ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

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/0130/07
Date Received 24 MAY 2007
Fee
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name COKEHAM MANOR PROPERTY COMPANY	Name GORDON F. DIXON
Address C/O 95 SOUTH STREET, LANCING, WEST SUSSEX BN15 8AP	Address 19 DERWENT DRIVE, GORING-BY-SEA, WORTHING, WEST SUSSEX, BN12 6LA
Tel. No. [redacted]	Tel. No. 01903-503546

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	YES
(b)	Outline planning permission	No →
(c)	Renewal of a temporary permission	No
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	No
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	No

If yes, state those matters to which this application relates (tick where appropriate)

- (i) Siting ☐
- (ii) Design ☐
- (iii) External appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

If yes, state the date and number of the permission and outline the particular condition

Date
Application No.
Condition No.

3. (a) Full **address or location** of the land to which this application relates

34/36 SOUTH STREET, LANCING, WEST SUSSEX.

(b) State whether applicant owns or controls any adjoining land — State Yes or No: No — If yes, this land must be edged blue on the location plan

(c) Area of site 0.07 hectares ~~/square metres~~

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)	CHANGE OF USE FROM OFFICES TO ONE BEDROOM FLATS FOUR No. [TENANTED OCCUPANCY]. WITH INTERNAL ALTERATIONS ONLY REQUIRED — PLUS TWO NEW GARAGES/STORES, AMENDED PARKING/SPACING — NEW EXTRACTOR DUCT FROM RESTAURANT ON GROUND FLOOR

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	No
(ii)	Alteration or extension of building(s)	No
(iii)	Construction of a new) vehicular access to a highway) pedestrian	No / No
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	No / No
(v)	Closure of existing access	No
(vi)	Change of use only	Yes

4. Particulars of **Use** of Buildings or Land: state (a) Present use COMMERCIAL – [OFFICES ON FIRST FLOOR]
(b) If vacant, the last use

5. **Additional Information**

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	No	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	No	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	No	If yes, complete part 6 of form C.P. 1	
(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 the position on plan	
(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? (i) AS EXISTING
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) TO EXISTING DRAINS/SEWER.

6. Plans (See Note 6). 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)

DRG. 1782A AND 1782/1

7. Fees (See Note 7) NO FEE FOLLOWING WITHDRAWAL OF APP. No ADC/0080/07.
If a fee is submitted please give the amount £ REQUESTED by LOCAL AUTHORITY

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE . . 16. MAY. 2007 . . . . . SIGNED . . [redacted] . . . . . .

on behalf of COLEHAM MANOR PROPERTY COMPANY.
(insert applicant's name if signed by an agent)

9. 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 (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

1. Certificate A(a)
I certify that

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

~~*2. None of~~ the land to which the application relates is or is part of an agricultural holding.

OR

~~*3. *I have~~ ———— *myself given requisite notice to every person other than ———— who, on the day The applicant has himself/herself

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

*Delete where inappropriate

Signed [redacted]

On behalf of COLEHAM MANOR PROPERTY COMPANY

Date . . . 16. MAY. 2007

TEL / FAX 01903 503546

GORDON F DIXON
PLANNING CONSULTANT
19 DERWENT DRIVE
GORING-BY-SEA
WORTHING
WEST SUSSEX
BN12 6LA

16 MAY 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0080/07
DATE RECEIVED 24 MAY 2007

FOR ATTENTION OF MISS HANNAH BARKER ; PLANNING DEPARTMENT .

Dear Sir / Madam

RE : CHANGE OF USE , 34/36 SOUTH STREET , LANCING .

Please find attached revised application for the above site , following recent earlier discussions and withdrawal of previous application (ADC/0080/07) .

I trust that the information now supplied , addresses all of the problems that were outlined to me on the previous application , which for clarity are listed below :----------

1 Parking layout has been amended , to show which space / garage will be allocated to which unit , together with addition of two new garages / stores allocated to 'Pet Care' , in addition to their parking space .

