# 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
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ADUR DISTRICT COUNCIL

## Application for Planning Permission.
## Town and Country Planning Act 1990

aadc0055109

**Publication of planning applications on council websites**

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

16 FEB 2009

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

### 1. Applicant Name and Address

| | |
|---|---|
| Title: | MR. |
| First name: | CHOUDRY |
| Last name: | CHOUDRY |
| Company (optional): | – |
| Unit: | |
| House number: | |
| House suffix: | |
| House name: | |
| Address 1: | 69 HIGH STREET |
| Address 2: | |
| Address 3: | |
| Town: | SHOREHAM - BY - SEA |
| County: | WEST SUSSEX |
| Country: | UK |
| Postcode: | – |

### 2. Agent Name and Address

| | |
|---|---|
| Title: | MR. |
| First name: | CARL |
| Last name: | VENER BSc (Hons) MRICS |
| Company (optional): | FOCAL BUILDING PLANS & SURVEYS |
| Unit: | |
| House number: | 48 |
| House suffix: | |
| House name: | FISHERMANS COTTAGE |
| Address 1: | 48 WEST STREET |
| Address 2: | |
| Address 3: | |
| Town: | SHOREHAM - BY - SEA |
| County: | WEST SUSSEX |
| Country: | UK |
| Postcode: | BN43 5WG |

### 3. Description of the Proposal

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

SMALL REAR SINGLE STOREY FOOD STORE.

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

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

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

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

## 4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: 16A - 18A

Address 2: NORTH ROAD

Address 3:

Town: LANCING

County: WEST SUSSEX

Postcode (optional):

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

Easting: SEE SITE PLAN | 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:

Reference:

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

Details of pre-application advice received?

## 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)

## 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:

PREVIOUS PLANNING APPLICATION FOR CONVERSION OF FLATS ABOVE RESTAURANT AGREED POSITION & AREAS FOR WASTE COLLECTION

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

If Yes, please provide details:

AS PER PREVIOUS PLANNING APPLICATION GRANTED PERMISSION

## 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:

## 10. Materials

If 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 | FACE BRICKWORK WITH COLOURED MORTAR JOINTS | TO MATCH EXISTING COLOUR, TEXTURE & SIZE BRICKWORK. | ☐ | ☐ | NR/2008/39/01. |
| Roof | FLAT FELT ROOF. | FLAT FELT ROOF | ☐ | ☐ | " " |
| Windows | PART UPVC & PART METAL. | TO MATCH STYLE & CHARACTOR OF EXISTING BUILDING. | ☐ | ☐ | NR2008/39/01. |
| 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:

## 11. 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 | | | |
| Light goods vehicles/ public carrier vehicles | NO ADDITIONAL PARKING SPACES | | |
| Motorcycles | TO BE PROVIDED AS IN TOWN | | |
| Disability spaces | CENTRE LOCATION. NO ADDITIONAL | | |
| Cycle spaces | STAFF. | | |
| Other (e.g. Bus) | | | |
| Other (e.g. Bus) | | | |

## 12. Foul Sewage

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? [ ] Yes [x] No

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

NO FOUL SEWAGE PLANNED WITH THIS PROPOSAL.

## 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
- [x] Existing watercourse
- [ ] 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?

a) Protected and priority species:

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

c) 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:

RESTUARANT WITH RESIDENTIAL FLATS ABOVE.

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

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

YARD AT REAR IN AREA OF PROPOSED FOOD STORE JUST HAS EXISTING TIMBER SHED ONLY.

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

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 [ ] 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

## 18. Residential Units (Including Conversion)

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 | ☐ | | | | | | | a |
| Flats and maisonettes | ☐ | | | | | | | b |
| Live-work units | ☐ | | | | | | | c |
| Cluster flats | ☐ | | | | | | | d |
| Sheltered housing | ☐ | | | | | | | e |
| Bedsit/studios | ☐ | | | | | | | f |
| Unknown type | ☐ | | | | | | | g |
| **Totals** $(a+b+c+d+e+f+g)=$ | | | | | | | | A |

| 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** $(a+b+c+d+e+f+g)=$ | | | | | | | | B |

| 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** $(a+b+c+d+e+f+g)=$ | | | | | | | | C |

| 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** $(a+b+c+d+e+f+g)=$ | | | | | | | | D |

**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):**

## 19. All Types of 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 | ☐ | | | | |
| 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 | | | | | |

N/A

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 | ☐ | | | |

## 20. Employment

Please complete the following information regarding employees:

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

N/A

## 21. 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 |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

N/A

## 22. Site Area

Please state the site area in hectares (ha) SEE SITE PLAN 1:1250

## 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:

FOOD STORAGE FOR USE IN RESTURANT.

