# Planning Services, Adur District Council

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Shoreham-by-Sea,
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BN43 6PR

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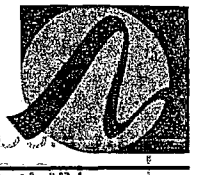
ADUR DISTRICT COUNCIL



ADUR DISTRICT COUNCIL
PLANNING DIVISION

| | |
|---|---|
| PLAN NO. | AOC/320/08 |
| DATE RECEIVED | 04 JUN 2008 |

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

**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.**

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: | |
| First name: | |
| Last name: | |
| Company (optional): | SUSSEX YACHT CLUB LTD. |
| Unit: | |
| House number: | 85-89 |
| House suffix: | |
| House name: | |
| Address 1: | BRIGHTON ROAD |
| Address 2: | |
| Address 3: | |
| Town: | SHOREHAM-BY-SEA |
| County: | WEST SUSSEX |
| Country: | UNITED KINGDOM |
| Postcode: | BN43 6RF |

## 2. Agent Name and Address

| | |
|---|---|
| Title: | |
| First name: | |
| Last name: | |
| Company (optional): | |
| Unit: | |
| House number: | |
| House suffix: | |
| House name: | |
| Address 1: | Wayne Gander MCIAT<br>Architectural Technologist<br>98 Durrington Lane<br>Worthing<br>West Sussex BN13 2RQ<br>Tel/Fax 01903 694817 |
| Address 2: | |
| Address 3: | |
| Town: | |
| County: | |
| Country: | |
| Postcode: | |

## 3. Description of the Proposal

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

REPLACE EXISTING 1ST FLOOR TIMBER CONSERVATORY WITH NEW WHITE PVCu CONSERVATORY WITH MODIFIED ROOF DESIGN.

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: 85-89 | House suffix:

House name:

Address 1: BRIGHTON ROAD

Address 2:

Address 3:

Town: SHOREHAM-BY-SEA

County: WEST SUSSEX

Postcode (optional): BN43 6RF

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:

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:

NO ALTERATION TO EX. ARRANGEMENTS.

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

If Yes, please provide details:

## 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 | BLOCKWORK, WHITE SHIPLAP CLADDING TIMBER CONSERVATORY | WHITE PVCu PLASTIC TO CONSERVATORY | ☐ | ☐ | 01+02 |
| Roof | CORRUGATED ROOFING SHEETS | POLYCARBONATE ROOFING SHEETS | ☐ | ☐ | 01+02 |
| Windows | WHITE PVCu PLASTIC | WHITE PVCu PLASTIC | ☐ | ☐ | 01+02 |
| Doors | WHITE PVCu PLASTIC | WHITE PVCu PLASTIC | ☐ | ☐ | 01+02 |
| 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~~:

LOCATION PLAN 1:1250, SITE PLAN 1:50

PROPOSALS 01 + 02 1:100

## 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 | 100 | 100 | - |
| Light goods vehicles/ public carrier vehicles | 20 | 20 | - |
| Motorcycles | 6 | 6 | - |
| Disability spaces | 4 | 4 | - |
| Cycle spaces | 6 | 6 | - |
| Other (e.g. Bus) | | | |
| Other (e.g. Bus) | | | |

## 12. Foul Sewage

Please state how foul sewage is to be disposed of: N/A

- ☐ Mains sewer
- ☐ Cess pit
- ☐ Septic tank
- ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ 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):

## 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 ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site. SEE COVERING LETTER

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☑ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☑ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ 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
- ☑ 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
- ☑ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

## 15. Existing Use

Please describe the current use of the site:

SUSSEX SAILING CLUB CLUB-HOUSE

Is the site currently vacant? ☐ Yes ☑ No

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

–

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 ☑ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☑ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☑ 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 ☑ 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 | ☐ | | | | | | |
| 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 | ☐ | | | | | | |
| 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 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 | ☐ | | | | |
| | SAILING CLUBHOUSE | ☐ | 699m² | – | 699m² | – |
| | Total | | 699m² | – | 699m² | – |

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 | Not known |
|---|---|---|---|---|
| Existing employees | 5 | | | |
| Proposed employees | – | | | |

## 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 |
|---|---|---|---|---|
| CLUB HOUSE | 12·00 – 3·00 | 12·00 – 23·30 | 12·00 – 23·30 | |
| | | | | |
| | | | | |

## 22. Site Area

Please state the site area in hectares (ha) 0·782ha (approx).

