Form Ref. No. 537399

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. A0055567
Date Received 05 SEP 2007
Fee £
Rem. List

Applicant's Details

Title		Address	39 Stanford Avenue
Forenames			
Surname or Company/ Organisation	Lightwater Development Ltd		Brighton
Telephone		Postcode	
Email			
Do you have an agent?	Yes		

Agent's Details

Title	Mr	Address	40 Dawn Crescent
Forenames	A W		
Surname	Rogers		Upper Beeding
Telephone	01903 815225		West Sussex
Email Address		Postcode	BN44 3WH

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 N/a

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: No

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

134 Brighton Road, Lancing

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): 0.02

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. 2

Description of proposed development: Change of use of dwelling to Two self contained flats AND DORMERS

(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): Yes

(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: Dwelling

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? 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

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
Site Plan		1:1250
Block Plan		1:500
Floor plans and elevations	07/324/01	1:50 and 1:100

Fees

If a fee is submitted, please give the amount £530.00 Calculated Fee £795.00

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

Signed: [redacted] LIGHTWATER DEVELOPMENTS LTD

On behalf of (agent'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: .....

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying before the date of the application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
Mr B Taylor	134 Brighton Road Lancing 	3/9/07

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

OR

[redacted] given the requisite notice to every person other than [redacted] self who, on the day 21 days before the date of the [redacted] was a tenant of an agricultural holding on all or part of the land to which the [redacted] relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Date: 3/9/07

(On behalf of) Lightwater Developments Ltd

PLANNING/DESIGN STATEMENT FOR PROPOSED DORMERS AND CONVERSION TO TWO SELF CONTAINED FLATS AT:
134 BRIGHTON ROAD, LANCING
(2 Pages)

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/06/00567
DATE RECEIVED 05 SEP 2007

Context

The proposals are:
The additional construction of flat roofed dormers to the existing roof conversion.
The conversion of the existing dwelling to two self contained flats

Areas

The proposal has a total floor area of 236m^2. This will provide the lower ground floor (road level) and ground floor flat with an area of 137m^2 and the first floor flat an area of 80m^2.
It must be noted that the lower ground floor area consists of a garage and other non habitable spaces. This will be used for the storage of a car, bicycles and recycling/ waste storage for the ground floor flat.
Bicycle storage and recycling waste storage for the first floor flat will be the area of land to the west of the building and will be for the sole use of that flat.

Layout

The proposed layout for the building will be as mentioned above for the lower ground (road) level with the ground floor level consisting of three bedrooms with kitchen, bathroom and lounge/dining area as existing. Also on lower ground (road) level will be the existing garage for the sole use of the ground floor flat.
Each flat will have its own independent access.
The first floor flat will consist of kitchen, lounge/dining area, main bedroom with on suite bathroom, bedroom 2/study with shower room.

Appearance

The appearance of the building will be similar to that of other residences on this part of the Brighton Road, which have been approved over the years. Additional work finishes will be to match those of existing/other properties in the area. The dormer will be set back from the front face of the external walls to match other properties in the immediate vicinity.

Access

Access to the site will be from the Brighton Road, as existing. Although only one off street parking space has been allocated to the lower ground and ground floor flat, it is considered that as the building is in very close proximity to bus stops/ routes providing access to both east and west. (Worthing/ Lancing to the west and Shoreham/Brighton to the east), it is in a sustainable location. Shoreham town with all its amenities is also within easy reach by foot. Bicycle storage has been independently provided for each flat.

Scale

The scale of the proposal is similar to that of other properties in close proximity.

Landscaping

There is no proposal for further landscaping as the lower ground/ground floor flat will have use of the established rear garden.
The first floor flat will have a large balcony as its amenity space, providing unrestricted views of the sea. This will be approximately 17m^2 and when added to the land allocated for this flat to the west of the building, will be in excess of 20m^2.

Flood risk

Due to the proximity of the sea and the perceived risk of flooding we have provided, as part of the application, a 'Flood Risk Assessment' in accordance with 'Planning Policy Statement 25: Development and Flood Risk (PPS25)' and current Environment Agency guidelines.

Planning/design statement for proposed dormers and conversion to two self contained flats at: 134 Brighton Road, Lancing

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0055/07
DATE 05 SEP 2007
RECEIVED

Context

The proposal is for the erection of flat roofed dormers to the existing roof and conversion of the existing dwelling to two self contained flats.