2 Details of extraction system are shown on the amended plans , together with written details of proposed system , on which I have been in discussion with Mr. Bruce Reynolds of your E . / H . Dept.,

3 A dustbin area has been allocated , and is shown on the site plan .

4 Cycle space has been allocated for the flats , and is shown on the site plan .

5 Regarding the objection that was received from the owners of the 'Funeral Parlor' , full sound and thermal insulation details will be installed , in compliance with requirements of Building Regulations ,during construction works , to walls & floors , plus as these flats are only one bedroom accommodation , it is extremely unlikely that there will be any children involved in these flats .

Trusting that the above details together with the enclosures will now enable a full planning permission to be granted . However should there still be queries , please do not hesitate to contact me and I will do all that I can to resolve them .

Yours faithfully

GORDON F DIXON

ADUR DISTRICT COUNCIL
PLANNING DEPARTMENT
~~BUILDING CONTROL DEPARTMENT~~
ADUR CIVIC CENTRE
HAM ROAD
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PR

DETAILS OF PROPOSED EXTRACTION SYSTEM FOR RESTAURANT BELOW PROPOSED FLATS ; 34 / 36 , SOUTH STREET LANCING .

FOR YOUR INFORMATION ; THIS RESTAURANT "THE RAINBOW CAFE" , PRODUCES MAINLY ENGLISH TYPE MEALS , INCLUDING FRIED FOOD , PLUS THE OCCASIONAL CURRY

1 THE SYSTEM IS TO BE DESIGNED AND INSTALLED BY A COMPANY SPECIALISING IN THE SAFE EXTRACTION OF FUMES / SMELLS FROM COMMERCIAL KITCHENS .

2 A CANOPY / HOOD EXISTS or NEW ONE TO BE INSTALLED ABOVE COOKING AREA , THIS TO BE FITTED WITH WASHABLE FINE GREASE FILTERS PLUS A 'BAG STYLE' PRE-FILTER TO INCLUDE A 50 x 25 mm CONDENSE CHANNEL ALL ROUND AT BOTTOM , PLUS GALVANISED or STAINLESS STEEL DUCT WORK 400mm DIAMETER , FROM THE TOP OF THE CANOPY , THROUGH THE WALL AT REAR OF PREMISES , RISING TO TERMINATE MINIMUM 1000 mm ABOVE HEAD OF WINDOWS ON FIRST FLOOR WITH A WEATHER PROOF TERMINAL .

3 THE FAN AND MOTOR HOUSING ARE TO BE FITTED (INTERNALLY)IN A SUITABLE POSITION WITHIN THE CANOPY / HOOD , ALL FITTED WITH FLEXIBLE JOINTS & ANTI - VIBRATION MOUNTINGS ON EACH SIDE .

4 THE EXTERNAL GALVANISED / STAINLESS STEEL DUCT (400 mm DIAM.) IS TO BE FIXED APPROXIMATELY 100 mm AWAY FROM THE WALL AND FLEXIBLE MOUNTINGS MUST BE USED HERE , TO ELIMINATE NOISE / VIBRATIONS PASSING INTO NEW FLATS .

SHOULD FURTHER INFORMATION OR DETAIL BE REQUIRED PLEASE DO NOT HESITATE TO CONTACT ME .



GORDON F DIXON

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0344/07
DATE RECEIVED 24 MAY 2007

DETAILS OF PROPOSED EXTRACTION SYSTEM FOR RESTAURANT BELOW PROPOSED FLATS ; 34 / 36 , SOUTH STREET LANCING .

FOR YOUR INFORMATION ; THIS RESTAURANT "THE RAINBOW CAFE" , PRODUCES MAINLY ENGLISH TYPE MEALS , INCLUDING FRIED FOOD , PLUS THE OCCASIONAL CURRY

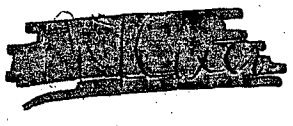
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SHOULD FURTHER INFORMATION OR DETAIL BE REQUIRED PLEASE DO NOT HESITATE TO CONTACT ME .

