Form Ref. No. 975654

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/0055/08
Date Received
Fee £30 JAN 2008
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	Locksley Securities Limited
Telephone	[redacted]
Email	[redacted]

Do you have an agent? Yes

Address	Rustington House
	Worthing Road
	Rustington
	West Sussex
Postcode	BN16 3PS

Agent's Details

Title	
Forenames	
Surname	Hargreaves Management Limited
Telephone	01903 777774
Email Address	planning@gargreaves.co.uk

Address	Rustington House
	Worthing Road
	Rustington
	West Sussex
Postcode	BN16 3PS

Application Type

(a) Full planning permission (including changes of use) YES

(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

Halfords Limited
Unit 2, 43-61 Brighton Road
Shoreham by Sea
West Sussex

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) 0.30

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.

Description of proposed development: New External Cladding & Elevational Treatment

(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: Retail Unit A1

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(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? To Soakaways as existing

(ii) How will foul sewage be disposed of? New connections to existing foul drain (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.

Not Applicable

Details of Proposal

Is the proposal related to an existing use on or near the site? Yes

If 'Yes', please explain the relationship: Reduce requirements in respect of Halfords retail unit

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?		AS EXISTING	
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**			N/A			
(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?

AS EXISTING

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
Plans & Elevations, Site Plan, Location Plan	SHBR/1-02 SC01	1:200, 1:500, 1:1250

Fees

If a fee is submitted, please give the amount £265.00 Calculated Fee £135.00

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

Signed: [redacted] LOCKSLEY SECURITIES LIMITED

On behalf of: (Insert applicant'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

THE APPLICANT. given requisite notice to every person other than HIMSELF 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
HALFORDS	HALFORDS LTD ICKNIELD STREET DRIVE WASHFORD WEST REDDITCH WORCESTERSHIRE B98 0DE	25.01.08

Do you agree to these statements?

Signed: [redacted] Date: 25.01.08

On behalf of: LOCKSLEY SECURITIES LTD

Certificate B

I certify that:

The applicant has 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
	ICKNIELD STREET DRIVE	25/01/2008
	WASHFORD WEST	
HALFORDS LIMITED		
	REDDITCH	
	WORCESTERSHIRE	
	B98 0DE	

PLANNING DIVISION
PLAN No. A2c6005568
DATE RECEIVED 30 JAN 2008

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

OR

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

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

Signed: [redacted] Date: 25.01.2008.

(On behalf of): [redacted]

DESIGN ACCESS STATEMENT - IN RESPECT OF NEW EXTERNAL CLADDING & ELEVATIONAL TREATMENT UNIT 2, 43 – 61, BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX

COUNCIL
ION
PLAN No. A/dc/0568
DATE 30 JAN 2008

This Design Access Statement has been prepared in order to summarise and explain the proposals to support the Full Planning Application and demonstrate the suitability for this development.

1. The Process

Unit 2 on this site is currently occupied by Halfords Retail Outlet with adjacent car servicing and maintenance incorporated within the same building. The premises are currently constructed with brickwork at a height of 2.4 metres to the perimeter of the building with vertical metal cladding above and curtain walling to the south and in part west façade and roller shutter doors to the east elevation providing access to the vehicle servicing bays.

It is proposed to maintain the current height of the glazed areas but extend these to the total frontages on the south and east elevations and to continue this treatment to the small glazed area on the west elevation. At the same time, the cladding will be replaced to areas adjacent to this glazing.

2. The Use

The existing building is retail and there is a current approval for approved retail (Class A1) and/or separate motor vehicle servicing centre recently approved under ADC/0241/06. This application does not seek to amend any of the current planning approvals.

3. The Amount

The proposed footprint of the existing building is to remain unaltered save for the external façade of the premises as indicated on the enclosed drawing.

4. Layout

As this proposal relates to only the internal sub-division of the existing unit, current pedestrian access routes and disabled access will be unaltered except where there is adjustment to the specific entrances of each unit as indicated on the approved plan. The unit is therefore in principle unaltered in respect of layout and provides good access to existing highways on Brighton Road and good access and parking provisions from those that currently exist on site and are generally to remain unaltered.

5. Scale

As referred to previously, the mass of the existing building is to remain unaltered and the proposed refurbishment and additional glazing will, we consider, enhance the visual appearance of this building and particularly on the south and east elevations where our new glazed facades more in keeping with current retail units.

6. Landscaping

There are no proposals to amend the landscaping that was approved with this scheme at the time of its construction and now works are being carried out to alter or amend any of the areas which incorporate the landscaping. For your information, however, we are proposing to carry out maintenance work in respect of the landscaping and review the type of planting that is incorporated on this site in order to enhance this amenity. It does not, however, form part of this application.