## 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:

N/A.

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.

## 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): |
|---|---|---|
| | [redacted] | |

### 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 |
|---|---|---|
| | | |
| | N/A | |
| | | |
| | | |
| | | |

| 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 (continued)

**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**

gricultural 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): 23/05/2008

~~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 |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

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

## 26. Planning Application Requirements - Checklist

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

copies of a completed and dated application form: ☑

copies of the plan which identifies the land to which ıe application relates drawn to an identified ale and showing the direction of North: ☑

copies of other plans and drawings or information ecessary to describe the subject of the application: ☑

The correct fee: ☑

3 copies of a design and access statement: ☐

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

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

## 7. Declaration

ve hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional formation.

gned - Applicant: | Or signed - Agent: [redacted] | Date (DD/MM/YYYY): 23/05/2008 (date cannot be pre-application)

## 28. Applicant Contact Details

Telephone numbers

| Country code: | National number: | Extension number: |
|---|---|---|
| [redacted] | [redacted] | |

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: |
|---|---|---|
| 01903 | 694817 | |

Country code: | Mobile number (optional):

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

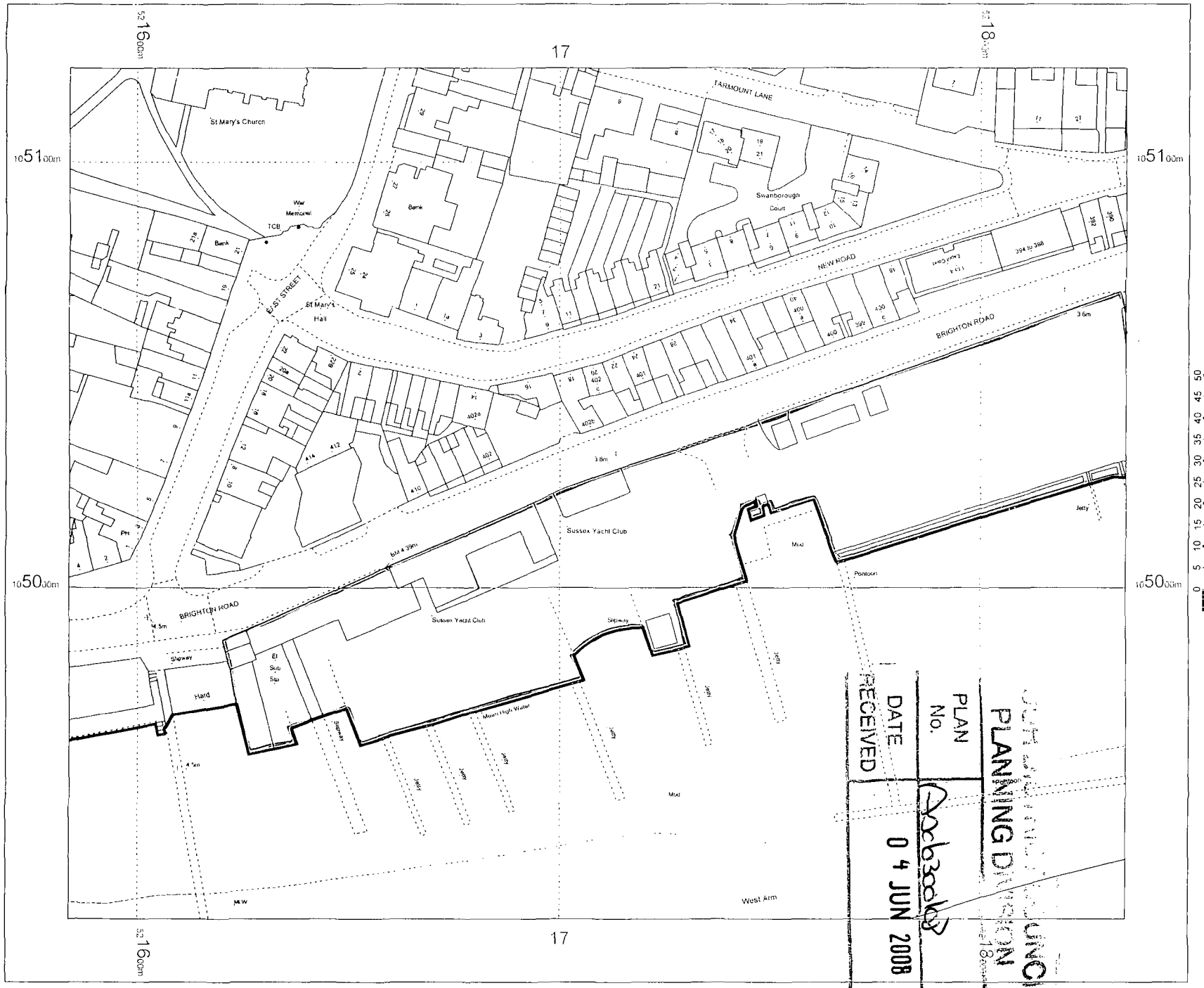
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