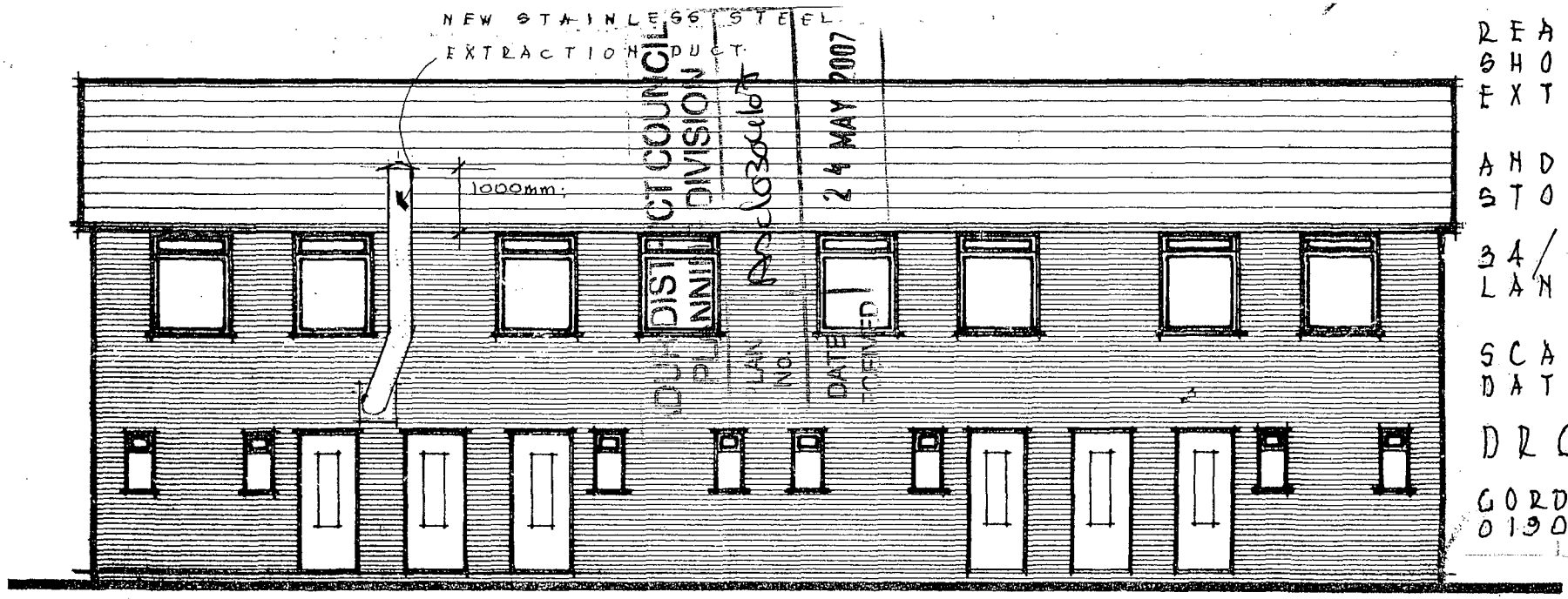


GORDON F DIXON

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/1336/07
DATE RECEIVED 24 MAY 2007

Copy for Mr. Bruce Reynolds
Environmental Health Dept.





REAR ELEVATION.

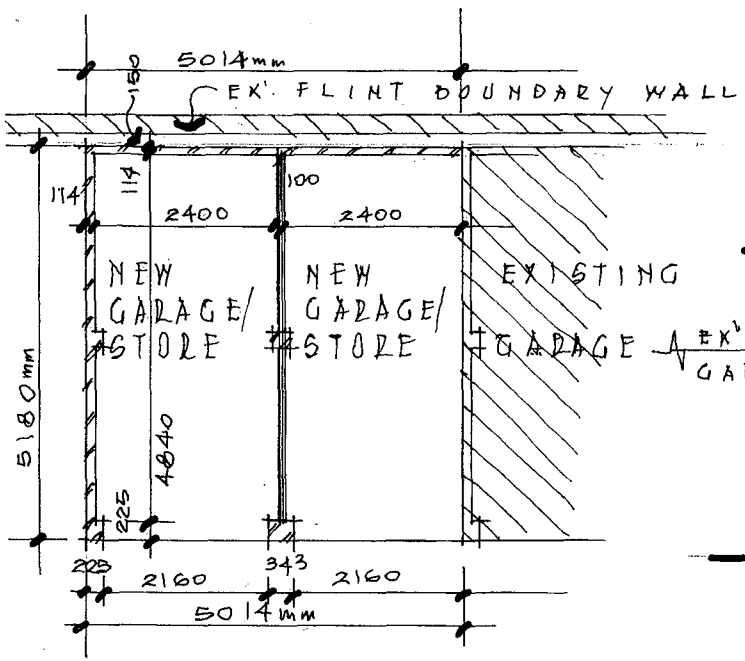
REAR ELEVATION, SHOWING NEW EXTRACTION DUCT AND NEW GARAGE/ STORES.

