Form Ref. No. 320679

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. AWS/628667
Date Received 11 MAY 2007
Fee 195
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	Totem Architecture Ltd.
Telephone	[redacted]
Email	[redacted]

Address	Unit 222
	91 Western Road
	Brighton
	East Sussex
Postcode	BN1 2NW

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	Urban View Ltd.
Telephone	01273 776 665
Email Address	mail@urbanview.co.uk

Address	Studio 1
	48 Osmond Road
	Hove
	East Sussex
Postcode	BN3 1TD

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

Overstrand,
Shopsdam Road,
Lancing,
BN15 8ES

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) 0.08

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. 3

Description of proposed development: Demolish the existing house and build 3 no. 3 bedroom 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 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	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?	Into the existing sewer	
(ii) How will foul sewage be disposed of?	Into the existing 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.

Details of Proposal

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

If 'Yes', please explain the relationship THE SITE CURRENTLY HAS ONE HOUSE ON IT, WITH SEVERAL NEIGHBOURING HOUSES NEARBY. THE PROPOSAL IS FOR 3 HOUSES

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

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

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?

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
Existing Site Survey and OS Block Plan	1117-P-01	Varies
Site Plan	1117-P-02	1:125@A1 / 1:250@A3
House Plans	1117-P-03	1:50@A1 / 1:100@A3
House Elevations	1117-P-04	1:50@A1 or 1:100@A3
Context Elevations	1117-P-11	1:200@A1 or 1:400@A3

Fees

If a fee is submitted, please give the amount £795.00 Calculated Fee £795.00

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

Signed:  Totem Architecture Ltd.

On behalf of: (Insert applicant's name if signed by agent) ADRIAN BLACK

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: 10/05/07

On behalf of: ADRIAN BLACK OF TOTEM ARCHITECTURE Ltd.

Form Ref. No. 320656

ADUR
DISTRICT COUNCIL

Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published in a newspaper or to be served on an owner or a tenant

Proposed development at

Address	Overstrand
	Shopsdam Road
	Lancing
	West Sussex
Postcode	BN15 8ES

Is the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

give notice that

Title	Mr
Forenames	Adrian
Surname	Black

is applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Demolish the existing house and build 3 no. 3 bedroom houses.

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 31/05/07

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: [redacted] Date: 10/05/07

On behalf of: ADRIAN BLACK OF TOTEM ARCHITECTURE Ltd.

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

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 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
Mrs Angela Blayden	Overstrand Shopsdam Road Lancing West Sussex BN15 8ES	10/05/07

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: 10/05/07

(On behalf of): ADRIAN BLACK OF TOTEM ARCHITECTURE Ltd.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc/028b/07
DATE RECEIVED 11 MAY 2007

Design Statement

Our proposal borrows much of its form and character from the buildings in Shopsdam Road and nearby.

Typically these buildings comprise of a low eaves line above a simple rendered façade, where the intimate scale along the roadside disguises the taller elevation facing the sea.

We have been anxious to retain the cottage scale of the road by maintaining this low eaves line and extruding the roof volume to follow the ridge height and roof span of our closest neighbours, The Boat House and The Old Lifeboat House.

The Boat House and The Old Lifeboat House both have a high, pitched roof in slate and clay tile, rising to approximately 3.5m above the eaves at the ridge. The Boat House takes advantage of this large roof volume by extending out seaward to a dormer that must enjoy a magnificent panorama. A series of terraces set at different levels extend out from these properties above secluded garden spaces.

We have adopted this same model, but where instead the principle living spaces are located on the upper level to take full advantage of the seascape orientation. Our living space sits under the central dormer volume with service spaces and the stair occupying the inset flanks to either side. Bedrooms are arranged on the floor below with the principal bedroom facing the sea.

The two floors of accommodation are set at the required level agreed with the environment agency on a brick plinth that follows the gentle gradient running up to the coastal path. The 3 houses are separated by laneways for parking extending to garden areas fronting the sailboat park.

A covered entrance is recessed back from the road to provide safe and secure access to each property.

Materials, principally render timber cladding and slate are taken from a palette indigenous to Shopsdam Road and the regional coastal typology.

It is our ambition that these 3 houses make a valued contribution to the neighbourhood, appropriate in scale to their coastal location and orientation and the character of the surrounding area.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
No Ar/x/0286/07
DATE RECEIVED 11 MAY 2007

Access Statement

This access statement intends to demonstrate the applicant's approach to inclusion, and show how people, regardless of disability, age or gender, can access and enter the houses. The following should be read in conjunction with Urban Views drawings 1113-P-02 site-plan, 1113-P-03 plans, 1113-P-04 elevations, 1113-P-01 existing survey.

