Form Ref. No. 648330

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. A/0055867
Date Received 07 SEP 2007
Fee 530
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	L.G.N. DEVELOPMENTS LTD.
Telephone	[redacted]
Email	
Do you have an agent?	YES

Address	11 FIRST AVENUE LANCING WEST SUSSEX
Postcode	BN15 0ET

Agent's Details

Title	MR
Forenames	MARTIN
Surname	CRITCHLEY
Telephone	02392 474 919
Email Address	critchleyarchitect@hotmail.com

Address	MARTIN CRITCHLEY CONSULTANTS LTD. BURGAN HOUSE 8-10 EAST STREET HAVANT, HANTS
Postcode	PO9 1AQ

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

36 WEST LANE,
LANCING,
WEST SUSSEX,
BN15 9RS

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) 0.03

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: DEMOLISH EXISTING BUNGALOW AND ERECT 2 No. 3 BEDROOMED HOUSES.

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

State whether the proposal involved:-

(i) New building(s) or structure(s) YES

(ii) Alteration or extension of building(s) NO

(iii) Construction of a new *vehicular* access to a highway YES

Construction of a new *pedestrian* access to a highway YES

(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 YES

(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: RESIDENTIAL

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? YES

If 'Yes', how many units? 1 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? SOAKAWAYS

(ii) How will foul sewage be disposed of? PUBLIC 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.

N/A

Details of Proposal

Is the proposal related to an existing use on or near the site? NO

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? NO

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: N/A

Public floor space (Total): N/A

Seating capacity: N/A

Bar floor area (sq.m): N/A

Single bedrooms: N/A

Double bedrooms: N/A

Parking & Traffic

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

SEE PLANS .

State number of car spaces: 2

and Lorry spaces: 0

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles: N/A

Separately specify those used by employees driving to work: N/A

Waste

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

What is the volume of any trade effluents or trade refuse? N/A

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

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

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
LOCATION PLAN	0747-201	1:1250
BLOCK PLAN	0747-202	1:500
SITE PLAN	0747-203	1:100
HOUSE PLANS AND ELEVATIONS	0747-301	1:100

Fees

If a fee is submitted, please give the amount £530-00 Calculated Fee £530-00

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

Signed: [redacted]

On behalf of: (Insert applicant's name if signed by agent) L.G.N. DEVELOPMENTS LTD.

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? ☐

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: .....