34/36 SOUTH ST., LANCING, W. SX.

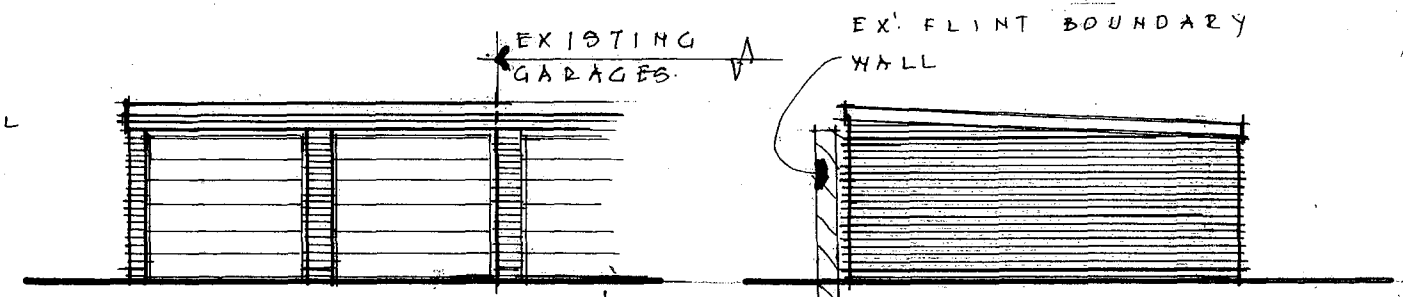
SCALE 1/100 m.
DATE MAY '07.

DRG. 1782/1.

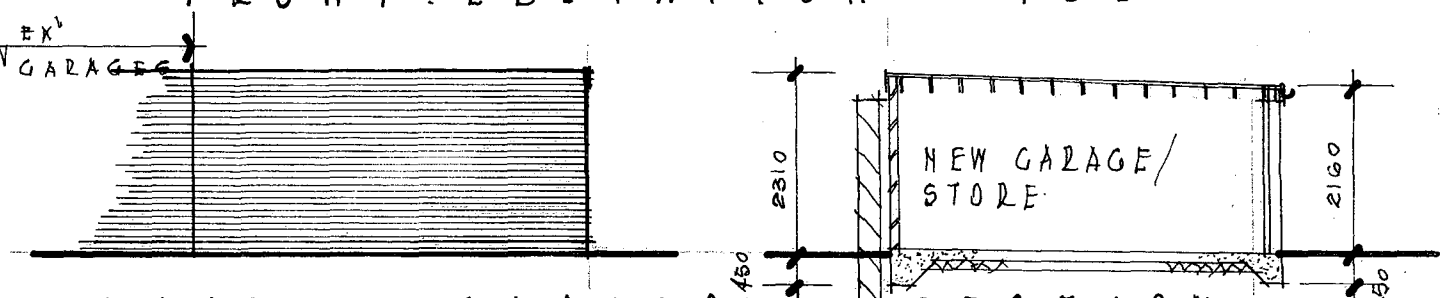
GORDON F DIXON
01903 - 503546.