Allowing for people's diversity and aiming to minimise unnecessary barriers and exclusions, also benefits society as a whole. It addresses the fact that many people currently remain unnecessarily 'disabled' by the design and management of existing environments.

The houses have been designed to create an adaptable and sustainable home and often exceed the current building regulation requirements in certain areas, allowing for choice, flexibility and independence in our increasingly diverse population.

The site enjoys excellent bus links along the coast that serve Lancing between Worthing and Shoreham. Lancing Railway Station is approx. 1km away. The development is well placed to encourage a sustainable approach to transport by reducing car use and encouraging the use of public transport, by people of all mobility capabilities.

As one approaches the property, the road and internal floor are at the same level. The entrances will have a compliant threshold, this is a standard construction detail and is required for building regulation approval. All doorway and hallway widths meet or exceed the required minimum dimensions and wheelchair circulation within the ground floor of the units have been designed to meet or exceed the required minimum requirements. The ground floor has been designed so that the large master bedroom can be utilised as a living room, with balcony (with level threshold). The main bathroom / toilet can be simply re-configured to allow a shower to be fitted (either in the bath, or instead of the bath), along with the ability to fix handrails where required.
There is potential for a stair-lift to be fixed to the stairs, and a hoist within the bathroom if required, alternatively a hoist can run from one of the bedrooms into an adjacent bathroom. The main bathroom is sized to allow full and easy internal circulation for wheelchair users and the ambulant disabled.
The master bedroom and living room windows have the glazing designed to allow seated occupants to benefit from maximum natural lighting and distant views.
All units will have accessible switches, sockets, controls and door furniture, as per the stated requirements.

Consultations were undertaken with an access consultant in the preparation of this scheme, and the design has been developed using the following references and guidance documents.

The Approved Document to Part M (2004); BS 8300:2001; Building Sight (RNIB); The DRC Codes of Practice; Guidance on Access Statements (DRC); Inclusive Projects (DPTAC); Planning and Access for Disabled People – A Good Practice Guide (ODPM); Inclusive Mobility (Department for Transport); The New Metric Handbook: Planning and Design Data (Tutt and Adler)

We intend that this Access Statement, read along side the current drawings, demonstrates that the proposed development will be reasonably accessible to all visitors regardless of impairments.