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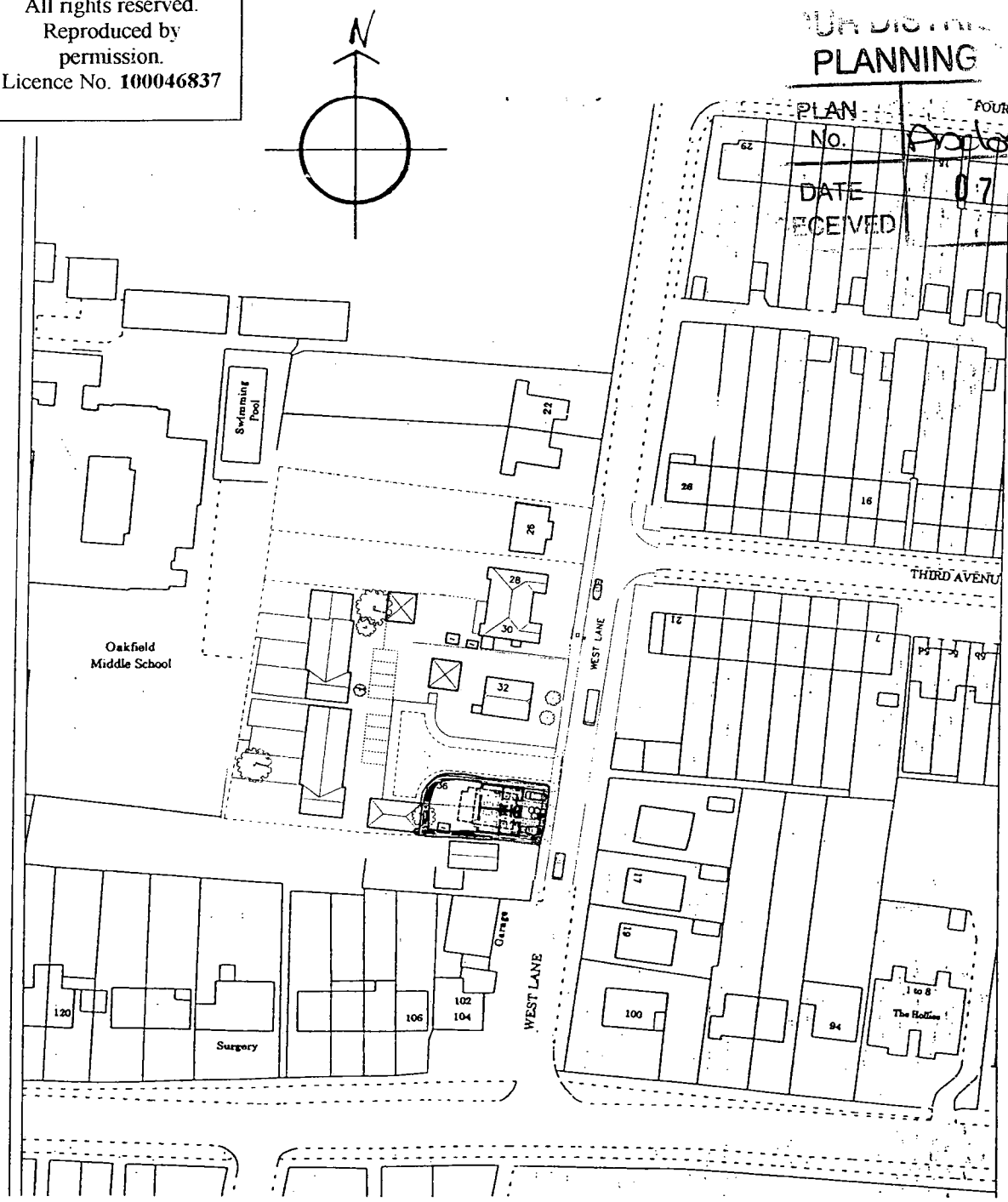
OUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. [illegible]
DATE RECEIVED 07 SEP 2007



Martin Critchley Consultants Ltd.
Architectural and Design Services.

