ARUN
DISTRICT COUNCIL

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

RECEIVED
PLANNING DIVISION
DATE 12 JAN 2009

Application for Planning Permission.
Town and Country Planning Act 1990

Acknowledged

ublication of planning applications on council websites

lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on thi pplication form and in supporting documents may be published on the council's website.

you have provided any other information as part of your application which falls within the definition of personal data under th ata Protection Act which you do not wish to be published on the council's website, please contact the council's plannin epartment.

ease complete using block capitals and black ink.
is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

. Applicant Name and Address

itle:	MR
First name:	RICHARD
ast name:	GILLAM
ompany ptional):	PROTODALE PLC
Init:	
House number:	16
House suffix:	
louse ame:	
ddress 1:	PRESTON STREET
ddress 2:	
ddress 3:	
own:	BRIGHTON
ounty:	EAST SUSSEX
ountry:	ENGLAND
ostcode:	BN1 2HN

2. Agent Name and Address

Title:	MR
First name:	THOMAS
Last name:	DAVIES
Company (optional):	HEYLEK DESIGN
Unit:	1
House number:	
House suffix:	
House name:	THE OLD FLOUR MILL
Address 1:	QUEEN STREET
Address 2:	
Address 3:	
Town:	EMSWORTH
County:	HAMPSHIRE
Country:	
Postcode:	PO10 7RT

Description of the Proposal

lease describe the proposed development, including any change of use:

PLANNING PERMISSION FOR SINGLE STOREY OFFICE BUILDING WITH STORE OVER

s the building, work or change of use already started? ☐ Yes ☒ No

es, please state the date when building, ork or use were started (DD/MM/YYYY): (date must be pre-application submission)

s the building, work or change of use been completed? ☐ Yes ☒ No

es, please state the date when the building, work change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

Please provide the full postal address of the application site.

Unit: | House number: 59 | House suffix:

House name:

Address 1: PENHILL ROAD

Address 2:

Address 3:

Town: LANCING

County: WEST SUSSEX

Postcode (optional): BN15 8HB

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

Easting: | Northing:

Description:

5. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: KEITH MORGAN

Reference: ADC/0411/08

Date (DD/MM/YYYY): NOV 08
(must be pre-application submission)

Details of pre-application advice received?

DISUSSION FOLLOWING REFUSED APPLICATION ADC/0411/08

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

08039/100

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

ON 1:200 SITE PLAN (08039/100)

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

If Yes, please provide details:

ON 1:200 SITE PLAN (08039/100)

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

f applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		CREAM RENDER	☐	☐	8039/100
Roof		CLAY INTERLOCKING TILES	☐	☐	"
Windows		WHITE UPVC	☐	☐	"
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

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:

PLANS, ELEVATIONS AND SECTIONS – 08039/001

DESIGN AND ACCESS STATEMENT

1. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	1	1
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

8039/100

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 [x] No

If Yes, you will need to submit a 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 [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

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?

i) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

i) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

DISUSED ACCESS ROAD

Is the site currently vacant? [ ] Yes [ ] No

If Yes, please describe the last use of the site:

ACCESS ROAD

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) N/A

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered 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 [x] 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 [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals $(a+b+c+d+e+f+g)=$							E

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals $(a+b+c+d+e+f+g)=$							F

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals $(a+b+c+d+e+f+g)=$							G

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						a
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals $(a+b+c+d+e+f+g)=$							H

Total existing residential units $(E+F+G+H)=$

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

Development: Non-residential floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	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 change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐	0	0	31	31
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

10. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

11. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

12. Site Area

Please state the site area in hectares (ha) 0.09m²

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:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

4. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) ☐ Ethylene oxide (tonnes) ☐ Phosgene (tonnes) ☐

Ammonia (tonnes) ☐ Hydrogen cyanide (tonnes) ☐ Sulphur dioxide (tonnes) ☐

Bromine (tonnes) ☐ Liquid oxygen (tonnes) ☐ Flour (tonnes) ☐

Chlorine (tonnes) ☐ Liquid petroleum gas (tonnes) ☐ Refined white sugar (tonnes) ☐

Other: ☐ Other: ☐

Amount (tonnes): ☐ Amount (tonnes): ☐

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	25/11/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

certify/ The applicant certifies that:

Neither Certificate A or B can be issued for this application

All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)*of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

lotice of the application has been published in the following newspaper circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

igned - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 25/11/2008

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☑

The original and 3 copies of a design and access statement: ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

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

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 25/11/2008 (date cannot be pre-application)

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01243	370 715	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional): td@helyerdesign.co.uk.

30. 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)* ☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Design and Access Statement to accompany the Application to develop

59 Penhill Road, Lancing

Add 0 560 k8

12 JAN 2009



Prepared for

Mr R Gillam

helyerdesign

Context of application.