BRIGHTON ROAD
No 64
PEBBLE VIEW
THE BOAT HOUSE
Upper Floor Terrace 5.1m AOD
THE OLD LIFEBOAT HOUSE
Upper Floor Terrace 5.5m AOD
SHOPSDAM ROAD
OVERSTRAND
DINGHY PARK
CARAVAN PARK
SAILING CLUB
Public Toilets Flat Roof 7.95m.
Flat Roof 7.35m.
Beach Huts
Beach Huts
Boat Park
Parking Area
Garages Flat Roof (Top at 7.25m AOD)
Log Cabin (on Conc Base)
Br BBQ
Br RW
Conc Block Garage Ridge Ht. 9.43m
Conc Floor
Gravel
Lawn
Tamarisk
Grass
Path
Conc Path
Conc Wall
Wood shuttering 0.3mh
Shingle
Ridge Ht
Eaves Ht
Deck Level
Upper Floor Terrace
Lower Floor Terrace
Extension
Greenhouse
Vegetable Plot
Shed
Summer House
Wendy House
Tent
Overgrown
Winch
Step
Ramp
Kerb
Concrete Slope
Timber Fence
Timber Post
Timber Retaining Wall
Concrete Retaining Wall
Brick Wall
Metal Fence
Metal Railings
Hedge
Tarmac Pavement
Kerb
Gully
Manhole
Inspection Chamber
Water SV
Elec Junction Box
Elec
CAT TV
GAS
TP
RWP
SVP
IC
Ridge Ht 10.04
Ridge Ht 10.21
Ridge Ht 10.79
Eave Ht 8.78
Eave Ht 8.76
Eave Ht 8.71
Eave Ht 10.25
Eave Ht 10.23
Ridge Ht 12.53
Ridge Ht 12.42
Ridge Ht 12.64
Eave Ht 10.39
Floor Level 3.76
Upper Terrace 6.23
Ridge Ht 10.24
Ridge Ht 10.26
Ridge Ht 9.79
Eave Ht 7.79
Ridge Ht 9.70
Eave Ht 7.70
Ridge Ht 9.54
Eave Ht 7.54
Ridge Ht 9.41
Eave Ht 7.41
Ridge Ht 8.54
Eave Ht 8.06
Ridge Ht 8.65
Eave Ht 8.00
Ridge Ht 8.41
Eave Ht 8.06
Ridge Ht 8.10
Eave Ht 8.00
Ridge Ht 8.30
Eave Ht 7.63
Ridge Ht 8.41
Eave Ht 7.82
Ridge Ht 8.3
Eaves Ht 7.69
Ridge Ht 8.2
Eaves Ht 7.79
Ridge Ht 8.21
Eaves Ht 7.63
Ridge Ht 8.31
Eaves Ht 7.67
Ridge Ht 8.4
Eaves Ht 7.85
Ridge Ht 8.29
Eaves Ht 7.85
Upper Ridge 13.90m
Lower Ridge 12.36m
Eave Ht 11.5m
Eave Ht 11.6m
Decking
Deck Level 6.3m
Ridge Ht 11.5m
Eave Ht 7.68m
Ridge Ht 9.43m
Ridge Ht 9.70m
Eave Ht 7.70m
Ridge Ht 9.79m
Eave Ht 7.79m
Ridge Ht 10.26m
Eave Ht 8.06m
Ridge Ht 10.04m
Eave Ht 8.06m
Ridge Ht 10.21m
Eave Ht 8.00m
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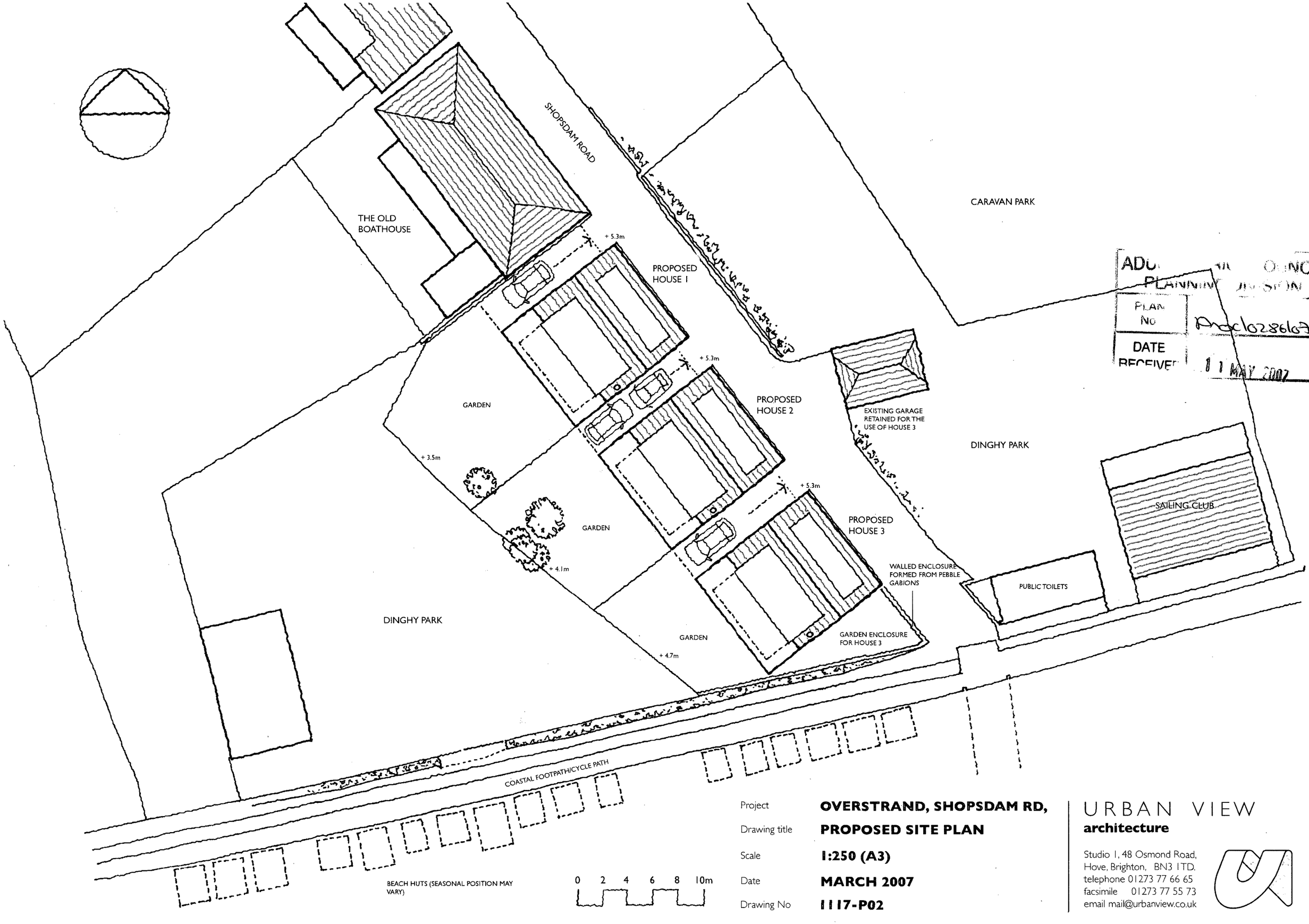
Eave Ht 8.06m
Ridge Ht 10.26m
Eave Ht 8.00