7. Appearance

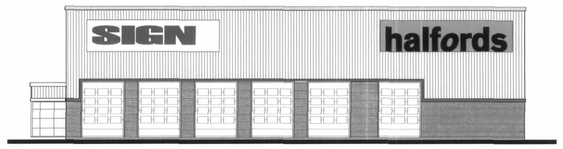
The height and width of the building are to remain unaltered, it is however proposed to refurbish the façades incorporating new glazed screens as indicated on the elevations with Wards Insulated Panels above with contrasting coping trims and at junctions between cladding and brickwork.

8. Access

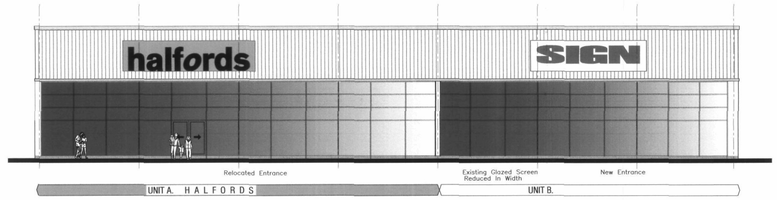
Good access to the site is provided and generally this will be unaltered with the exception of the areas adjacent to the new entrances of the three units forming the sub-division. Access roads and forecourts generally will remain unaltered with the exception of the areas adjacent to the new entrance where forecourts and doorways will all be in accordance with Part M of the Building Regulations and we confirm that disabled toilet facilities will be provided within each of these buildings. The existing premises form part of a larger retail site which has good provision for parking and vehicle access and is located along an existing bus route serving Brighton Road.



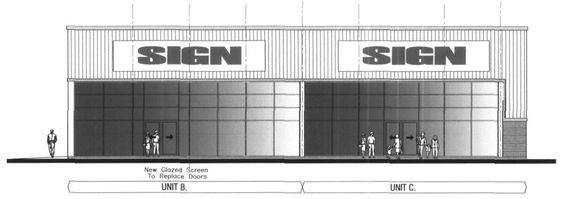
SOUTH ELEVATION AS EXISTING
SCALE 1:200



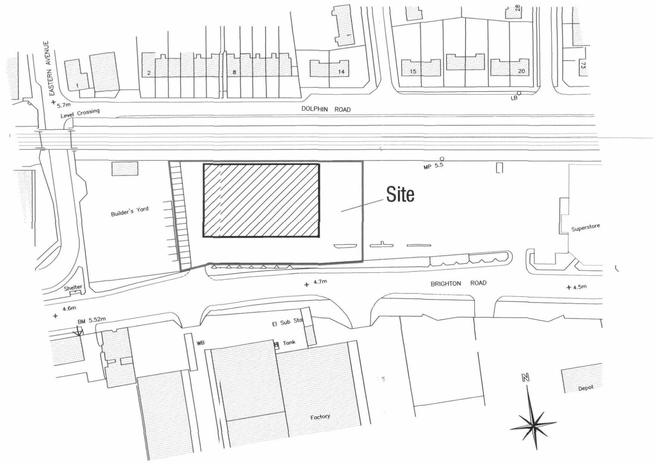
EAST ELEVATION AS EXISTING
SCALE 1:200



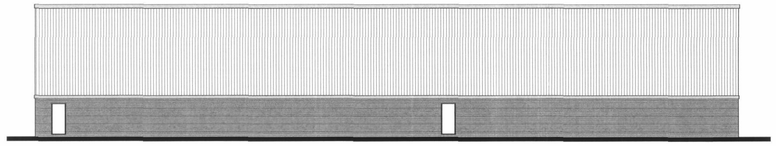
SOUTH ELEVATION PROPOSED
SCALE 1:200



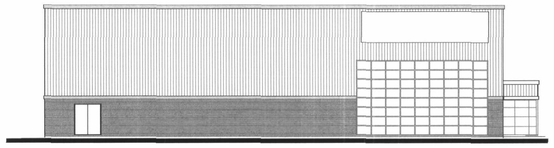
EAST ELEVATION PROPOSED
SCALE 1:200



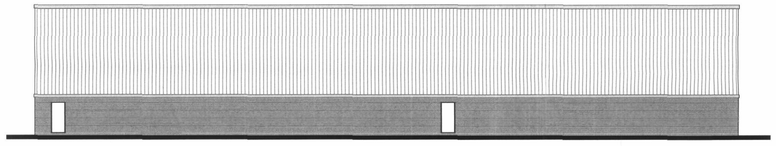
1:1250 Location Plan.