Amount

The proposal will have a total floor area of 236m. This will provide the lower ground floor and ground floor flat with an area of 137m² and the first floor flat 80m². It must be noted that the lower ground floor area consists of a garage and other non habitable spaces. These will be used for the storage of a car, bicycles and waste bins for the flat.
Bicycle storage and waste storage to the first floor flat will be the land to the west of the building which will be for the sole use of that flat.
The maximum height above ground level will be as existing.

Layout

The layout of the building will be as mentioned above for the lower ground level with the ground floor consisting of three bedrooms with a kitchen, bathroom and lounge/dining room. Also on the lower ground floor level will be a garage to be used for the ground floor flat. Each flat will have its own independent access.

Appearance

The appearance of the building will be similar to that of other properties within this part of Brighton Road, which have been approved over the years. The dormer will be set back off the front face of the external walls giving approximately 450mm of tiling below the dormer.

Access

Access to the site will be off Brighton Road as existing. Although only one off street car parking space has been provided for the lower ground and ground floor flat, it is considered that as the building is in close to bus stops giving access to both the east and west (Worthing and Lancing to the west and Shoreham and Brighton to the East) that the property is in a sustainable location and bicycle parking has been provided.

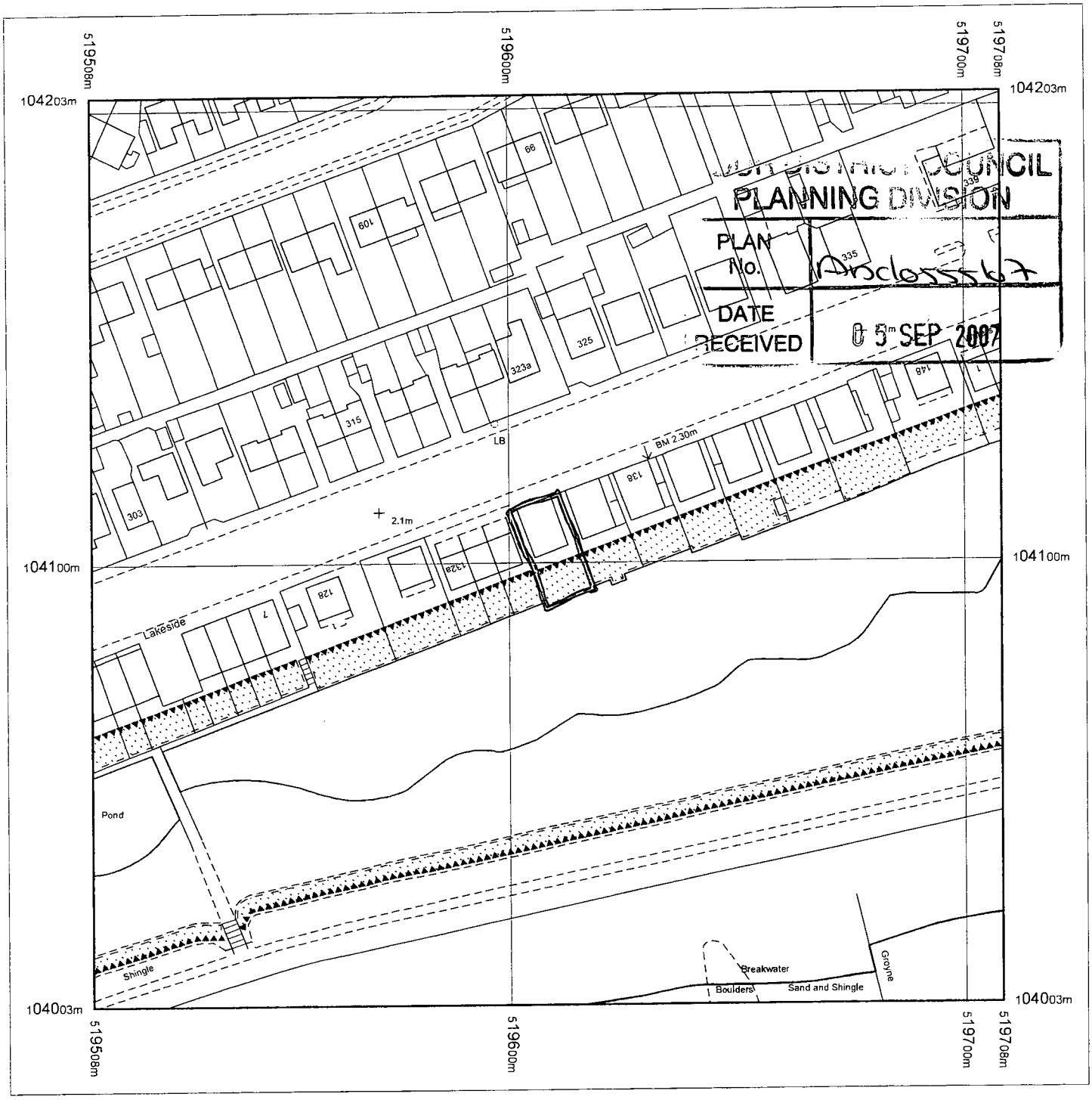
Scale

The scale of the proposal is similar to that of other properties in the close proximity as discussed above.

Landscaping

There is no proposal for landscaping as the lower ground and ground floor flat will have use of the established rear garden. The first floor flat will have use of the balcony as its amenity space being approximately 17m² when added together with the side storage space will be in excess of 20m².

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

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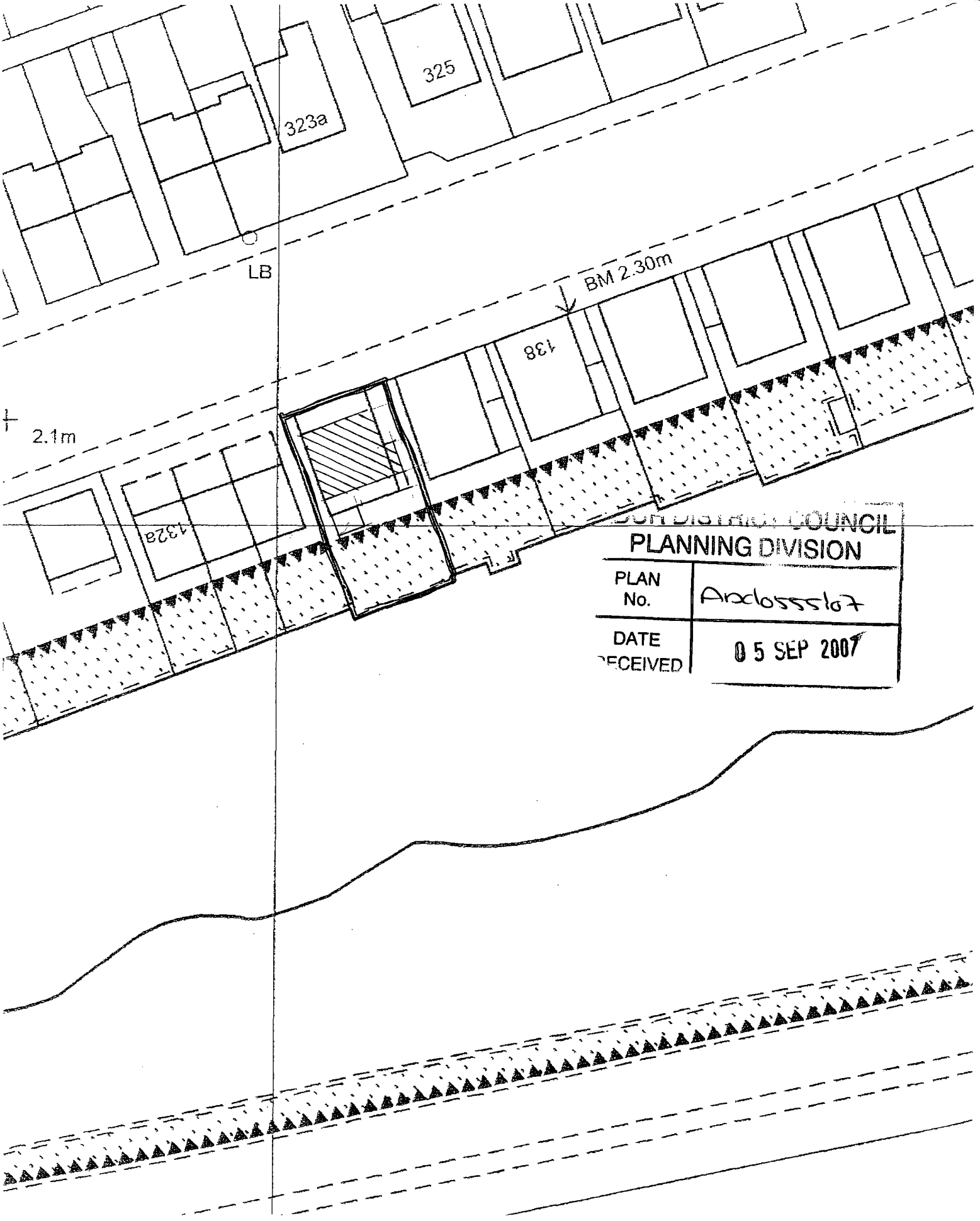
Serial number: 00011800
Centre coordinates: 519608 104103