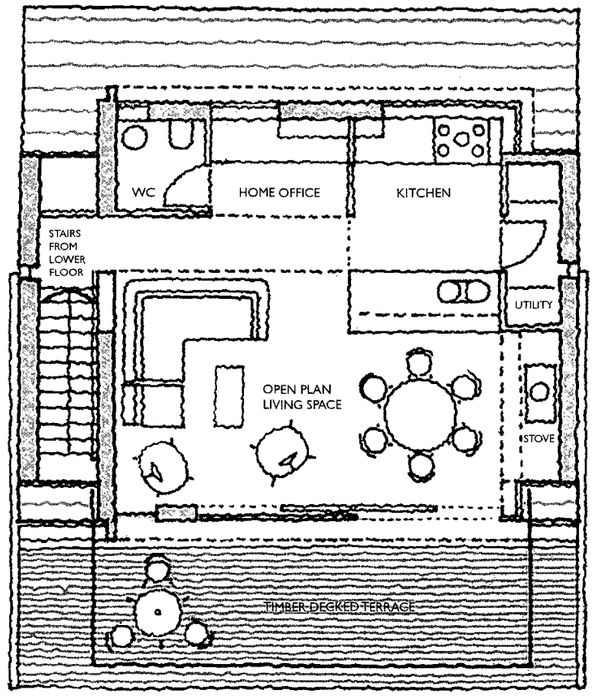
ADU[illegible] COUNCIL
PLANNING DIVISION
PLAN No Prac/0286/07
DATE RECEIVED 11 MAY 2007

Project	**OVERSTRAND, SHOPSDAM RD,**
Drawing title	**PROPOSED SITE PLAN**
Scale	**1:250 (A3)**
Date	**MARCH 2007**
Drawing No	**1117-P02**

URBAN VIEW
architecture

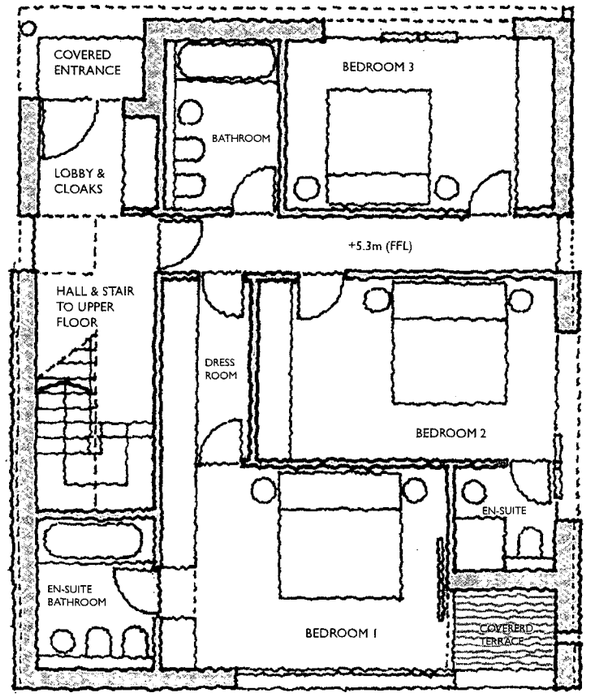
Studio 1, 48 Osmond Road,
Hove, Brighton, BN3 1TD.
telephone 01273 77 66 65
facsimile 01273 77 55 73
email mail@urbanview.co.uk

