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. Ad0555b
DATE RECEIVED 05 JAN 2009

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Ms First name: F Surname: Man

Company name:

Street address: Golden Villas
38 Crabtree Lane

Town/City: Lancing
County: West Sussex
Country:
Postcode: BN15 9PQ

	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: Simon Surname: Wrigley

Company name: Roberts & Wrigley Associates

Street address:
27a Goring Road

Town/City: Goring By Sea
County: West Sussex
Country: England
Postcode: BN12 4AR

	Country Code	National Number	Extension Number
Telephone number:	01903	240169	
Mobile number:			
Fax number:			

Email address: rwassociates@tiscali.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Proposed new shopfront & door to existing commercial unit

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: 38 Suffix:

House name:

Street address: Crabtree Lane

Town/City: LANCING

County: West Sussex

Postcode: BN15 9PQ

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

Easting: 518339

Northing: 104953

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

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):

Windows - description:

Description of *existing* materials and finishes:

existing shopfront metal framed, with timber cills, both in poor condition. Single glazed window units. Timber door to flat above

Description of *proposed* materials and finishes:

New shopfront & door to be white uPVC

Doors - description:

Description of *existing* materials and finishes:

Shop door metal framed, door to flat timber construction.

Description of *proposed* materials and finishes:

Both doors proposed to be white finish uPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

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

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

na

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

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

☐ 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:

At present premices is a chineese takeaway restraunt, with a self contained flat above.

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

19. All Types of Development: Non-residential Floorspace

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

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? 210 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:

na

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: Mr First name: Simon Surname: Wrigley

Person role: Agent Declaration date: 24/11/2008 ☒ 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: Mr First Name: Simon Surname: Wrigley

Person role: Agent Declaration date: 24/11/2008 ☒ 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 24/11/2008

Design & Access Statement
38 40 Crabtree lane, Lancing

Context.
The property is a takeaway restaurant on the ground floor, with residential accommodation above.

Amount.
It is proposed to replace the existing shop front & side door with new aluminium units.

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Layout.
The layout will remain unchanged

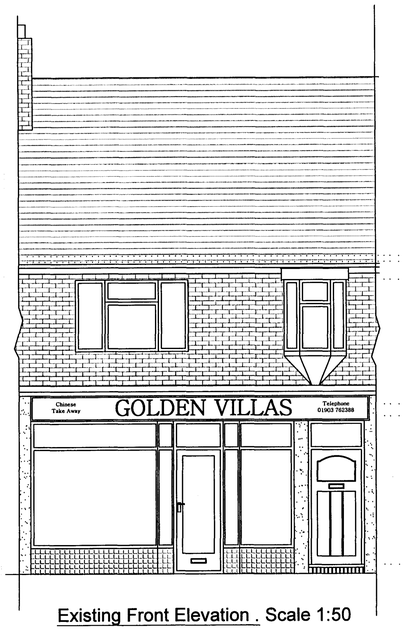
Scale
The scale of the building will be unaffected from the street scene.

Landscaping
Not affected by proposals.

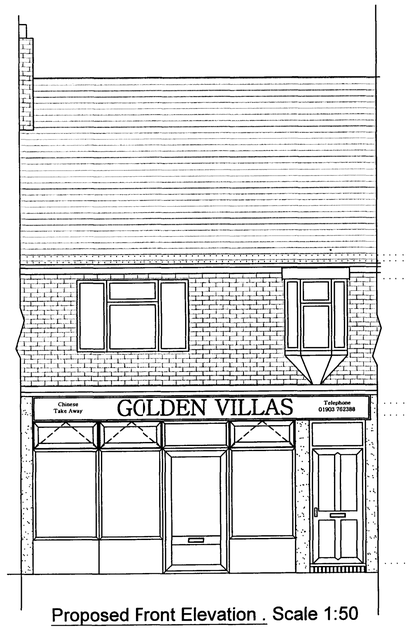
Appearance
The external appearance of the building will remain unchanged from the street, to the rear a single storey extension is proposed to replace the existing structures.

Access.
To assist disabled access, the main entrance should have a level approach or ramped approach, if necessary, not steeper than 1:20 and a landing not less than 1.2m. The threshold of door to be not greater than 15mm above landing level.

Roberts & Wrigley Associates
27a Goring Road, Goring By Sea, West Sussex, BN12 4AR
Tel: (01903) 240169 Email: info@robertsandwrigley.com