Burgan House, 8-10 East St, Havant, PO9 1AQ.
023.92.474.919

JOB
WEST LANE LANCING

DRAWING
LOCATION PLAN

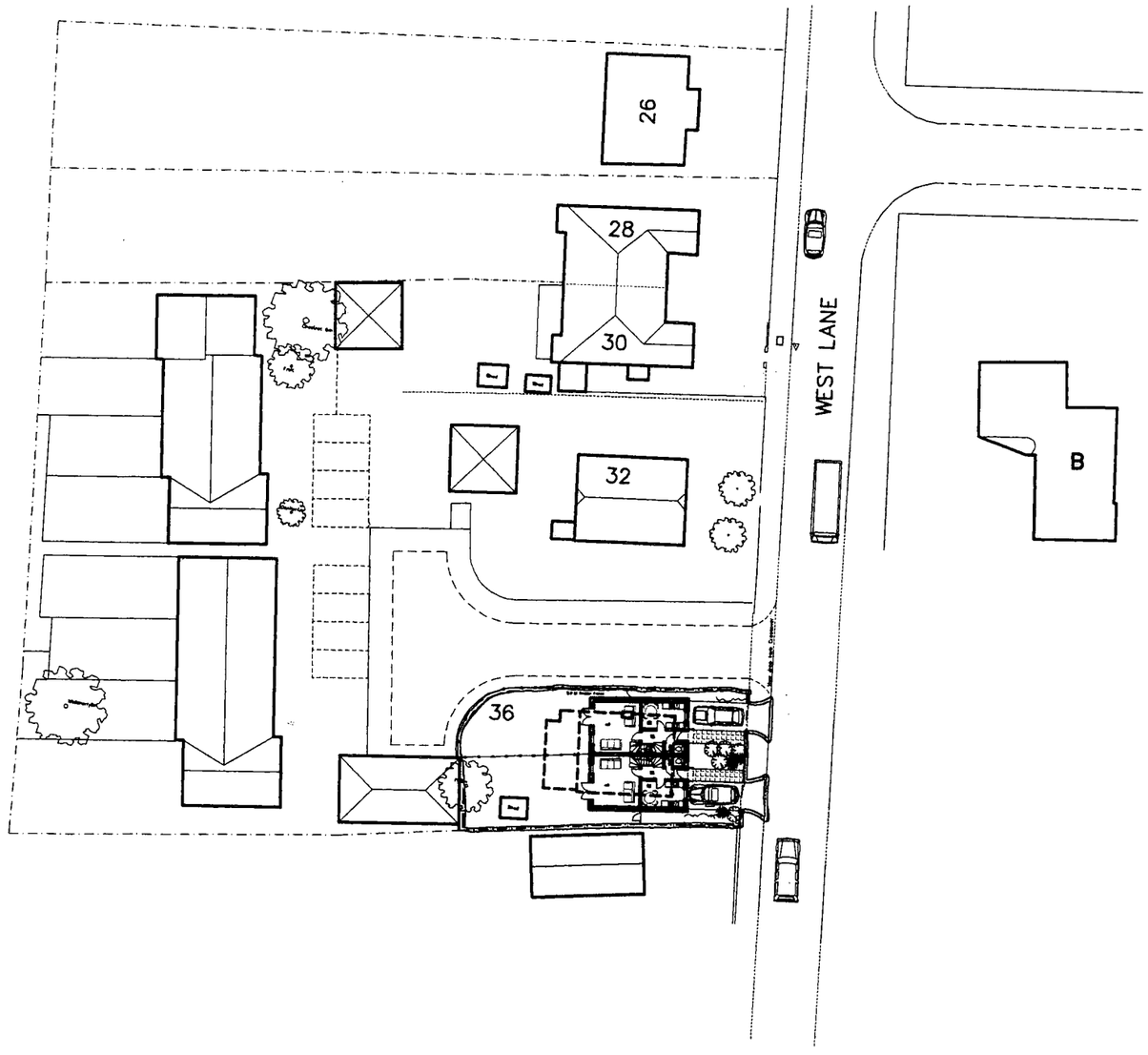
Date 18-01-2006

Scale 1:1250

Drawn P.C

Job No. 0747

Drg.No. 201



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COUNCIL
PLANNING DIVISION
PLAN No. A06338/07
DATE RECEIVED 07 SEP 2007