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 | ☐ | | |

N/A

| 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.

## 24. 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):

## 25. Certificates

**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): |
|---|---|---|
| MR. CHOUDRY | [redacted] | 05.02.2009 |

**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**

I 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 |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

| 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): |
|---|---|---|
| | | |

## 25. Certificates

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

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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): |
|---|---|---|
| MR. CHOUDRY | [redacted] | 05.02.2009 |

**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**

I 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 |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

| 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): |
|---|---|---|
| | | |

## 28. Applicant Contact Details

Telephone numbers

| Country code: | National number: | Extension number: |
|---|---|---|
| | | |

| Country code: | Mobile number (optional): |
|---|---|
| | |

| Country code: | Fax number (optional): |
|---|---|
| | |

Email address (optional):

## 29. Agent Contact Details

Telephone numbers

| Country code: | National number: | Extension number: |
|---|---|---|
| 01273 | 236049 | — |

| Country code: | Mobile number (optional): |
|---|---|
| 0781 | 4958649 |

| Country code: | Fax number (optional): |
|---|---|
| — | — |

Email address (optional):

—

## 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: |
|---|---|
| MR. C. VENER. | 01273 - 236049 |

Email address: carl.vener@ntlworld.com

# Design & Access Statement
## In Accordance with DCLG Circular 01/06

Site Address: Proposed Food Store,16A-18A North Road, Lancing, West Sussex

Owner: Mr. A Choudry

Agent: Mr. C Vener Bsc(Hons) MRICS, Focal Building Plans & Surveys

**Scale of Works**
The proposal involves forming a small single storey extension to the rear of the main Naaz restaurant to allow for the safe and efficient way to store food produce as illustrated on the enclosed drawings.

**Use Class**
There are no changes planned to the current use of the property and no alteration to the current residential occupancy above. The property will remain as a restaurant with self contained flats above.

**Layout**
The layout will remain the same with only minimal changes to the external appearance at the rear envisaged.

**Amount**
The size of the rear extension has been based on the minimal required internal space needed to ensure the extension is in keeping and not out of proportion to the main building. The extension has been designed to assist in safer and direct access for storing food produce.

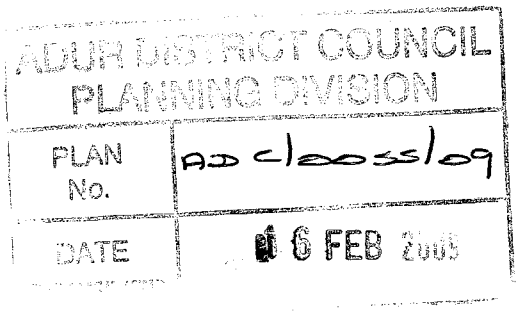
**Scale**
The scale of the extension has been designed to have minimal impact by having a flat roof to restrict the overall height and set well below the ridge height of the main building. This will limit the scale of the small extension. The extension has been designed in such a way to avoid compromising any rights of privacy by having no windows facing the adjoining properties/land and restricted in height to avoid compromising any rights of light or over shadowing.

**Landscaping**
Not applicable.

**Appearance**

The rear extension proposed has been designed to be sympathetic to the existing 1970's built main building. The extension will have brickwork external walls and mortar joints to match the colour, texture and appearance of that of the main building. The roof will be in keeping with many or the other rear additions being flat roof construction to help blend in to the property design. All new windows will be of matching style and character to the remaining property in a white finish with double glazing to meet the approved documents of the building regulations. The doors will also be in matching construction and finished in white coating.

**Access**
Not applicable to these minor works. No changes to access will be carried out.



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**LOCATION PLAN** SCALE 1:1250

16A - 18A NORTH ROAD, LANCING, WEST SUSSEX, BN15 9AE

Dwg. No. NR2008/39/02

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD 0055/09
DATE RECEIVED 16 FEB 2009

N




**BLOCK PLAN**

SCALE 1:500

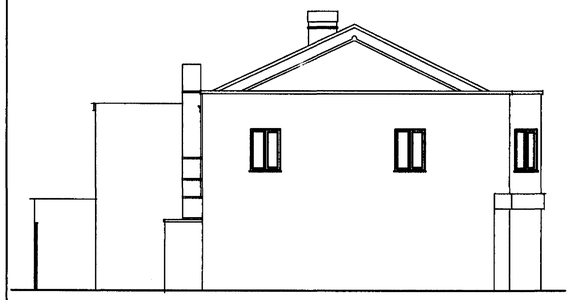
Drwg. No. .