# SUSSXE YACHT CLUB, SHOREHAM




REPLACEMENT CONSERVATORY

N

0 5 10 15 20 25 30 35 40 45 50 m

OS Mastermap
21 May 2008
www.centremapslive.com

1:1250 scale print at A4

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Mapping sourced from Ordnance Survey

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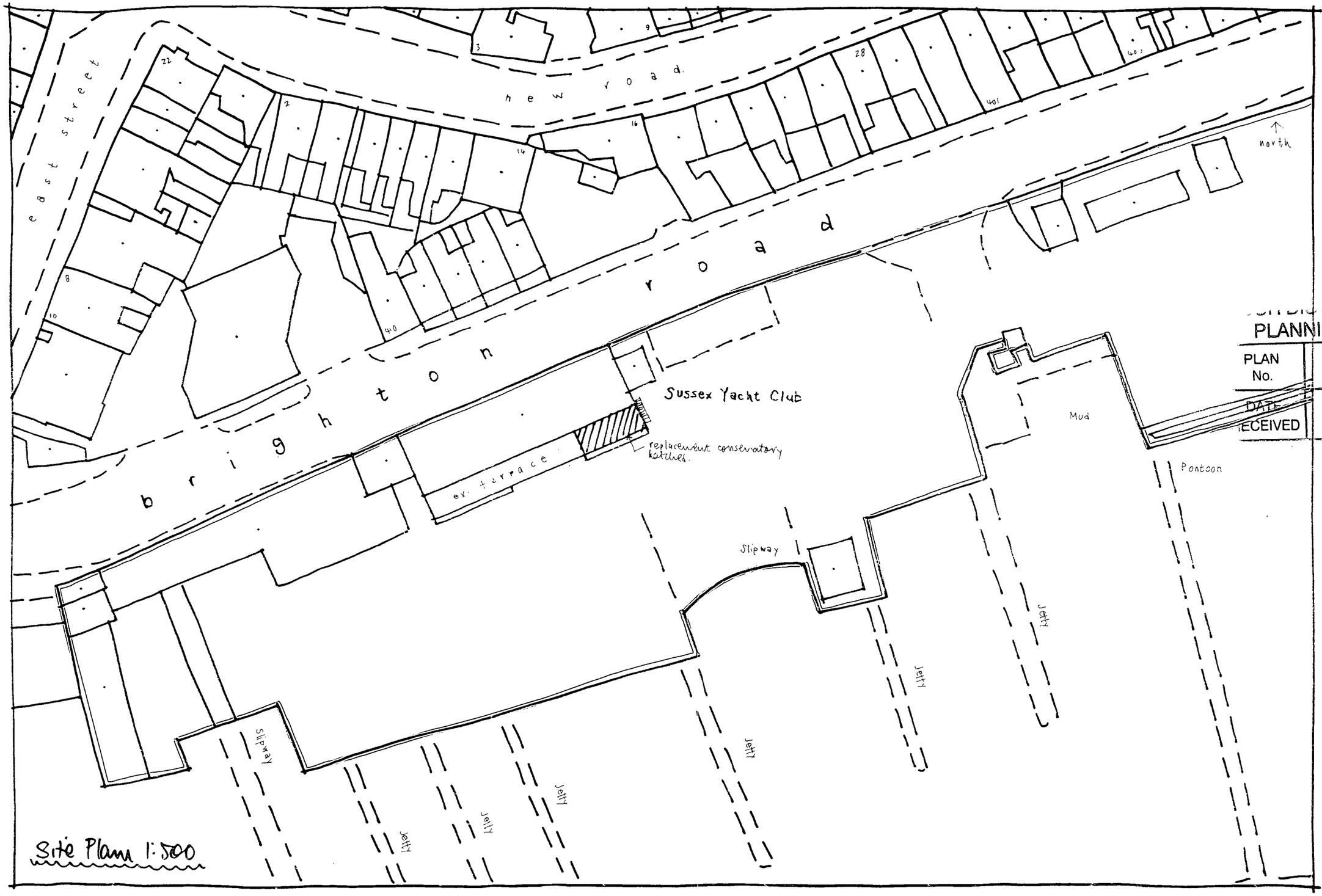