36 WEST LANE
LANCING
2 HOUSES

BLOCK PLAN

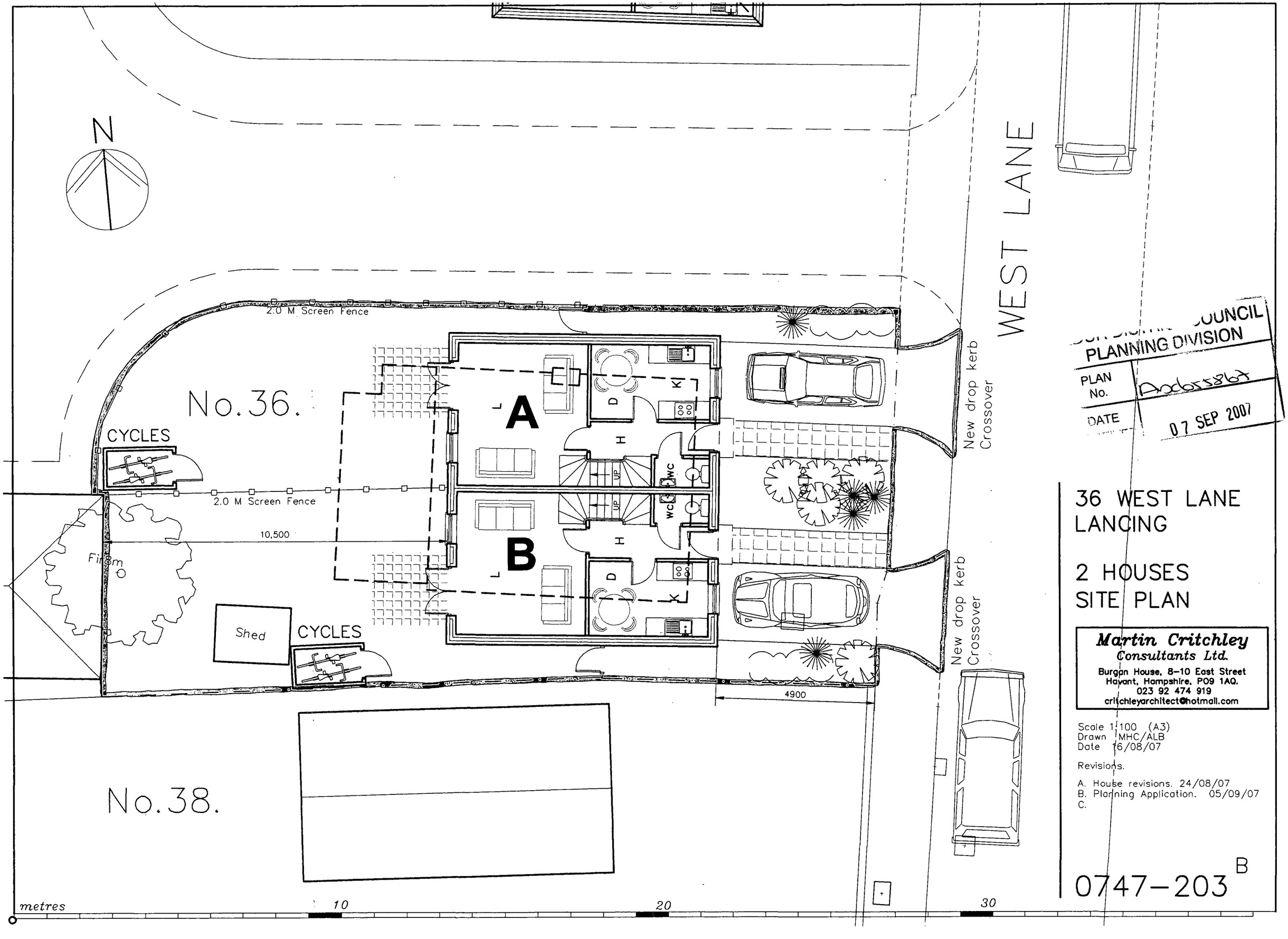
Martin Critchley
Consultants Ltd.
Burgan House, 8–10 East Street
Havant, Hampshire, PO9 1AQ.
023 92 474 919
critchleyarchitect@hotmail.com

Scale 1: 500 (A3)
Drawn MHC/ALB
Date 16/08/07

Revisions.

A. House revisions. 24/08/07
B.
C.

0747–202 A



COUNCIL
PLANNING DIVISION
PLAN No. Ax655867
DATE 07 SEP 2007

36 WEST LANE LANCING

2 HOUSES SITE PLAN

Martin Critchley
Consultants Ltd.
Burgan House, 8-10 East Street
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023 92 474 919
critchleyarchitect@hotmail.com

Scale 1:100 (A3)
Drawn MHC/ALB
Date 16/08/07

Revisions.