SHOPSDAM ROAD BELOW



UPPER LEVEL PLAN

SHOPSDAM ROAD



GROUND FLOOR PLAN

0 1 2 3 4 5m

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No A/AD/0286/07
DATE RECEIVED 11 MAY 2007

Project	**OVERSTRAND, SHOPSDAM RD,**
Drawing title	**TYPICAL UNIT - HOUSE PLANS**
Scale	**1:100 (A3)**
Date	**MARCH 2007**
Drawing No	**1117-P03**

URBAN VIEW
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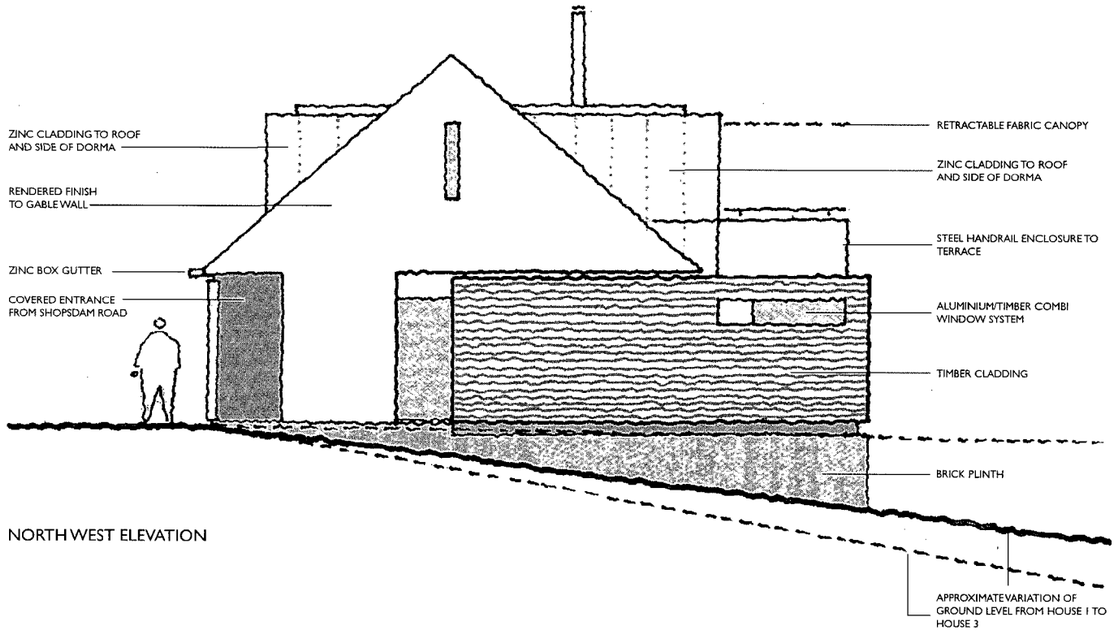
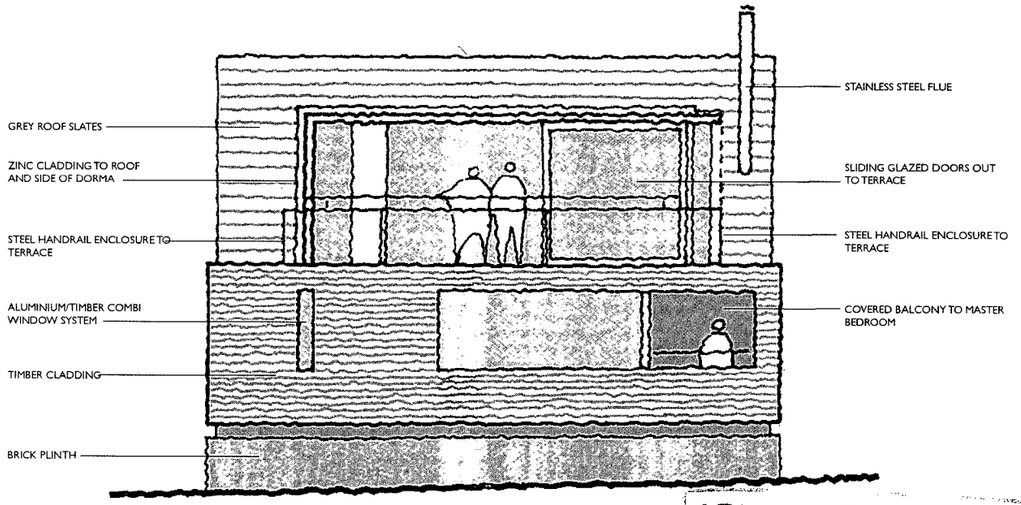
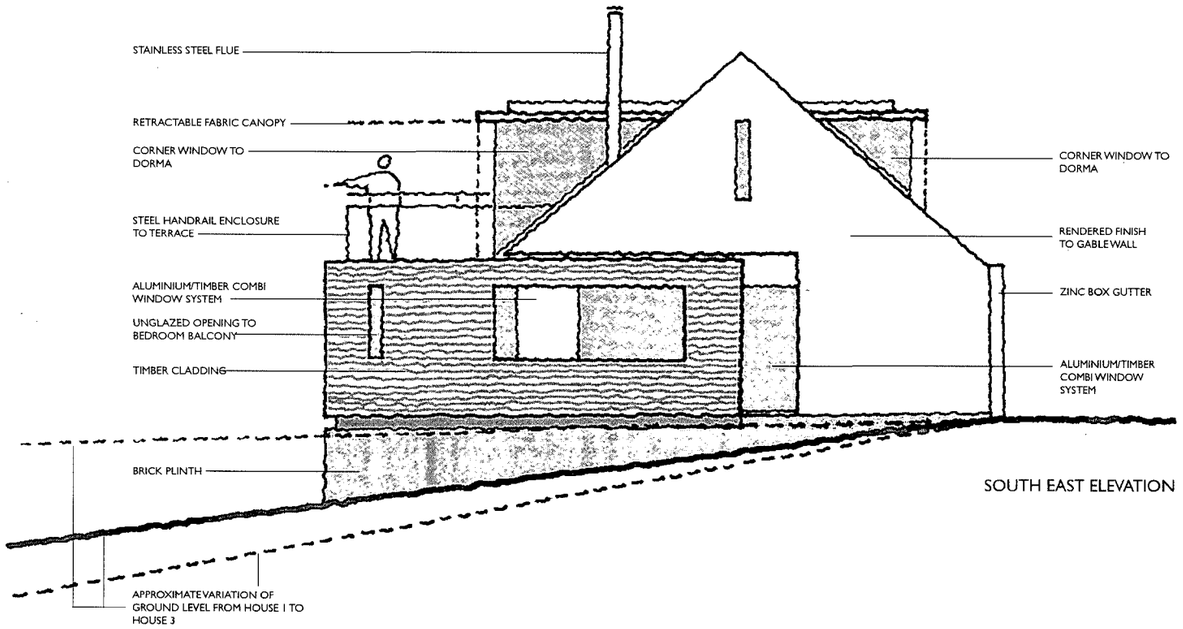


