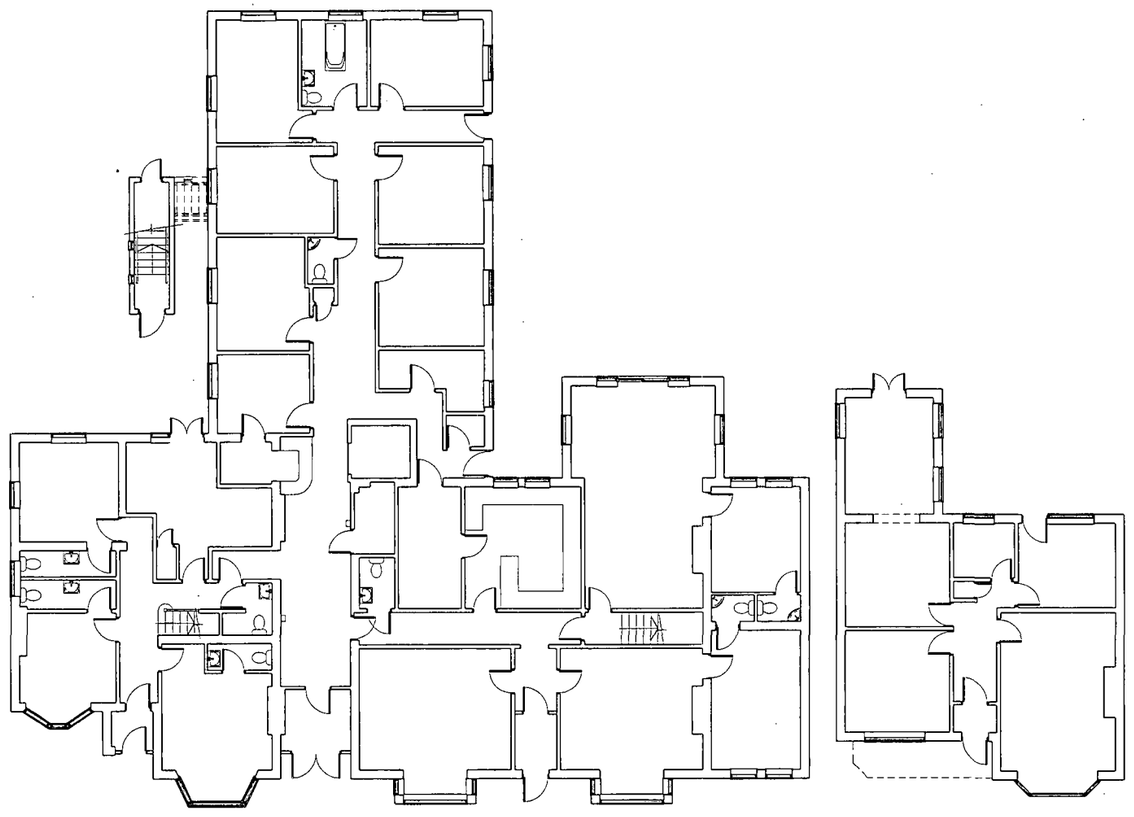
Date 16/05/2008

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0256/08
DATE RECEIVED 19 MAY 2008

First Floor Plan



Ground Floor Plan



1m 2m 3m 4m 5m
1:100 Scale Bar

Project:
Proposed Development At:
87b Brighton Road
Lancing
West Sussex

Drawing title:
Floor Plans
As Existing

Client:
Mr. M. Gray

Copyright of:
Clive Voller Associates
Chartered Building Surveyors
15 Station Road
Burgess Hill
West Sussex
RH15 9DE
Tel: 01444 871010
Fax: 01444 870099
Web: www.clivevoller.com
RICS