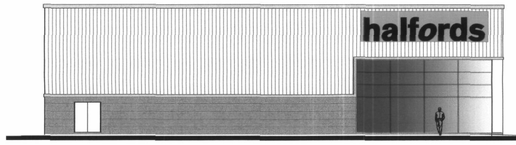
NORTH ELEVATION AS EXISTING
SCALE 1:200



WEST ELEVATION AS EXISTING
SCALE 1:200

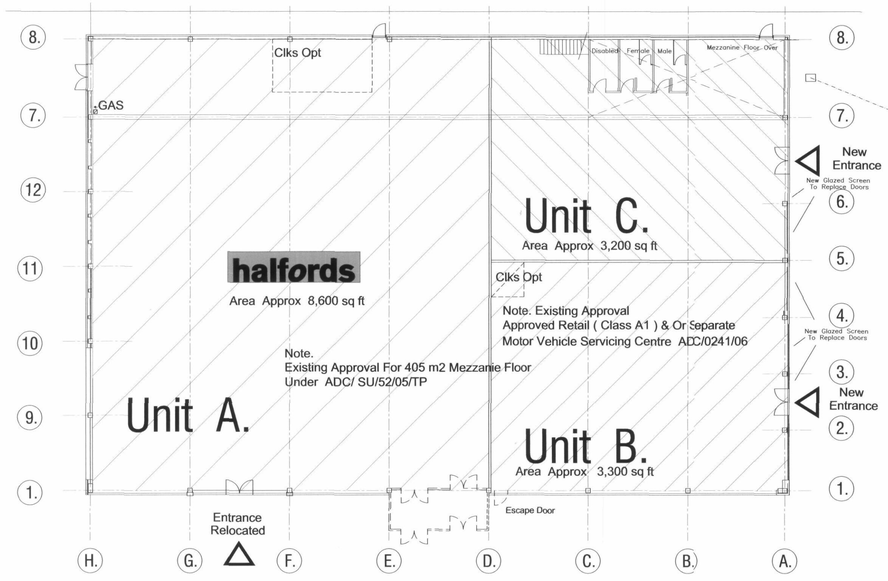


NORTH ELEVATION PROPOSED
SCALE 1:200

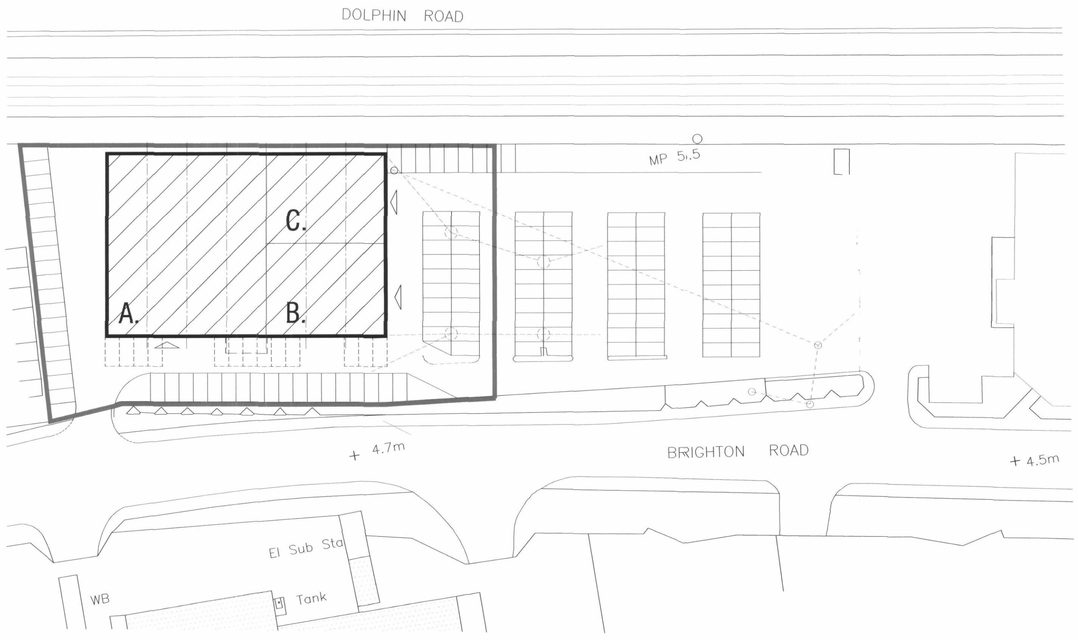


WEST ELEVATION PROPOSED
SCALE 1:200

Materials Schedule
Face Brickwork . Where Required To Match Existing
Cladding. To Be Wards Insulated Panels Colour Silver
Glazing. New Curtain Wall
Capping & Trims. Blue



GROUND FLOOR PLAN
SCALE 1:200



1:500 Site Plan.

PLANNING DIVISION
PLAN No. Ad005568
DATE RECEIVED 30 JAN 2008

REV	DESCRIPTION	DATE
	REVISION	

job no.	drawing no.	rev.
SHBR/1-02	SC01	

scale	drawn by	date
@A1 1:200	RE	Jan 08

CAD File: G-drive\drawing office\

Halfords Unit 2
43-61, Brighton Road,
Shoreham- By-Sea, West Sussex.
New External Cladding & ElevationalTreatment
1:200 Plans & Elevations
1:500 Site Plan & 1:1250 Location Plan

Hargreaves
Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
Tel No: (01903) 777777 Fax No: (01903) 777700