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PLAN No. Arxc630008
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SUSSEX YACHT CLUB, 85-89 BRIGHTON ROAD, SHOREHAM-BY-SEA.

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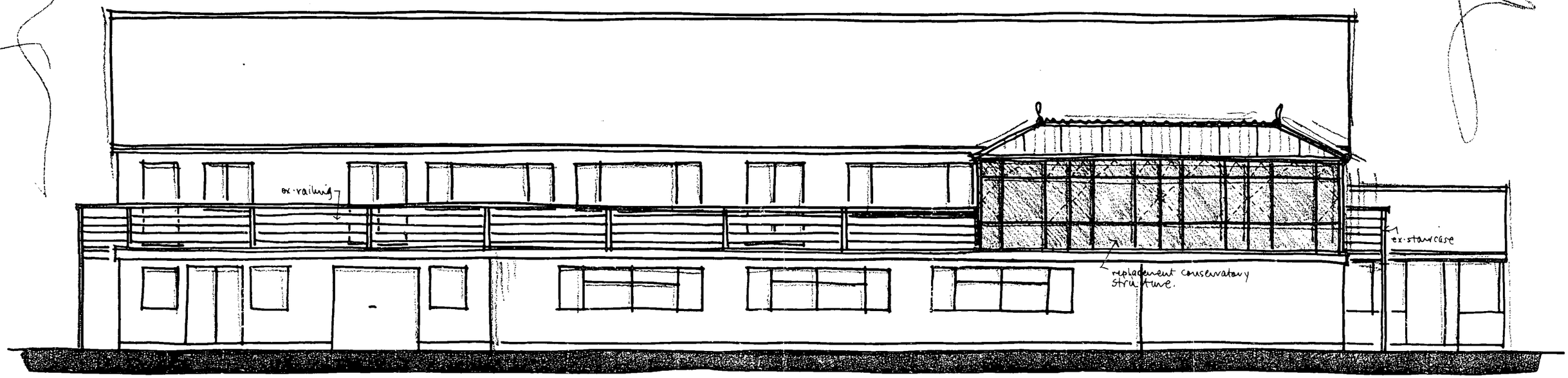
PROPOSED ELEVATIONS 1:100




REAR (s/e)

: opening vents indicated dotted.

DUR DISTRICT COUNCIL
PLANNING DIVISION
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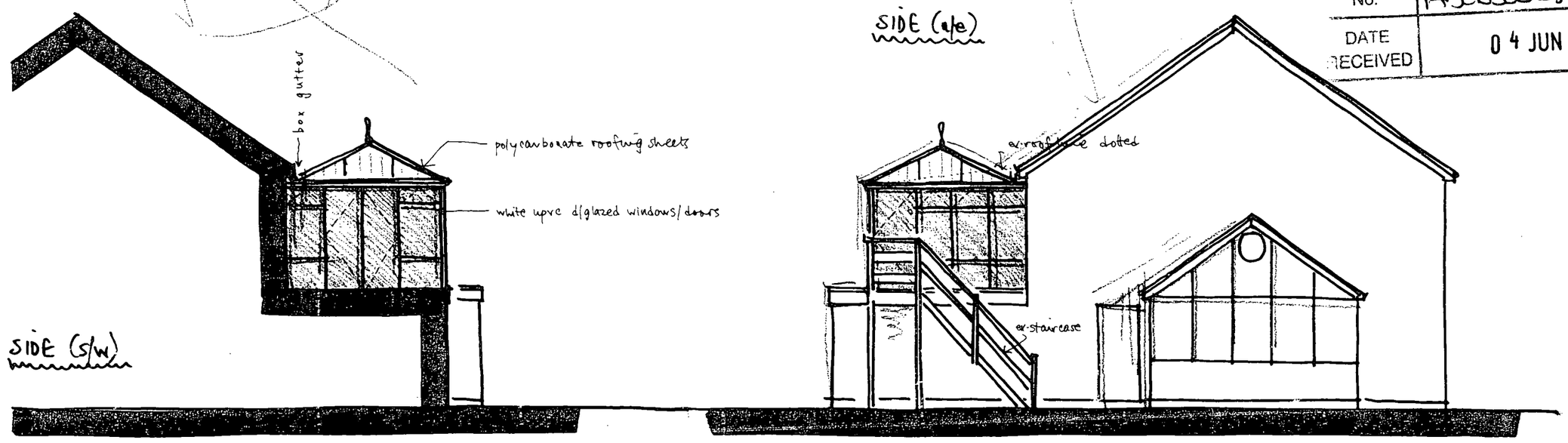