16A - 18A NORTH ROAD, LANCING, WEST SUSSEX

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/00555/09
DATE RECEIVED 16 FEB 2009

DWG. No. NR2008/39/03

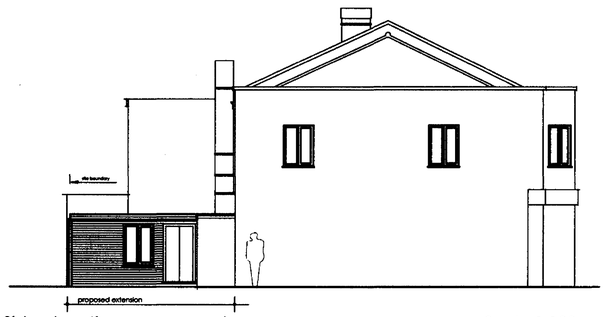
N



Side elevation as existing Scale 1:100



Rear elevation as existing Scale 1:100

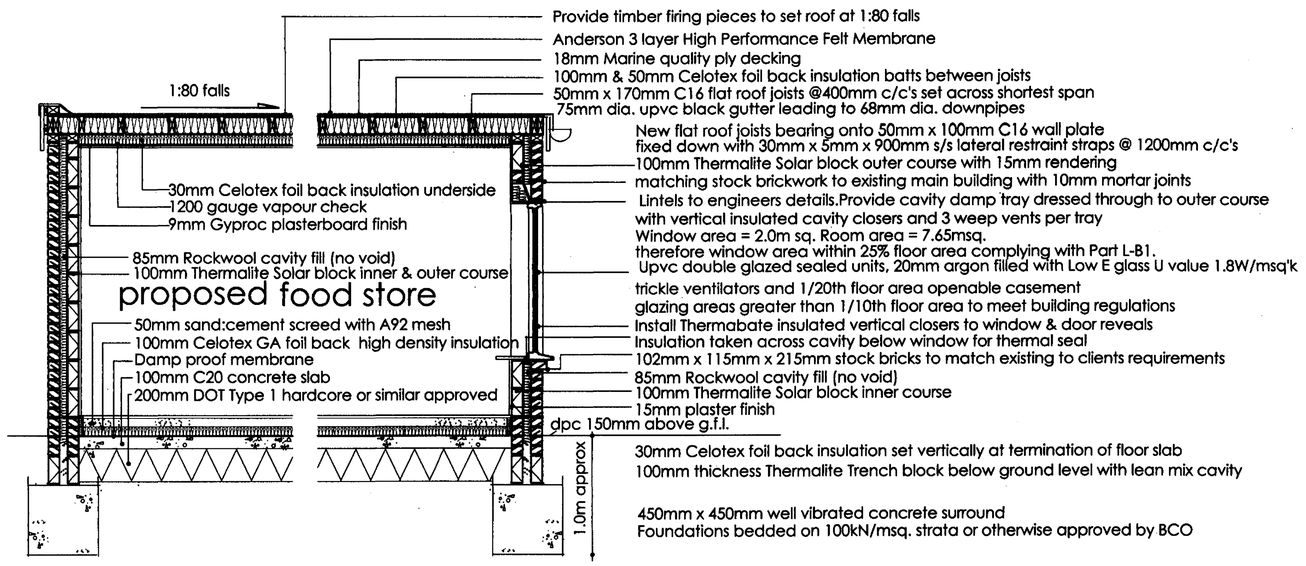


Side elevation as proposed Scale 1:100



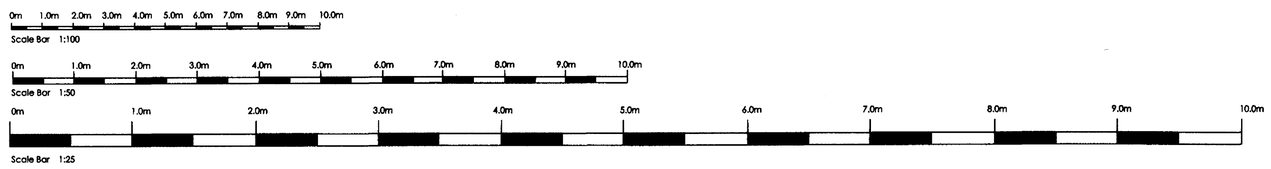
Rear elevation as proposed Scale 1:100

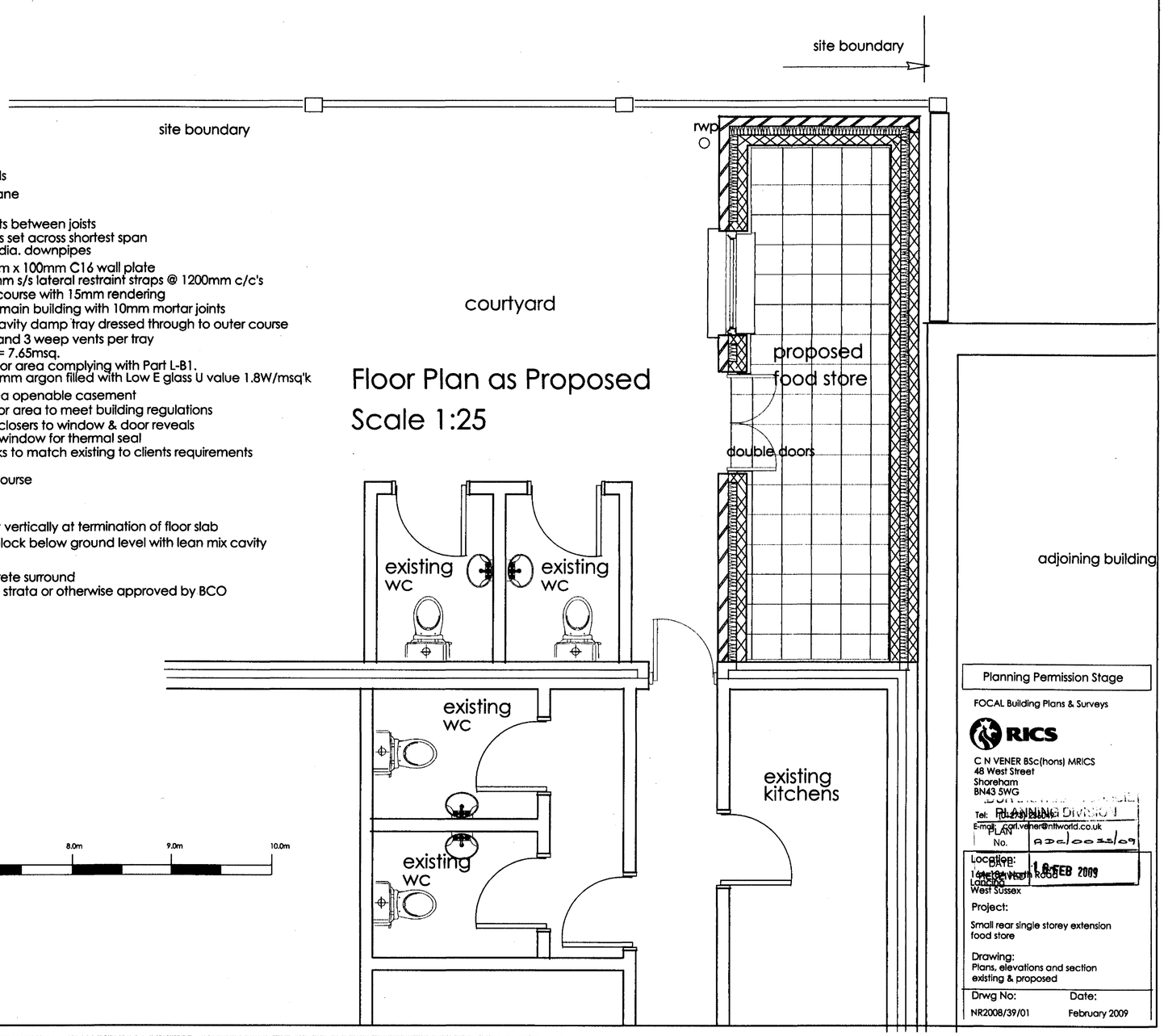
U Values for construction works to meet Part L1
Walls 0.23 w/msqK
Floor 0.17 w/msqK
Flat Roof 0.18 w/msqK
Windows & Doors 1.8 w/msq.K




FLOOR, WALL & ROOF DETAIL - NEW EXTENSION

NOT TO SCALE




Floor Plan as Proposed
Scale 1:25

Planning Permission Stage

FOCAL Building Plans & Surveys

RICS

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PLANNING DIVISION
PLAN No. ADC/0055/09
DATE: 18 FEB 2009

Location:
164-164 North Road
Lancing
West Sussex

Project:
Small rear single storey extension food store

Drawing:
Plans, elevations and section existing & proposed

Drwg No: NR2008/39/01
Date: February 2009