NORTH WEST ELEVATION

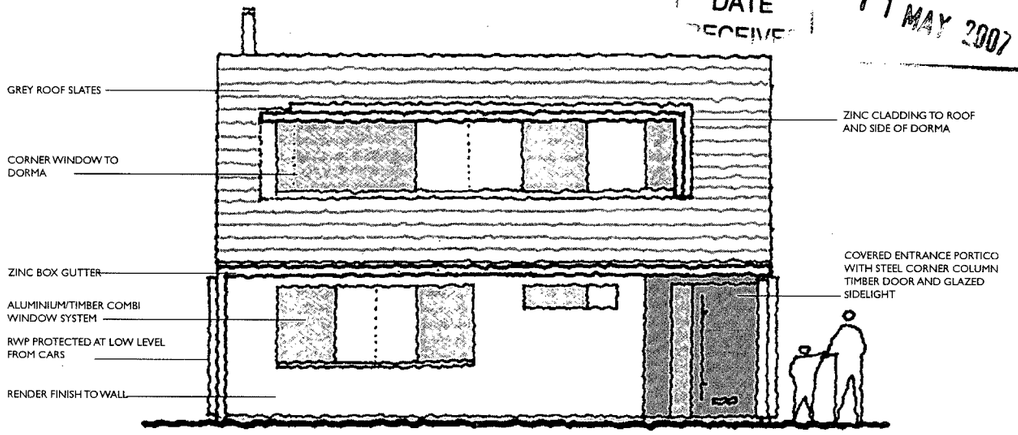


SOUTH WEST ELEVATION (DINGHY PARK)

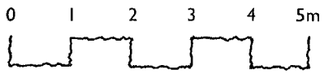
ADUR DISTRICT COUNCIL
PLANNING DIVISION
Ard628667
DATE 11 MAY 2007