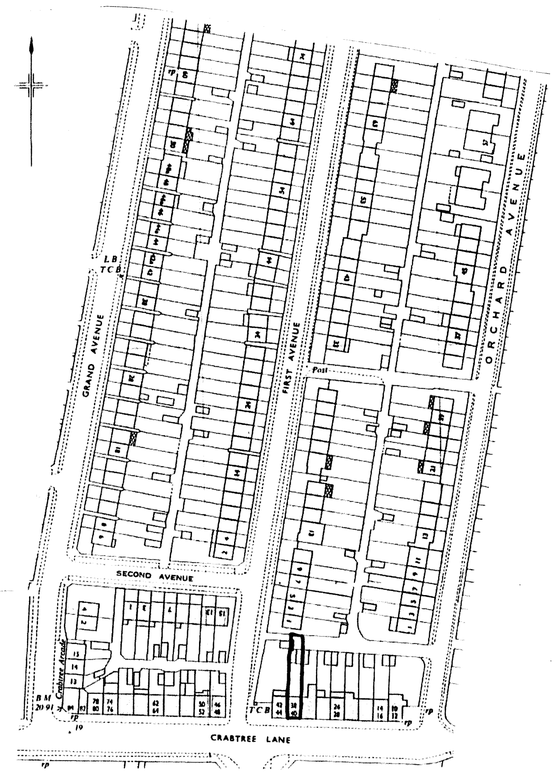


Existing Front Elevation . Scale 1:50

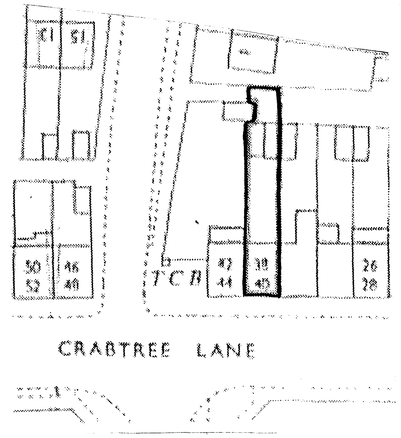


Proposed Front Elevation . Scale 1:50

All new windows & doors to be white uPVC



Location Plan : Scale 1:1250



Block Plan : Scale 1:500

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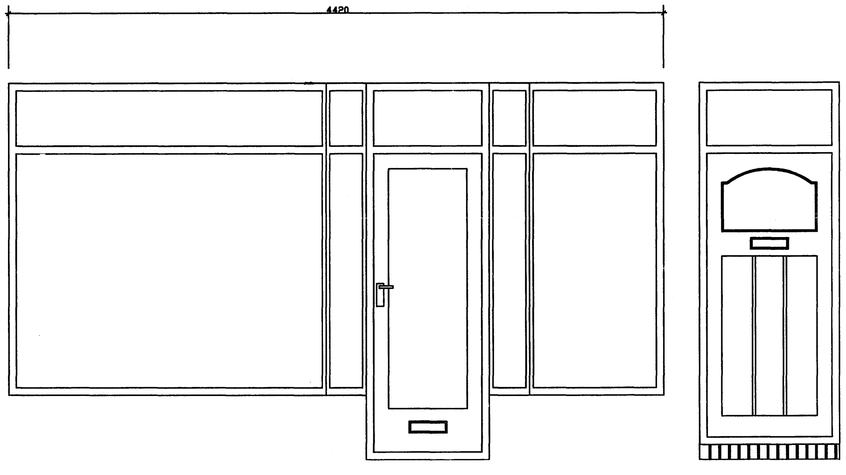
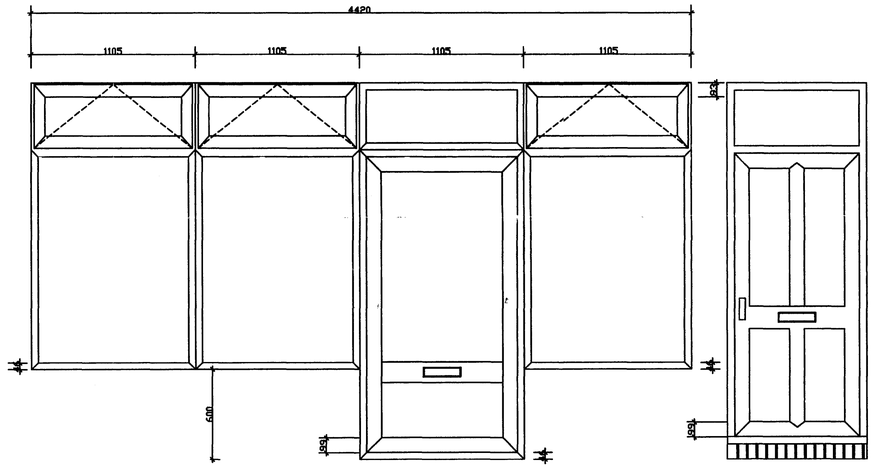


Existing Shop Front & Door. Scale 1:20



Proposed Shop Front & Door. Scale 1:20

- All dimensions must be checked on site and not scaled from this drawing, apart from by Local Authority.

- No work is to be commenced untill full Planning Permission/ Building Regulations have been approved and any conditions discharged. Any work started prior to approval is entirely at clients/ contractors risk.

- The contractor is responsible for taking and checking all levels, dimensions etc, prior to ordering materials and starting work. Any discrepencies are to be reported back to Roberts & Wrigley Associates prior to commencement of works.

- Where approval of materials by Local Authority is a condition of the Planning Concent, samples must be supplied to the relevant officer or approved in writing before relevant works are commenced.

-All building work is to be carried out to the satisfaction of the local authority building control officer & in accordance with the current building regulations and as such additional unforseen building works may be required on site.

- It is the responsibility of the building owner, or tennant, to comply with the requirements of 'The Party Wall Act 1996' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.

It is the responsibility of the building owner to notify Roberts & Wrigley of any public sewers which may pass through, or near to the property, as a sewer survey will not be purchased unless we are notified of their presence.

-Drawings have been produced for Planning Permission / Building Regulations submissions only and do not constitute full working drawings.

-All drawings are copyright of Roberts & Wrigley Associates & may not be copied by and third party without prior written consent.

R&W Associates

ROBERTS & WRIGLEY ASSOCIATES
27A GORING ROAD, GORING BY SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240169 EMAIL: info@robertsandwrigley.co.uk

CLIENT
Ms F Man

Company

Site Address
Golden Villas
38/40 Crabtree Lane
Lancing
West Sussex - BN15 9PQ

DRAWING TITLE
Proposed new shop front & door to existing commercial unit.

DRAWN

DATE
12th November 2008

All Dimensions of existing buildings/ boundarys to be verified on site by contractor, with any discrepancies reported back before commencement of work.
This drawing is the copyright of Roberts & Wrigley Associates and shall not in any way be used or reproduced without written consent.

SCALE

JOB No.

DRAWING No.
Drawing 1 Proposed Floor Plans

REV. | Date

REV. | Date

REV. | Date