A. House revisions. 24/08/07
B. Planning Application. 05/09/07
C.

0747-203 B

DESIGN REPORT
AND ACCESS STATEMENT

for

Demolish Existing Bungalow and Erect 2 No. 3 Bedroomed Houses

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0655/07
DATE 07 SEP 2007

Planning Application

at

36 West Lane
Lancing, West Sussex.

Martin Critchley Consultants Ltd.
Burgan House, 8-10 East Street,
Havant, Hampshire, PO9 1AQ.

September 2007

Demolish Existing Bungalow and Erect 2 No. 3 Bedroomed Houses at 36 West Lane, Lancing, West Sussex.

DESIGN REPORT AND ACCESS STATEMENT

1.0 Generally.

1.1 This report is in support of a detailed planning application to the Adur District Council for a parcel of land known as 36 West Lane, Lancing, West Sussex BN15 9RS.

1.2 Reference should be made to the planning submission drawings for details of the proposals, ref:- 0747 -

201 Location Plan
202 Block Plan
203 Site Plan
301 House Plans and Elevations

1.3 This report is for the purposes of assessing the planning application, and shall be used for no other purpose without the prior use of the applicants.

2.0 Lancing.

2.1 Lancing was originally a Sussex coastal village. Throughout the 20th century the whole coastal region gained increasing popularity as a holiday resort, and particularly as a retirement destination. Between the two World Wars there were extensive developments of housing and bungalow estates along the coast, promoted by the good climate, the garden suburb dream, and the good railway services from London.

2.2 Currently Lancing has become a part of the greater conurbations of Brighton (to the east) and Worthing (to the west) with built development continuous throughout. The railway links are as important as ever, making Lancing an effective and popular dormitory for both Brighton and London, and for the developing commerce around Gatwick Airport to the north.

2.3 There is an active demand for housing in Lancing, for all the traditional reasons described above, and because of the relatively higher cost of housing in the adjoining areas of Brighton and Worthing.

2.4 West Lane is a typical inter-wars estate of mixed bungalows and houses of considerable variety, derived from developers selling off individual plots for the purchasers own choices of homes, many of which were originally erected from timber framed self-assembly packages. There was much infilling and consolidation in the 1960's, which adds to the present variety of buildings.

2.5 The development site is created by the proposed demolition of the existing bungalow to create a parcel of land extending to 0.03 hectares, with a frontage of approximately 11.5 metres. To the north the site adjoins the recent development of 11 houses by Mssrs. P.D.M. Facilities Ltd.

2.6 West Lane is a public road of approximately 6.0 metres carriageway width, with footpaths on both sides, and with a speed restriction of 30 m.p.h. There are no parking restrictions. The site and the immediate neighbourhood are essentially flat, and are not subject to flooding restrictions.

2.7 The site is considered to be sustainable for housing development, being close to the following facilities :-

*	Local shops	2 minutes walk
*	Doctors Surgery	2 minutes walk
*	Public park	2 minutes walk
*	Bus Stops	2 minutes walk
*	Health Centre	5 minutes walk
*	Schools	5 minutes walk
*	Church	5 minutes walk
*	Weekly shopping	10 minutes walk
*	Railway station	10 minutes walk

2.8 West Lane runs north-south. The site is on the west side of the lane. The adjoining bungalows 28 and 30 face east with their private gardens to the west.

3.0 Planning Considerations.

3.1 The site is within an established settlement policy area, and as such there is a presumption in favour of residential development.

3.2 The need for new residential accommodation in the Adur District area is acknowledged and recognised in the current Local Plan Review (Local Development Framework) with a target of 1,700 new dwellings to be achieved by 2016.

3.3 Pre-application discussions with the Planning Officer have indicated a preference for housing on the site, as preferable to flat developments.

3.4 Current national planning policies, particularly P.P.G. 3 (Planning Policy Guideline) obligate developers of appropriate residential sites to maximise their development potential, to reduce the need for building on 'green field' sites, and to continue to meet new housing targets.