PLAN

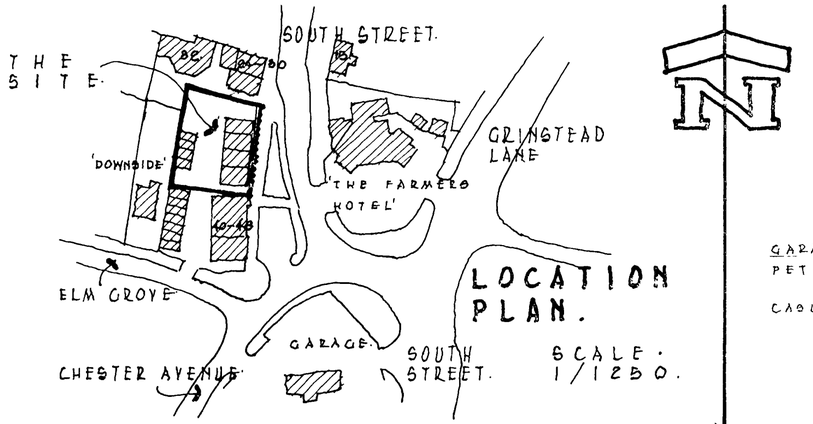


FRONT ELEVATION. SIDE



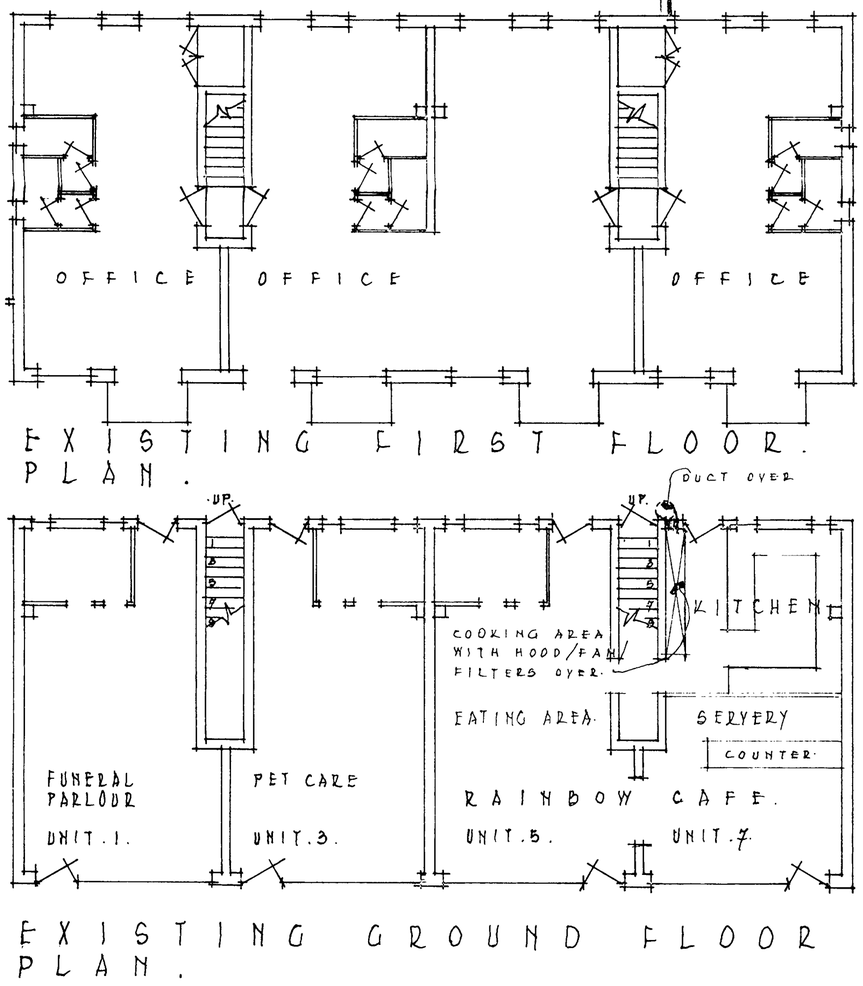
REAR ELEVATION. SECTION.

* NEW GARAGES TO MATCH EXISTING IN ALL RESPECTS; INC. BRICKS.



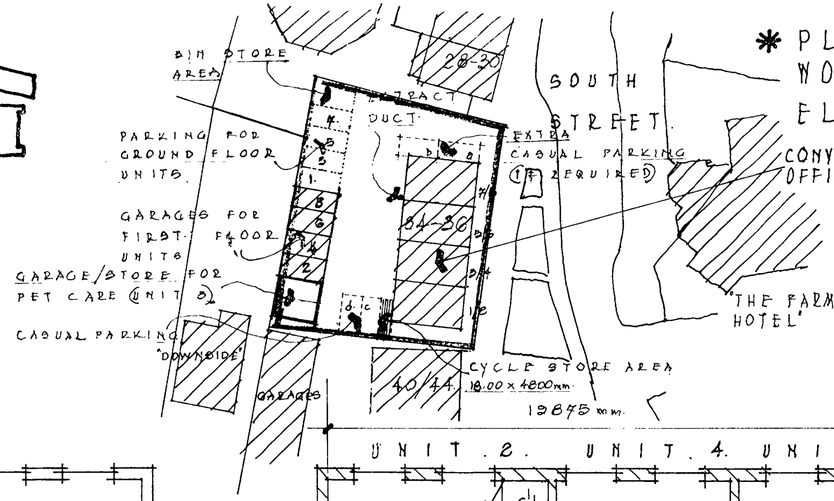
LOCATION PLAN.