Scale: 1:100

Date: 25.03.08

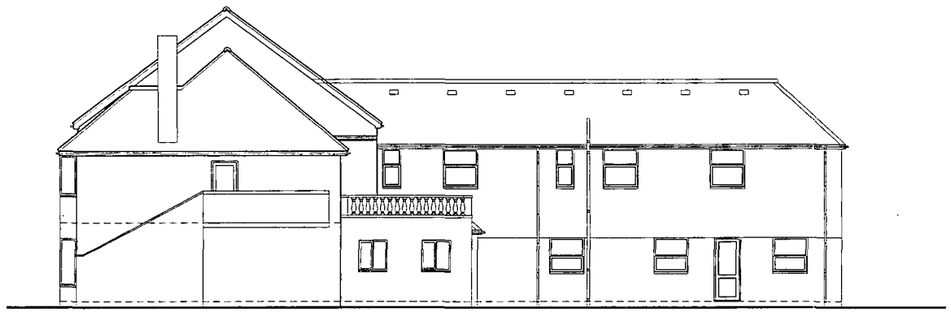
Drawn: rex

Drg. No. 2614-02

Rev'n



South Elevation



East Elevation



North Elevation

1m 2m 3m 4m 5m
1:100 Scale Bar

ADUR DISTRICT COUNCIL
PLANNING D[illegible]N
PLAN No. Ad0626/08
DATE RECEIVED 19 MAY 2008

Project:
Proposed Development At:
87b Brighton Road
Lancing
West Sussex

Drawing title:
Elevations
As Existing

Client:
Mr. M. Gray

Copyright of:
Clive Voller Associates
Chartered Building Surveyors
15 Station Road
Burgess Hill
West Sussex
RH15 9DE
Tel: 01444 871010
Fax: 01444 870099
Web: www.clivevoller.com
RICS

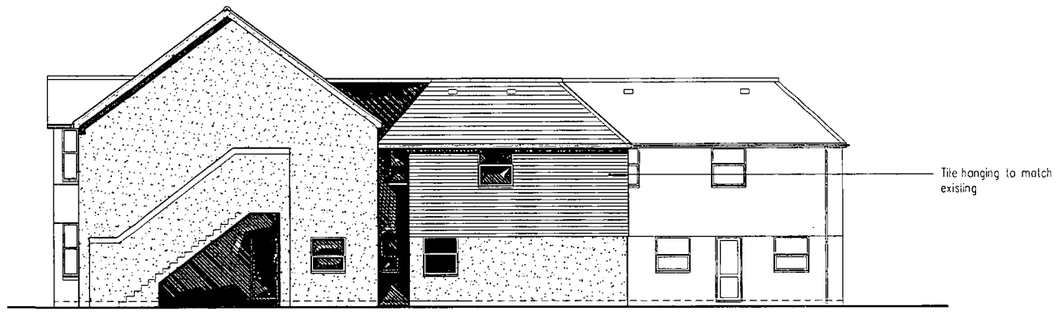
Scale: 1:100

Date: 25.03.08
Drawn: rex

Drg. No. 2614-03
Rev'n



South Elevation



East Elevation



North Elevation

ADUR DISTRICT COUNCIL
PLANNING D N
PLAN No. Ad/0269/08
DATE 15 MAY 2008

A 14.05.08 Recessgned

Project:
Proposed Development At:
87b Brighton Road
Lancing
West Sussex

Drawing title:
Elevations
As Proposed

Client:
Mr. M. Gray

Copyright of:
Clive Voller Associates
Chartered Building Surveyors
15 Station Road
Burgess Hill
West Sussex
RH15 9DE
Tel: 01444 871010
Fax: 01444 870099
Web: www.clivevoller.com
RICS