SOUTH EAST ELEVATION



NORTH EAST ELEVATION (SHOPSDAM ROAD)



Project	**OVERSTRAND, SHOPSDAM RD,**
Drawing title	**TYPICAL UNIT - HOUSE ELEVA-**
Scale	**1:100 (A3)**
Date	**MARCH 2007**
Drawing No	**1117-P04**

URBAN VIEW
architecture

Studio 1, 48 Osmond Road,
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telephone 01273 77 66 65
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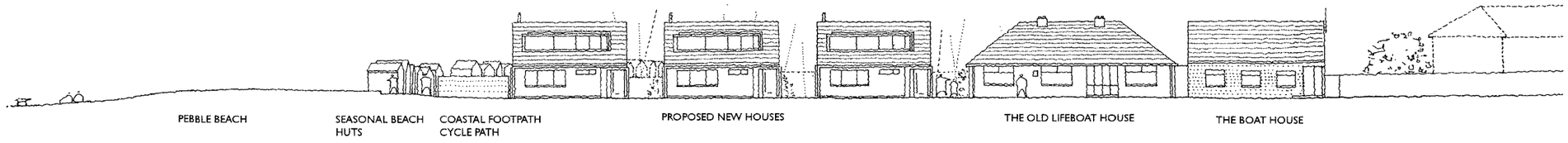
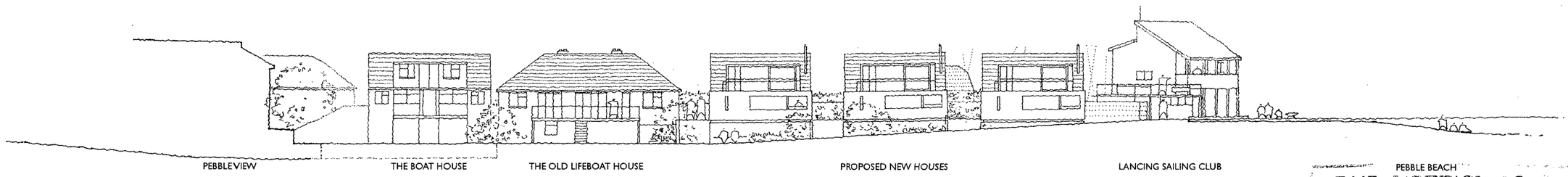
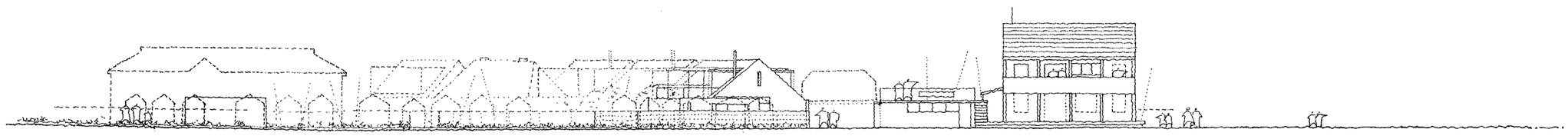