SCALE. 1/1250.



EXISTING FIRST FLOOR PLAN.

EXISTING GROUND FLOOR PLAN.



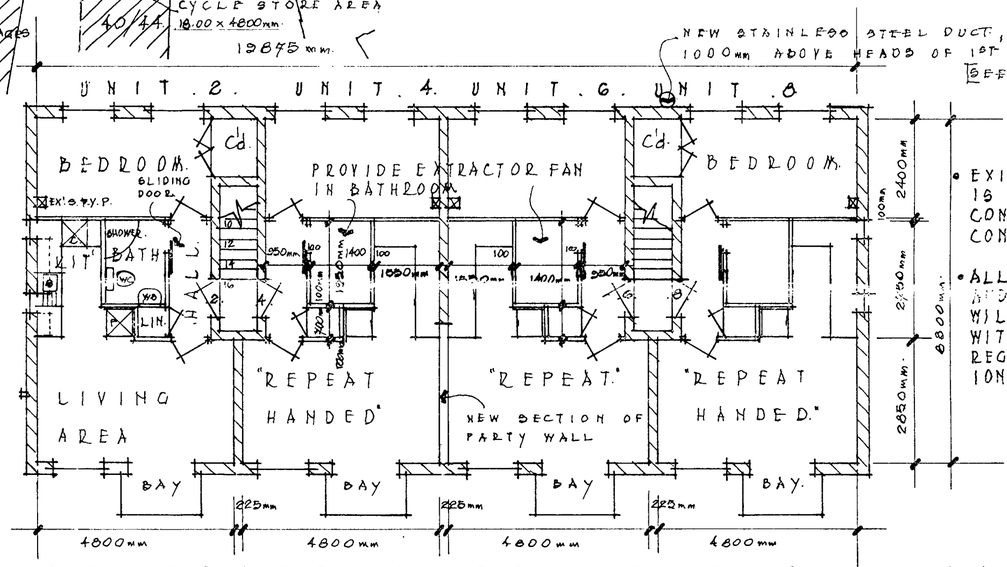
* PLEASE NOTE • THE PROPOSED WORKS DO NOT AFFECT THE ELEVATIONS IN ANY WAY AT ALL.

CONVERSION OF FIRST FLOOR OFFICES TO ONE BEDROOM FLATS.

SITE PLAN.

SCALE • 1/500.

NEW STAINLESS STEEL DUCT, TAKEN UP TO A.N. 1000mm ABOVE HEADS OF 1ST FLOOR WINDOWS. SEE ELEVATION 1782/1



PROPOSED FIRST FLOOR PLAN

- EXISTING FIRST FLOOR IS CONSTRUCTED WITH CONCRETE BEAMS AND CONCRETE BLOCKS.
- ALL REQUIRED THERMAL AND SOUND INSULATION WILL BE COMPLIED WITH ON BUILDING REGULATION APPLICATION TO FOLLOW LATER.

ADUR DISTRICT COUNCIL PLANNING DIVISION PLAN No. DATE RECEIVED 24 MAY 2007

Proposed Conversion Of First Floor Office Accomdation To One Bedroom Flats. Four No.

For •
Cokeham Manor Property
%. 95, South Street, Lancing,
West Sussex, BN15. 8AP.

16/05/07

GORDON. F. DIXON
13, DERWENT DRIVE
GORING-BY-SEA
WORTHING
WEST SUSSEX
BN12 6LA
T.F. 01903-503546.

DRG • 1782.A.
DATE • FEB '06.
SCALE • 1/100 m.

AMENDED 16 MAY 2007 G.F.D.