3.5 The proposed development achieves a density of 66 units/hectare.

4.0 Development Proposals.

4.1 The proposal is to demolish the existing bungalow and build a pair of semi-detached houses.

4.2 The houses front onto West Lane and are proposed with off road parking directly from West Lane with new footpath crossings and drop kerbs.

4.3 The houses are two-and-a-half storey designs, of two full floors and 'rooms in the roof' with rooflight windows.

4.4 The houses have private rear gardens, with a separate pedestrian access. Both houses have 'open plan' front gardens with opportunities and proposals for joint landscaping design to articulate and define the open paved parking areas.

4.5 The external materials proposed for the houses and carports are facing bricks in two integrated, contrasting shades, with reconstituted stone window dressings and corbel stones. Roofs are proposed with mineral slates and terra cotta accessories. All buildings on the site will share the same materials and design detailing to achieve a consistency within the site, and a combined identity within the neighbourhood.

4.9 Paving materials are proposed to be block paviours for the parking bays and concrete flags for the pedestrian pathways.

4.10 Boundary treatments are to be 2.0 metre close boarded fences.

5.0 Environmental Issues.

5.1 The proposed development is commercially and politically sustainable as 2.7 and 3.2 above.

5.2 Externally the houses are designed for minimum maintenance and long life, with self cleaning and non-coated materials. Detailing of door and window reveals, are all of brickwork and reconstituted stone. Fascias and soffits are self-finished PVCu. Window frames are of self finished PVCu.

5.3 Block paviours allow for future underground service access and alterations, with easy reinstatement of the paved surface.

5.4 Tree planting is proposed as an integrated part of the landscape scheme, without the need for trees to compromise the houses themselves, which will allow for the mature growth and development of the trees.

5.5 Only renewable softwoods are proposed for the construction of the houses and the external works.

5.6 The house designs proposed are narrow fronted, deep plan terraces. This arrangement is inherently fuel economic, minimising external wall areas and the consequent heat losses.

5.7 All houses are orientated east/west with private gardens on the west side. In the context of estate layout development this represents the best environmental option, with all gardens benefiting from south sunshine, and particularly afternoon sun for children's play and adult leisure. Kitchens are on the front of the houses, allowing parental monitoring of the street and approaches.

5.8 All private gardens have pedestrian access. This facilitates :-

* Garden servicing
* Secure refuse storage
* Secure cycle storage
* Safe child play areas

5.9 The relatively high insulation standards required by the current Building Regulations, and the inherently low heat loss of the designs proposed, assure low boiler requirements for space heating. This highlights the residual boiler requirement for

domestic hot water heating, which becomes disproportionately high. The proposals therefore include solar water heating panels, individually on the roof of each house. The collector panels will be connected to a pre-heat hot water cylinder in each house. This arrangement is essentially simple in installation and in use, and makes best use of the potentially low grade heat from much of the seasonal cycle, but will also deliver 'free' hot water in periods of direct sunshine.

5.10 Low space heating energy requirements also highlight thermal losses from ventilation. It is proposed to include 'whole house' ventilation with combined ventilation and heat reclaim from the warm exhaust extraction. Power for the electrical operation of the extract fans and heat exchangers will come from solar cell panels on the roof adjacent to the solar heating panels.

6.0 Access

6.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.

6.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

6.3 It is the applicant's intention that where applicable provisions are made in accordance with Approved Document M of the Building Regulation 2004.

6.4 The applicant's intention is that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

6.5 The subject site has direct access from West Lane, a public highway with footpaths on both sides.

6.6 The subject site is generally flat and level and not subject to flooding.

6.7 West Lane is a typical housing street with a carriageway width of approximately 6.0M. Crabtree Lane is a local distributor road at 120.0M from the site entrance.

6.8 Emergency access to the site is from West Lane, although in dire emergencies additional access could be achieved from the parking court west of the site.