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

134 Brighton Road, Lancing, West Sussex.



COUNCIL
PLANNING DIVISION

PLAN No.	Arc0555107
DATE RECEIVED	05 SEP 2007

134 Brighton Road, Sandringham
Block Plan (1:500)

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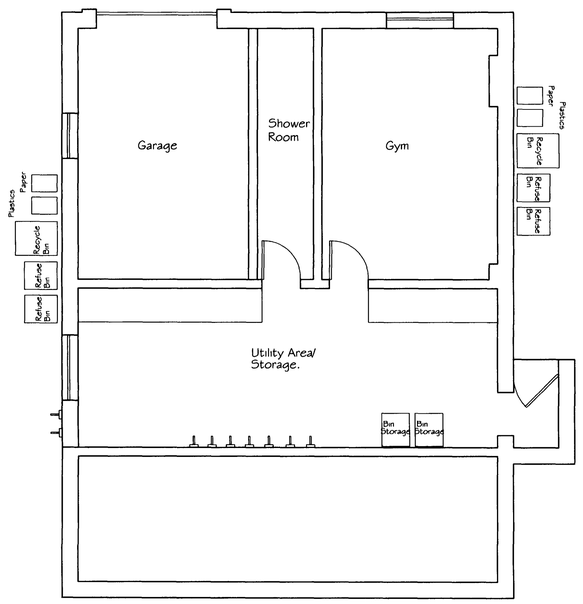
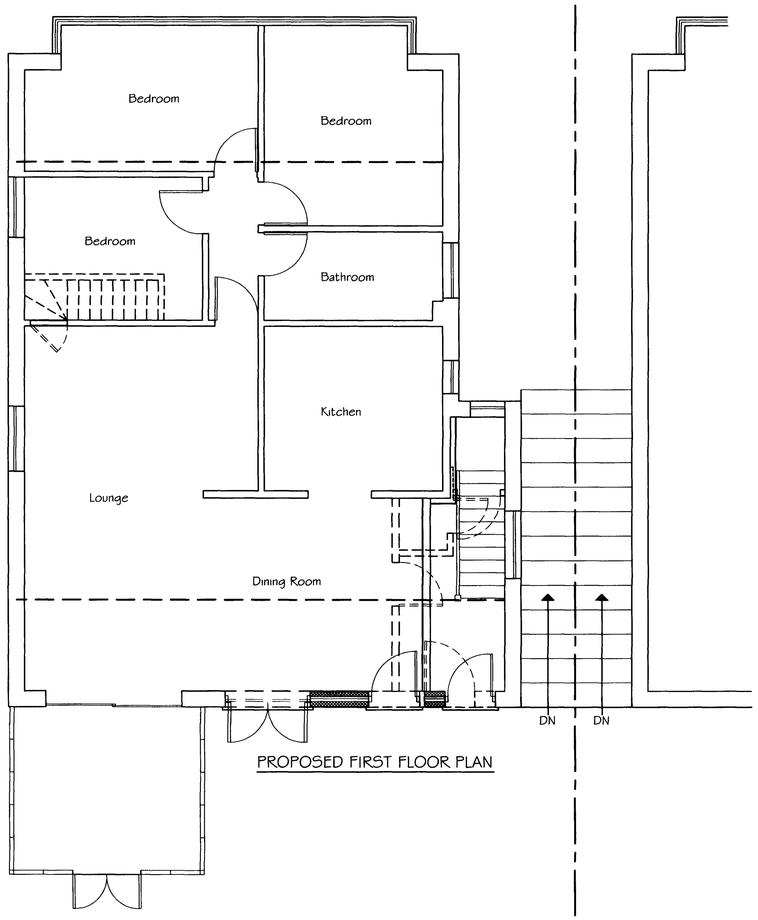
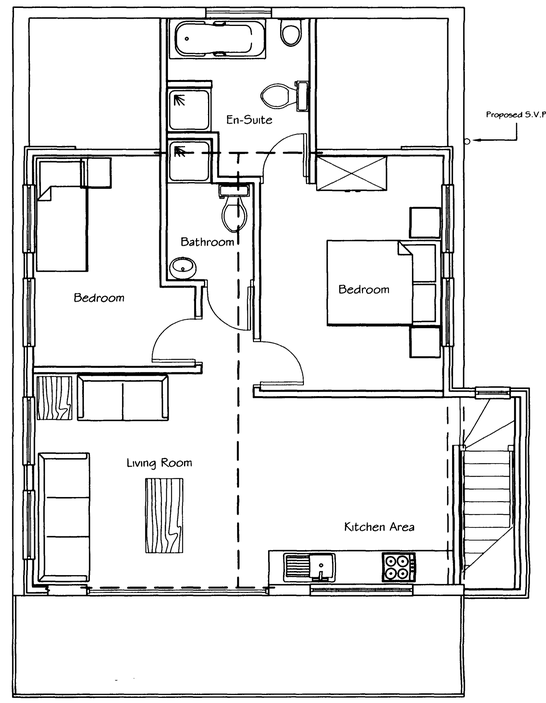