Location

59 Penhill Road is located in urban Lancing. The plot is set in a residential area, with surrounding semi-detached and terraced 2 storey houses. The proposed office is a single storey with a store above which sits comfortably between 2 storey houses.

Amount of development

The application seeks to construct a single storey office where there is an existing disused access road. There is as WC to the rear of the property with a rear patio area and off street parking for one car provided at the front of the property

Layout

The footprint of the buildings aligns with the existing street configuration and acts as a medium between numbers 57 and 61 Penhill Road. The office provides aspects to the north and south with restricted views into the neighboring properties.

Scale

The ridge of this building sits below the adjoining two storey buildings on Penhill Road. There is a gabled dormer at the front, which is also observed in surrounding dwellings. The WC is to have a flat roof so that it does impact on the neighbouring properties.

Appearance

The materials will all match that of the surrounding area. The walls will be render. The roof will have clay interlocking tiles, which match the current building on the site.

Landscape

There will be a hard landscaped area to the front of the property for car parking. Some soft landscaping will be added between the parking area and the office. There will also be a grassed/patio area to the rear.

Sustainable Construction Techniques

The proposed building will be insulated to current building regulation standards to keep the building energy efficient.

Access

The building has been designed to Part M of the building regulations. This includes wide ground floor doors, a WC on the ground floor that can facilitate a wheelchair user. The driveway and threshold also offer level access to the dwelling.

Highways access and car parking

There will be direct access to the site off Penhill Road using existing dropped curb. One parking space will be provided at the front of the site.



Fig 1. Back of site showing the party wall with 57 Penhill Road

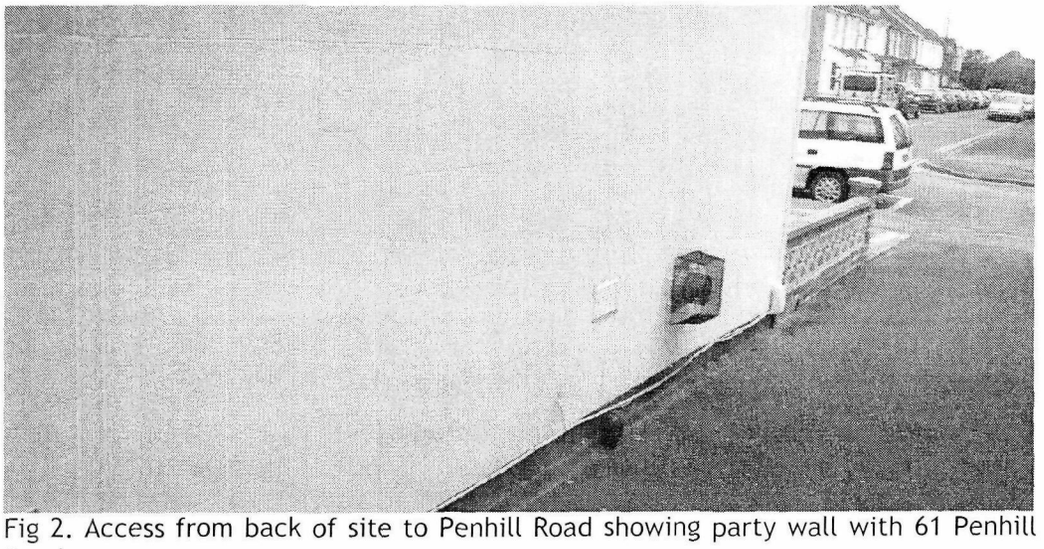


Fig 2. Access from back of site to Penhill Road showing party wall with 61 Penhill Road

NOTES:

Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

Do not scale from these drawings except for planning purposes. Use figured dimensions only.

Where applicable this drawing is to be read in conjunction with other consultants' drawings.

All drawings to be read in conjunction with specification and all other drawings including structural engineer and mechanical and electrical drawings / specification

NOTE THIS HAS BEEN PRODUCED FROM CLIENT SUPPLIED INFORMATION. NO SURVEY OR ANY OTHER FORM OF INVESTIAGIVE WORKS/ DESIGN / SPECFIFYING HAVE BEEN CARRIED OUT BY HELYER DESIGN LTD.