Scale:
1:100

Date:
25.03.08

Drawn:
rex

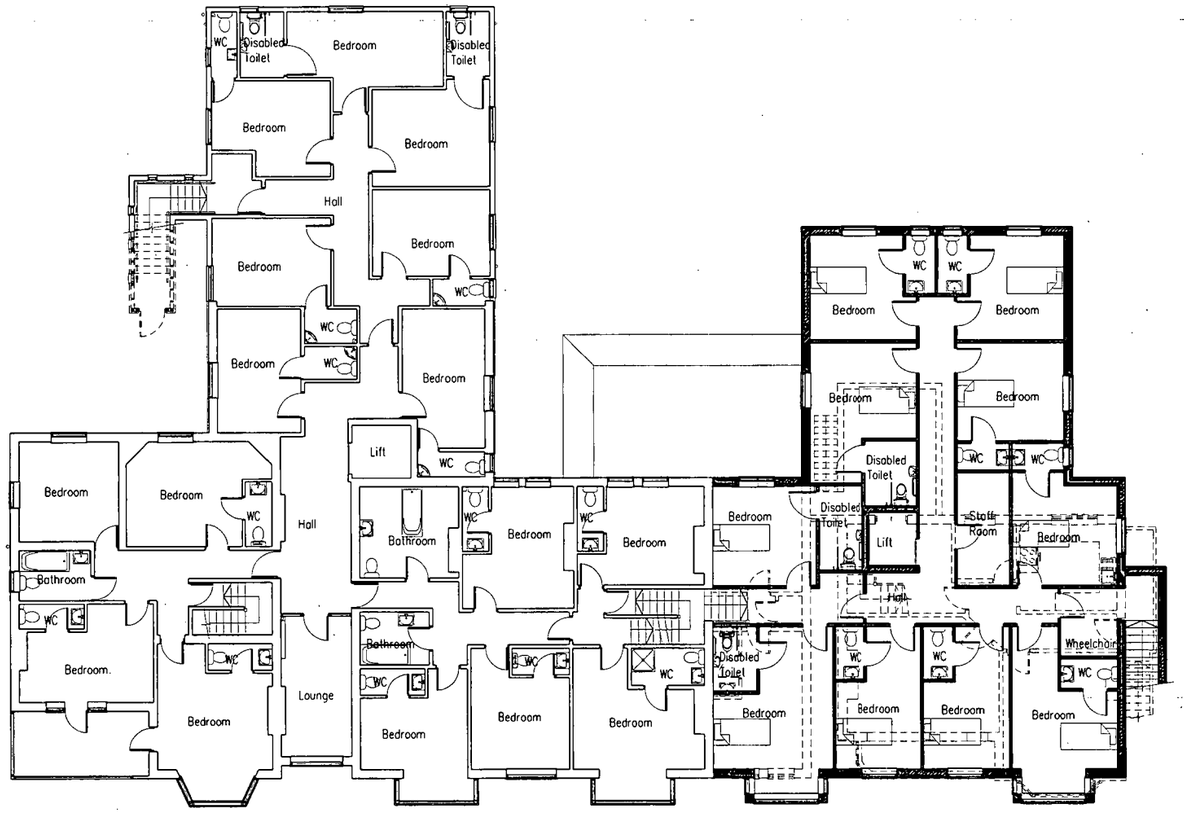
Drg. No.
2614-04

Rev'n
A

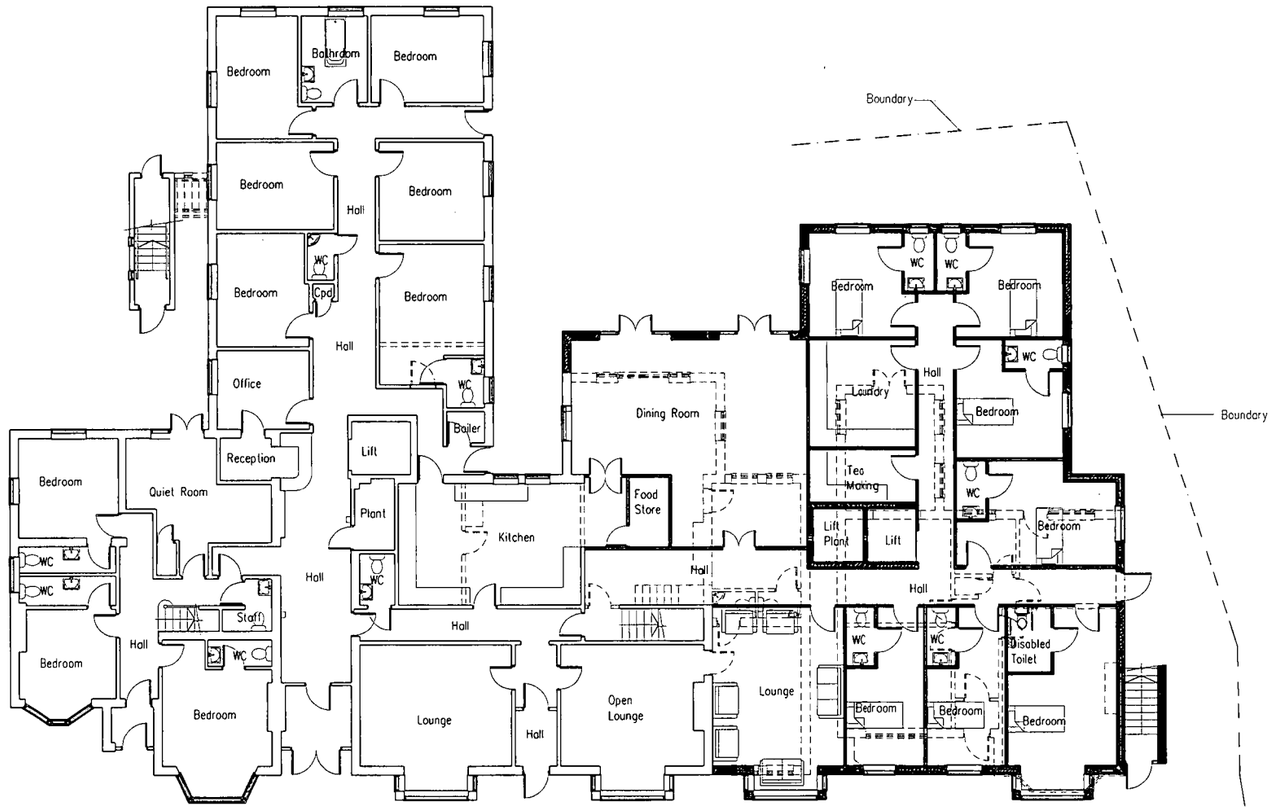
1m 2m 3m 4m 5m
1:100 Scale Bar

ADUR DISTRICT COUNCIL
PLANNING D
PLAN No. Ad0626/08
DATE 15 MAY 2008

First Floor Plan



Ground Floor Plan



1m 2m 3m 4m 5m
1:100 Scale Bar

A | 14.05.08 | Redesigned

Project:
Proposed Development At:
87b Brighton Road
Lancing
West Sussex

Drawing title:
Floor Plans
As Proposed

Client:
Mr. M. Gray

Copyright of:
Clive Voller Associates
Chartered Building Surveyors
15 Station Road
Burgess Hill
West Sussex
RH15 9DE
Tel: 01444 871010
Fax: 01444 870099
Web: www.clivevoller.com
RICS