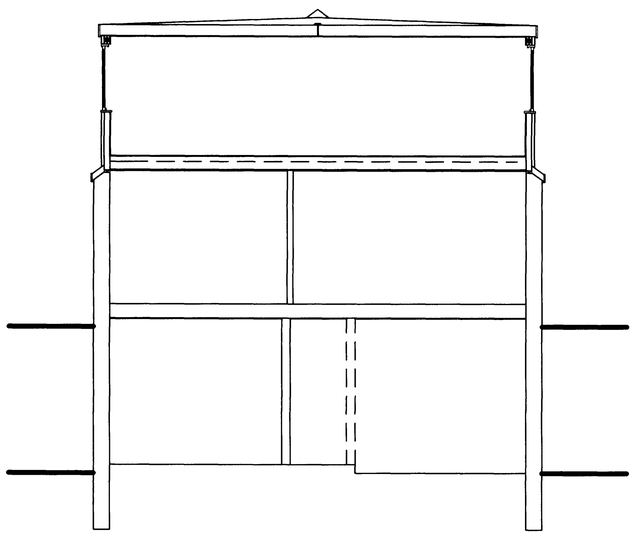
PROPOSED GROUND FLOOR PLAN

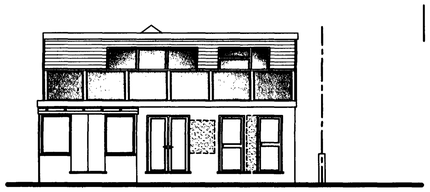


PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



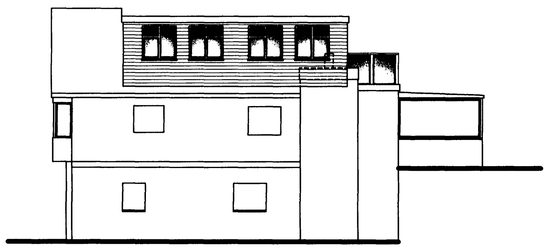


PROPOSED REAR ELEVATION

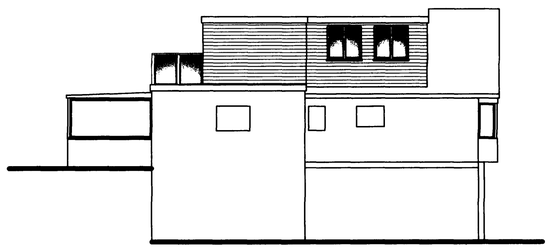


136 Brighton Road, Lancing.

PROPOSED FRONT ELEVATION
134 Brighton Road, Lancing.



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

DUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Arx1055567
DATE RECEIVED	05 SEP 2007

Tony Rogers Building Consultants
Address: 40 Dawn Crescent, Upper Beeding
West Sussex, BN44 3WH
Telephone: 01903 815225 Fax: 01903 815225

Rev.	Date:	Revision Description:

Client:	Lightwater Developments Limited
Address:	134 Brighton Road Lancing West Sussex BN15 8LN
Project:	Proposed New Dormers To Rear & Sides & Internal Alterations To Form 2 Flats
Scale:	1:50 1:100
Date:	JULY 2007
Drawing No:	07/324/01
Drawn By:	AJM
Revision:	