SIDE (s/w)

SIDE (n/e)

SUSSEX YACHT CLUB, 85-89 BRIGHTON ROAD, SHOREHAM-BY-SEA

Replacement conservatory proposals 01

May 2008

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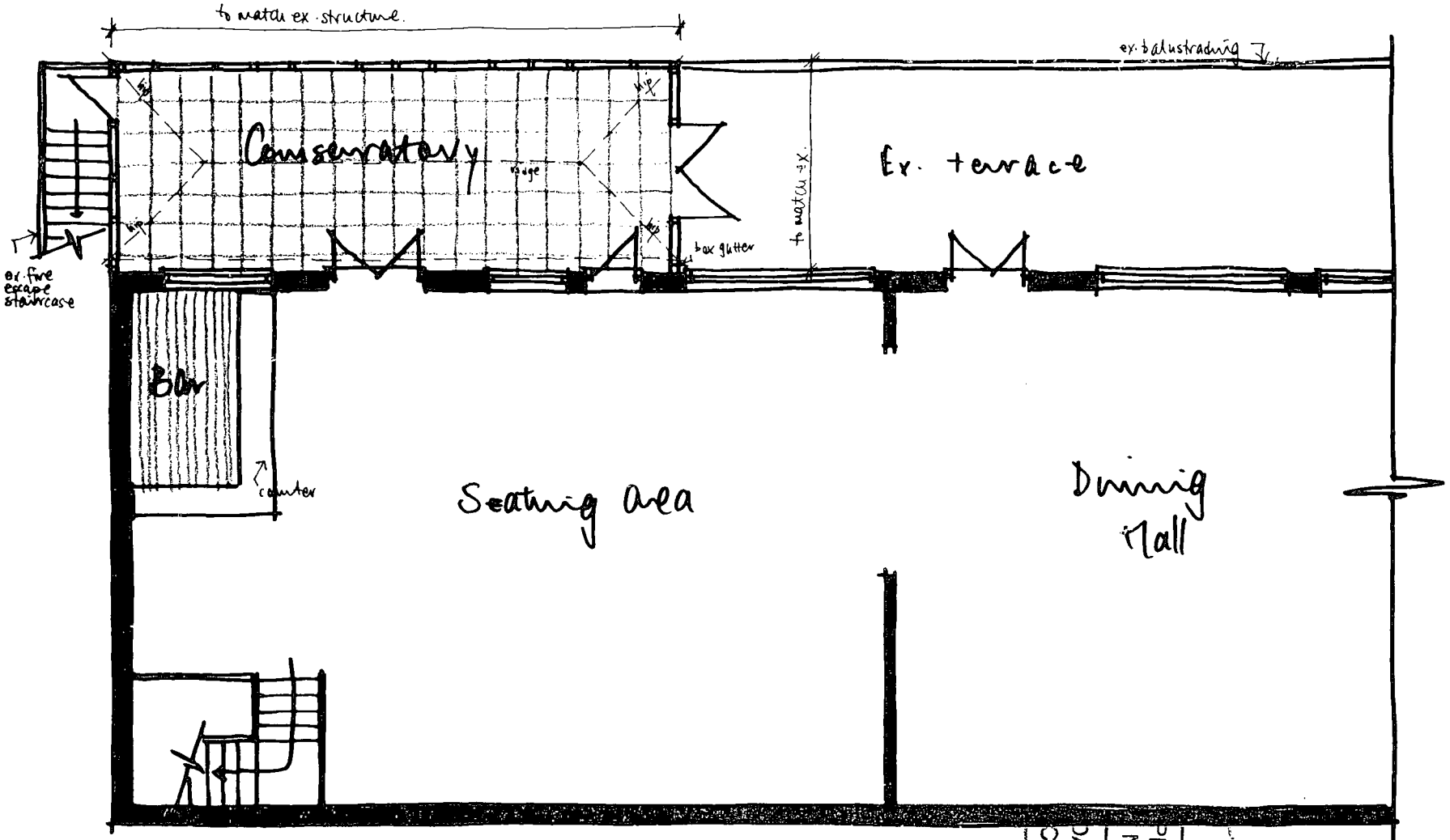