ELEVATION FROM SHOPSDAM ROAD



ELEVATION FROM DINGHY PARK

ADUR DISTRICT COUNCIL
PLANNING DIVISION
FILE NO. A/0028/07
DATE RECEIVED 11 MAY 2007

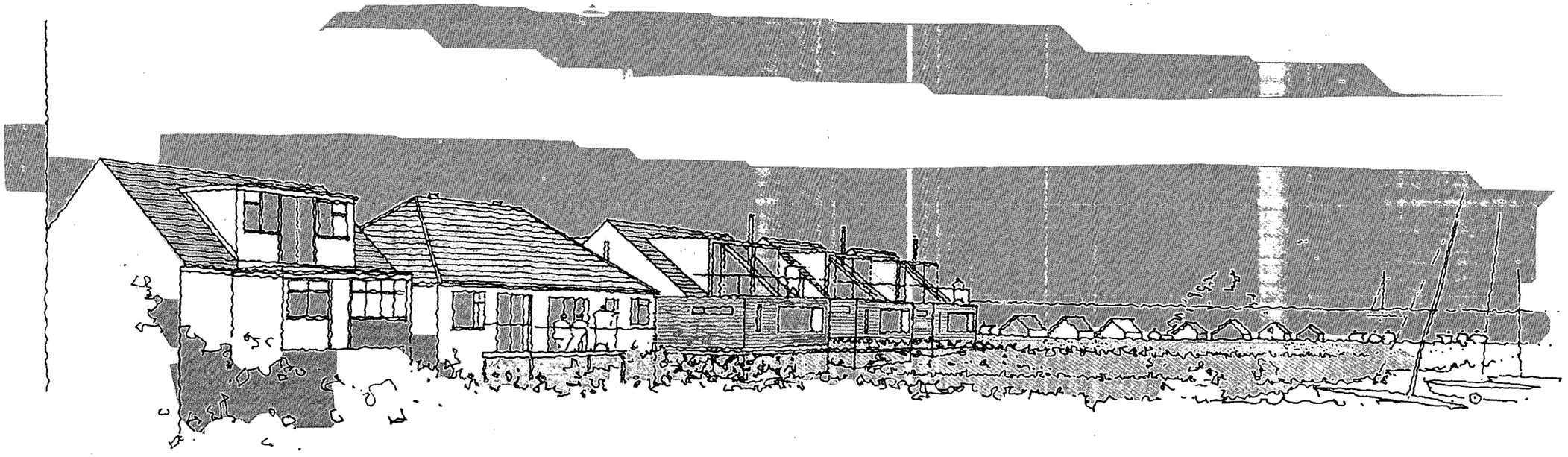


ELEVATION FROM COASTAL FOOTPATH/CYCLE PATH

0 2 4 6 8 10m

Project	**OVERSTRAND, SHOPSDAM RD,**
Drawing title	**CONTEXT ELEVATIONS**
Scale	**1:400 (A3)**
Date	**MARCH 2007**
Drawing No	**1117-P11**

URBAN VIEW
architecture
Studio 1, 48 Osmond Road,
Hove, Brighton, BN3 1TD.
telephone 01273 77 66 65
facsimile 01273 77 55 73
email mail@urbanview.co.uk



ADUR DISTRICT COUNCIL
PLANNING DIVISION
NO. AWB/286/07
DATE RECEIVED 11 MAY 2007

Project **OVERSTRAND, SHOPSDAM RD,**

Drawing title **VIEW TO THE SEA FROM THE**

Scale **NTS**

Date **MARCH 2007**

Drawing No **1117-P12**

URBAN VIEW
architecture

Studio 1, 48 Osmond Road,
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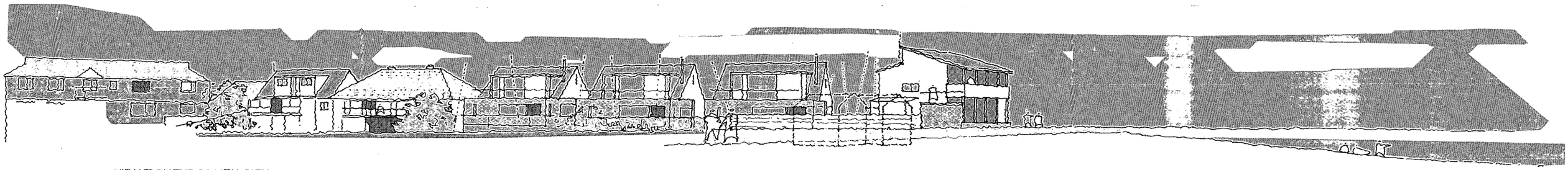
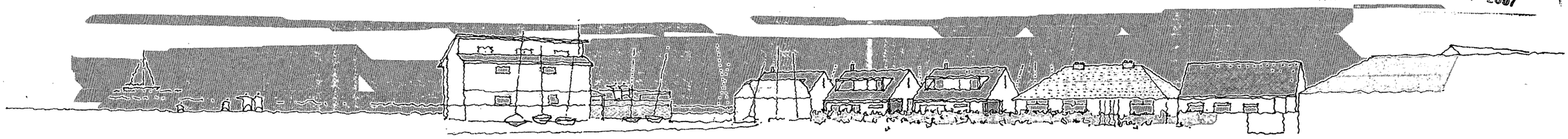
facsimile 01273 77 55 73
email mail@urbanview.co.uk



VIEW FROM THE COASTAL PATH

ADUR DIS RIC COUNCIL
PLANNING DIVISION
PL
No Ard028607
DATE
RECEIVED 11 MAY 2007



VIEW FROM SHOPSDAM ROAD

Project	**OVERSTRAND, SHOPSDAM RD,**
Drawing title	**CONTEXT PERSPECTIVES**
Scale	**NTS**
Date	**MARCH 2007**
Drawing No	**1117-P13**

URBAN VIEW
architecture

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