Scale: 1:100

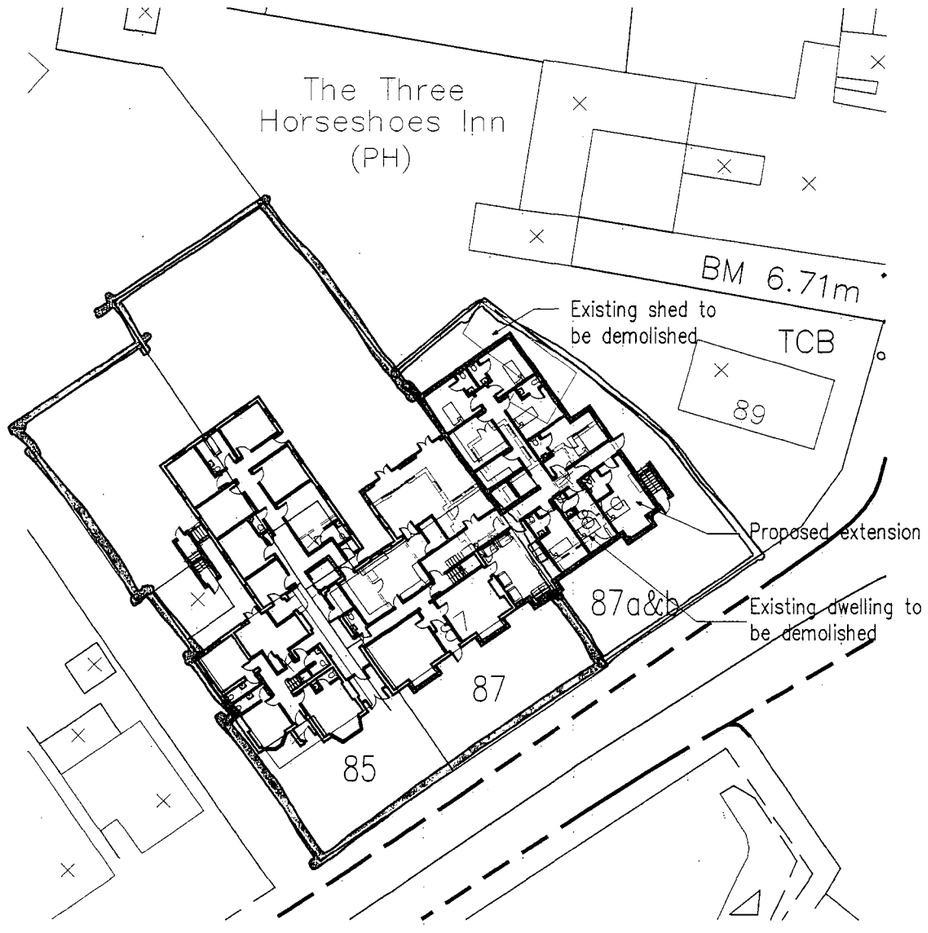
Date: 25.03.08

Drawn: rex

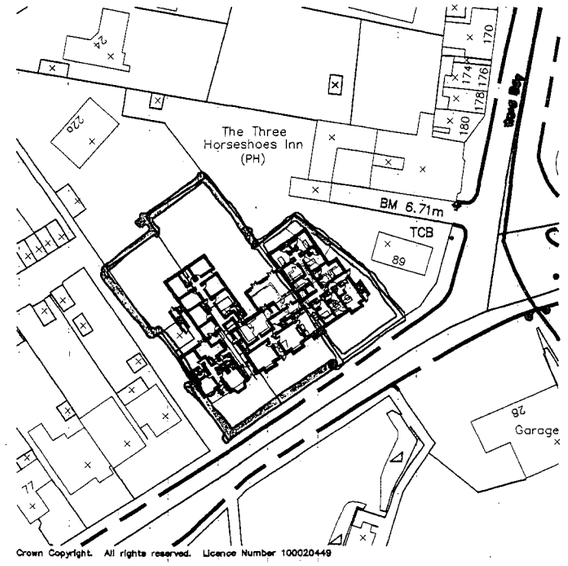
Drg. No. 2614-01

Rev'n A

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0626/08
DATE RECEIVED 15 MAY 2008



Block Plan



Location Plan

Copyright of:
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Chartered Building Surveyors
15 Station Road
Burgess Hill
West Sussex
RH15 9DE
Tel: 01444 871010
Fax: 01444 870099
Web: www.clivevoller.com
RICS

Project:
87a Brighton Road
Lancing
West Sussex

Title:
Block & Location Plan

Client:
Mr & Mrs. M Gray

Scale:
1:500, 1:1250

Date: 13.02.07

Drawn:

Drg. No. 2339-02

Rev'n

Design & Access Statement

Proposed Development At 85-87 & 87b Brighton Road Lancing West Sussex

ADUR DIST... OUNCIL
PLANNING D... SION
PLAN No. Dnod0269107
DATE 19 MAY 2008

Ref:

2614

Client:

Mr. M. Gray

Statement Compiled By:

Clive Voller Associates Ltd.
15 Station Road
Burgess Hill
West Sussex
RH15 9DE

Date:

May 2008

Revision:

USE:
The application site comprises Mount Hermon Nursing Home, a private residential home for the long term care of the elderly including those with Alzheimer's and Dementia, and the adjacent property consisting of two residential flats that are owned by the applicants of this planning application.
The loss of the two flats will make way for a further thirteen bedrooms as well as greatly improving the facilities of the nursing home. The existing flat within the roof space of Mount Hermon will be retained.

AMOUNT:
The proposal is to demolish the building known as 87a & 87b Brighton Road comprising two self contained two bedroom flats and an existing two storey addition to the east side of 87 Brighton Road. The land formerly occupied by 87a & 87b is to be demised to Mount Hermon Nursing Home, 87 Brighton Road. It is proposed to construct a two storey side and rear extension, approximately 490m2, to the nursing home. The extension will accommodate thirteen additional bedrooms all with en-suite facilities, a larger kitchen, dining room and laundry room, a new communal residents lounge, staff rest room facilities and lift access between floors.

LAYOUT:
The proposed extension makes full use of the site maintaining an adequate separation distance between itself and No. 89 Brighton road to the east. The existing building line facing Brighton Road will not change.

SCALE:
The scale of the extension is in proportion to the existing building with ridge, eaves and window and door heights matching.

LANDSCAPING:
The existing lawned and bedded gardens of Mount Hermon will be extended into the new site. Car parking spaces for visitors will be at the front of the building.

APPEARANCE:
The elevations are all designed to blend in with the existing building and it's previous extensions. Bay windows with tile hanging and gabled roofs on the front elevation will provide a break to the rendered walls.

ACCESS:
Access to and from the site is available by public transport with mainline train and bus routes within walking distance. The site is also readily accessible by car with on-site parking for a limited number of visitors.