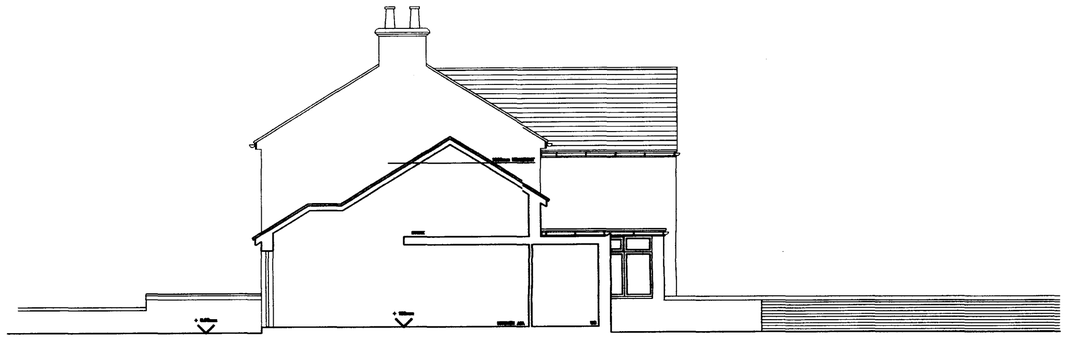
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0760/08
DATE RECEIVED 12 JAN 2009



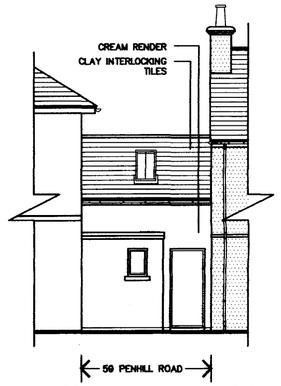
Existing South Elevation @1:100



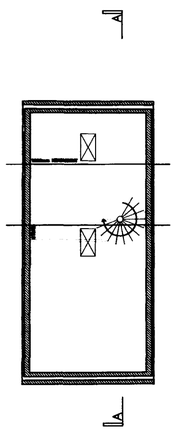
Proposed South Elevation @1:100



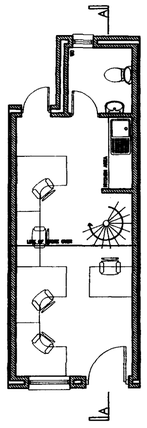
Proposed Section A-A @1:100



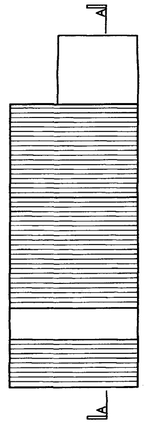
Proposed North Elevation @1:100



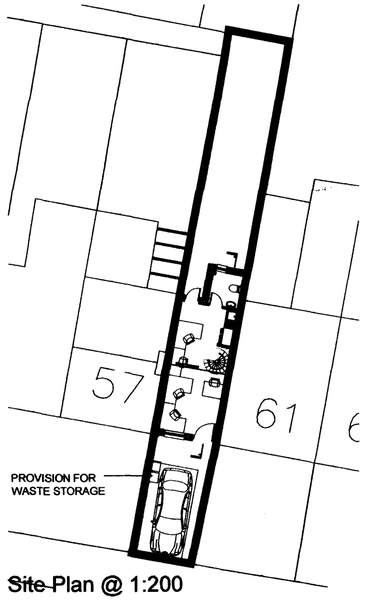
First Floor 1:100



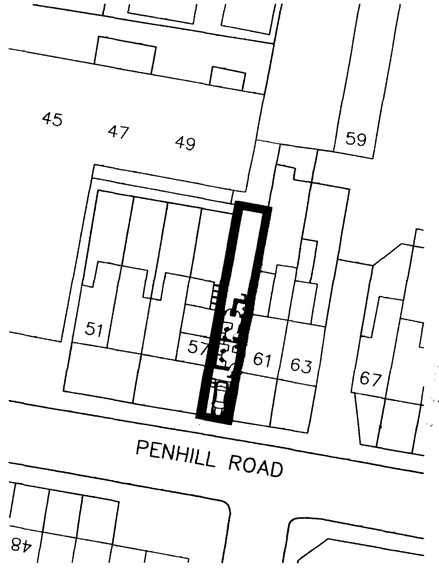
Ground Floor 1:100



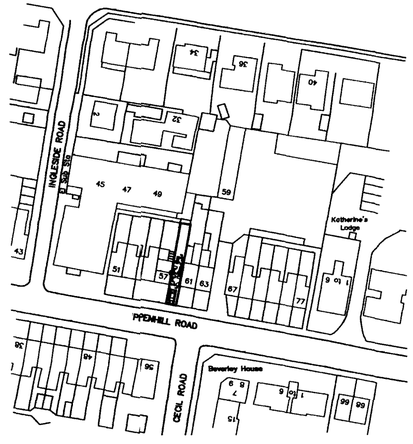
Roof Plan 1:100



Site Plan @ 1:200



Block Plan @ 1:500



Site Location @ 1:1250

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REV	DATE	AMENDMENT	DRAWN
B	8.1.09	Boundary to 1:1250 location plan revised	THGD
A	1.12.08	Floor Plans annotated	THGD

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DRAWING	SCALE
Existing and Proposed Plans, Elevations and Sections	As Noted

DATE JULY 08	DRAWN SM
DRAWING NUMBER 08039/100	REVISION B