6.9 All front entrances will feature ramped paths, flushed thresholds and door openings in accordance with Part M of the Building Regulations.

6.10 Ground floor access within all houses will be fully in accordance with Part M of the Building Regulations.

6.11 All rear gardens will have full access without passing through the house.

6.12 Additional works proposed include, door furniture to be in accordance with BS8300-2001.

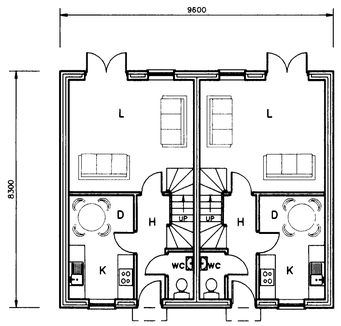
6.13 Emergency access to all houses is available from West Lane and from the private drive courtyard.

Martin Critchley Consultants Ltd.

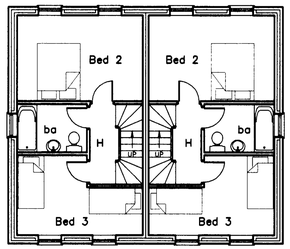
Burgan House,
8-10 East Street,
Havant,
Hampshire,
PO9 1AQ.

6th September 2007

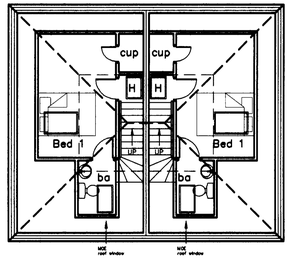
PLANS



GROUND

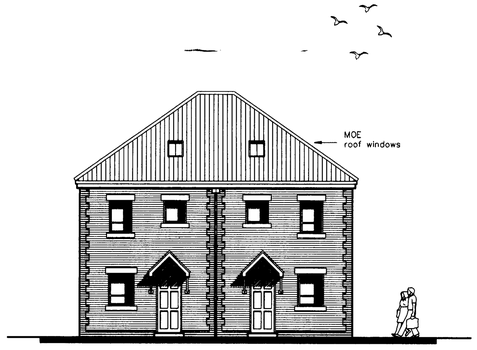


FIRST

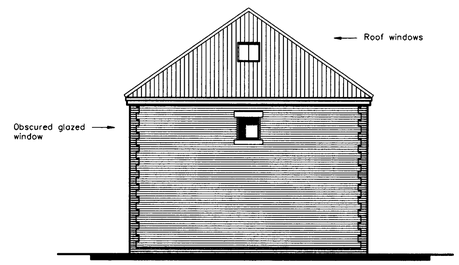


SECOND

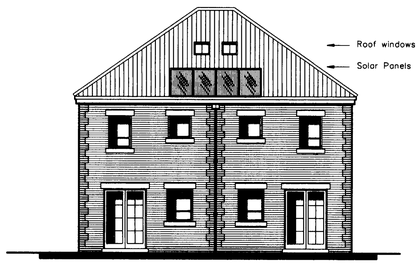
ELEVATIONS



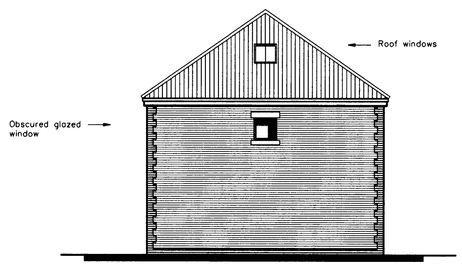
EAST



NORTH



WEST



SOUTH

36 West Lane
Lancing

New Houses
Plans & Elevations

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critchleyarchitect@hotmail.com

Scale 1:100
Drawn MHC/ALB
Date 16/08/07

PLANNING DIVISION
PLAN No. 07 SEP 2007

Revisions

A. Plan handed. 24/08/07.
B. Solar panels added. 04/09/07

0747–301 B