1st FLOOR PLAN 1:100

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SUSSEX YACHT CLUB, 85-89 BRIGHTON ROAD, SHOREHAM-BY-SEA
02

## DESIGN AND ACCESS STATEMENT

**Site address**

**SUSSEX YACHT CLUB,**

**85-89 BRIGHTON ROAD**

**SHOREHAM-BY-SEA**

**WEST SUSSEX**

**BN43 6RF**

ADUR DISTRICT COUNCIL
PLANNING DIVISION

| | |
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| PLAN No. | AD/0300/08 |
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**Proposal**

**Replace existing first floor timber conservatory with new white PVCu conservatory with modified roof design on south elevation.**

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1. Context

2. Amount

3. Layout

4. Scale

5. Landscaping

6. Appearance

7. Access

## 1. Context

The existing premises are part of the main clubhouse facilities known as the Sussex Yacht Club, 85-89 Brighton Road, Shoreham-by-Sea.

It is located off the main coast road (A259) and holds a prominent location on the south side of the road. The clubhouse facilities provide a mixture of differing uses with the overall site area being of an extensive nature due to the type of the work and leisure facilities associated with a site of this use.

The existing lean-to structure has been in existence for a considerable number of years but over the years has deteriorated in condition to the extent it now warrants full replacement.

## 2. Amount

The proposal would be to purely replace the existing 1st floor structure located on the south elevation to bring it up to a condition suitable for it to continue as additional seating facilities for the clubhouse.

There would be no overall increase in the foot-print size of the existing building.

## 3. Layout

The existing lean-to is accessed internally directly off the area adjacent to the main bar facilities. The first floor is accessed from an internal staircase arrangement from the ground floor main entrance area.

There would be no other requirement to carry out any other alterations to this current arrangement as this works perfectly well in respect of current means of escape arrangements.

## 4. Scale

As referred to previously it is not intended to enlarge the foot-print size of the existing building.

## 5. Landscaping

The proposals should not involve any landscaping works due to the nature of the proposals being at 1st floor level.

It is proposed to utilise the existing refuse storage facility and covered cycle store.

## 6. Appearance

The existing premises are generally of basic quality being predominantly of horizontal white PVCu plastic shiplap cladding set beneath a roof finished with corrugated roofing sheets. The main entrance foyer has been added to the building fairly recently and again this follows the features of the main building mainly utilising gable end walls and whitewashed elevations.

The overall building is of no great architectural merit but by its very nature is far more practical in its designs along lines which would reflect the day to day uses of the building.

The existing lean-to on the south elevation has been in existence for a considerable number of years and was originally constructed in a mixture of timber and white shiplap cladding. It is served by a timber external staircase. This existing structure is showing many signs of deterioration and is requiring a considerable amount of maintenance to keep the room functional. Increasingly it is no longer viable to continue to maintain it in this way.

The new structure would utilise modern clean materials in terms of white PVCu plastic framing whilst incorporating white infill panels at lower level. The existing lean-to roof arrangement is poor so the opportunity is taken to alter the roof design with a new pitched roof arrangement inclusive of hipped ends and a proprietary box gutter at the junction where it meets the existing building. The white PVCu plastic windows would reflect those in the existing building.

The existing timber staircase shall be retained.

## 7. Access

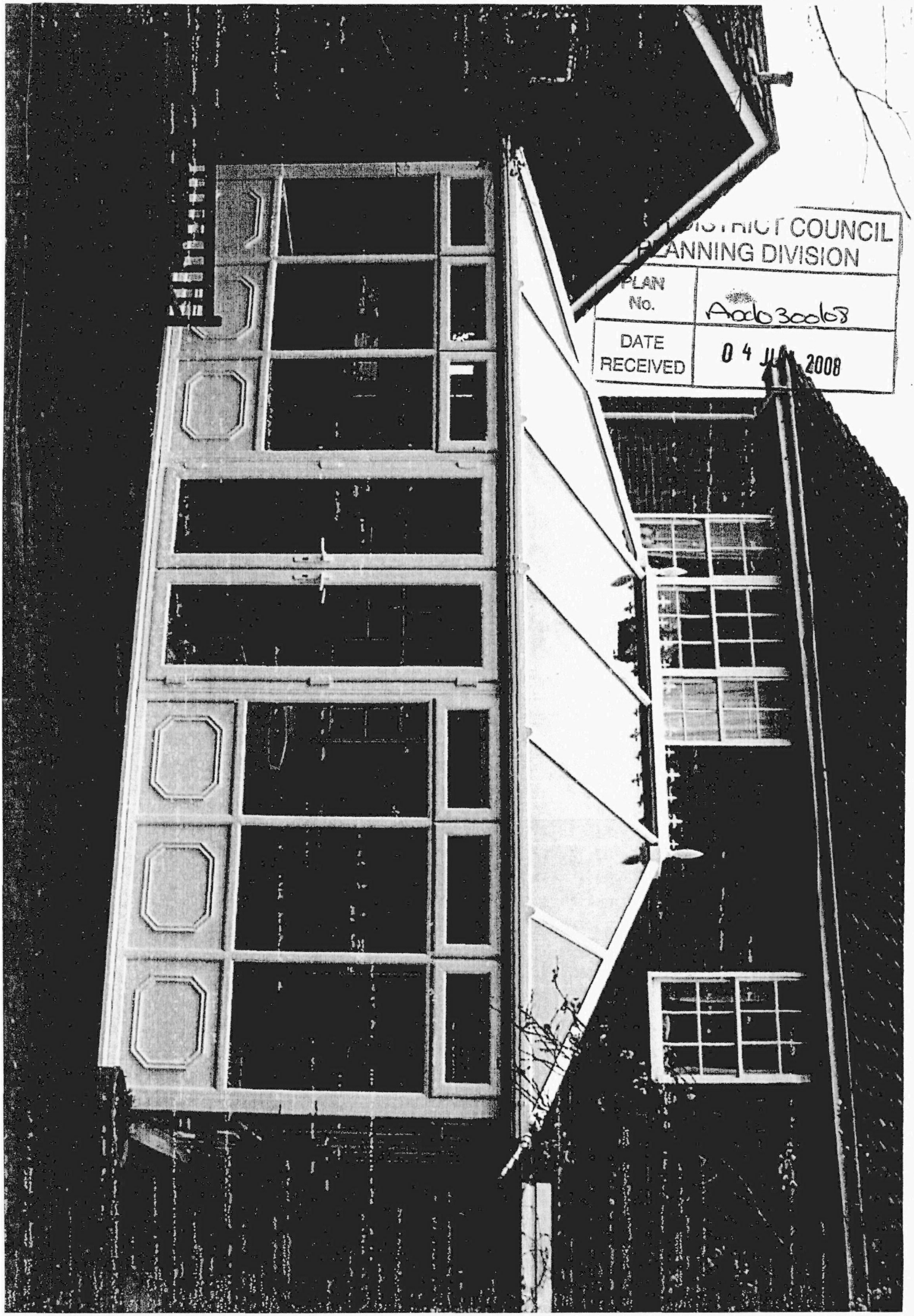
Due consideration has been given to the overall access to the proposed structure in question and whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposals will cause no worse an arrangement than currently experienced.

Good access to the premises will be achieved by the existing ramped approach to the main entrance. A disability lift facility is provided within the premises giving wheelchair bound individuals full access throughout the building. Disabled parking facilities are provided adjacent to the main entrance.

It is noted the premises are located very closely to the local public transport with good access to the local bus network.

I commend the merits of this application to the local planning authority.

WG
3/6/08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PLAN No.
A080300/08
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