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
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

PLANNING D.
PLAN
DATE
RECEIVED 17 FEB 2009

AD/00641/09

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Mark | Surname: Fowler

Company name:

Street address: Old Salts Nursery
Old Salts Farm Road

Town/City: Lancing
County: West Sussex
Country:
Postcode: BN15 8JQ

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: David | Surname: Collins

Company name: Collins Planning Services Ltd

Street address: 4
Yeomans
Ringmer

Town/City: Lewes
County: East Sussex
Country: England
Postcode: BN8 5EL

	Country Code	National Number	Extension Number
Telephone number:	01273	813928	
Mobile number:			
Fax number:			

Email address: daviddcollins@gmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:
Demolition of existing bungalow and erection of two storey dwelling.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Old Salts Nursery

Street address: Old Salts Farm Road

Town/City: LANCING

County: West Sussex

Postcode: BN15 8JQ

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

Easting: 519159

Northing: 104594

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

brick

Description of *proposed* materials and finishes:

brick and tile

Roof - description:

Description of *existing* materials and finishes:

tiles

Description of *proposed* materials and finishes:

plain clay tiles

Windows - description:

Description of *existing* materials and finishes:

timber frames

Description of *proposed* materials and finishes:

timber frames

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

Boundary treatments - description:

Description of *existing* materials and finishes:

existing post and rail/hedgerows

Description of *proposed* materials and finishes:

retain as existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

existing parking area

Description of *proposed* materials and finishes:

to retain as existing

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:

Design and access statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☒ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

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 an appropriate 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 ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

Residential dwelling

Is the site currently vacant? ○ Yes ◉ No

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

Application advice
If you have said 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

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 01.10 hectares

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 for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

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.

Title: Mr First name: David Surname: Collins

Person role: Agent Declaration date: 16/02/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

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

(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: ○

Title: Mr First Name: David Surname: Collins

Person role: Agent Declaration date: 16/02/2009 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 16/02/2009

collins planning services limited

david d. collins

4 yeomans,
ringmer
east sussex BN8 5EL

tel/fax: 01273 813928
mob: 07767390427
daviddcollins@gmail.com

Design and Access Statement

For Application: **PROPOSED DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY DWELLING, OLD SALTS NURSERY, OLD SALTS FARM ROAD, LANCING, WEST SUSSEX, BN15 8JQ.**

PLANNING
PLAN No. adc/0064/09
DATE RECEIVED 17 FEB

Design

Amount

Planning permission was refused for a replacement dwelling at Old Salts Nursery in 2007. It was considered that the proposed dwelling was too large to comply with the relevant policies for the area. My client has reconsidered his proposals and this further application is being submitted. In reaching this design solution my client has taken into account the size of the development approved at an adjoining property known as Greenacres. There was previously a small bungalow on this site but through a number of subsequent approvals a very large and distinctive dwelling has been established. The resulting dwelling now has four extremely large bedrooms, including all with on-suite facilities. This development is a material planning consideration and sets a guide and precedent for other replacement developments in the area. There are other examples in the locality where large replacement dwellings have been approved, including North Farm Kennels.

The width of this proposal has been reduced by over 4 metres compared with the earlier proposal.

An important material consideration that now has to be taken into account that was not applicable when the earlier application was submitted is the revised GDO which came into operation in October 2008. The current property does not face a highway and therefore could have extension under permitted development built on all four elevations. The permitted additional floor area that could be created would exceed what is being applied for. Therefore, a planned two storey house will create a better development than piece meal extensions. If permission is allowed then pd rights can be removed from the site.

It is considered that this proposal would comply with Policy AC10 which allows for replacement dwellings provided the accommodation provided has no adverse impact on the landscape or the integrity of the Strategic Gap.

Layout

This revised application shows a smaller footprint than previously proposed for the ground and first floors. The ground floor shows a family room and living room linked by a hallway with dining room to the rear. The first floor layout has been reduced to indicate four bedrooms with two on-suites and a small study. The previous application had five bedrooms with on-suite facilities and a moderately sized study.

Scale

The scale of the dwelling is now considered to be in keeping with the area and certainly smaller than the approved developments at Greenacres. This is now considered to be a typical two storey dwelling.

Appearance

Registered Number: 5974226. Registered Office as above.
Company Director Mr David D Collins Company Secretary Mrs Kirsten Collins

ADUR DISTRICT COUNCIL
PLANNING DIVISION
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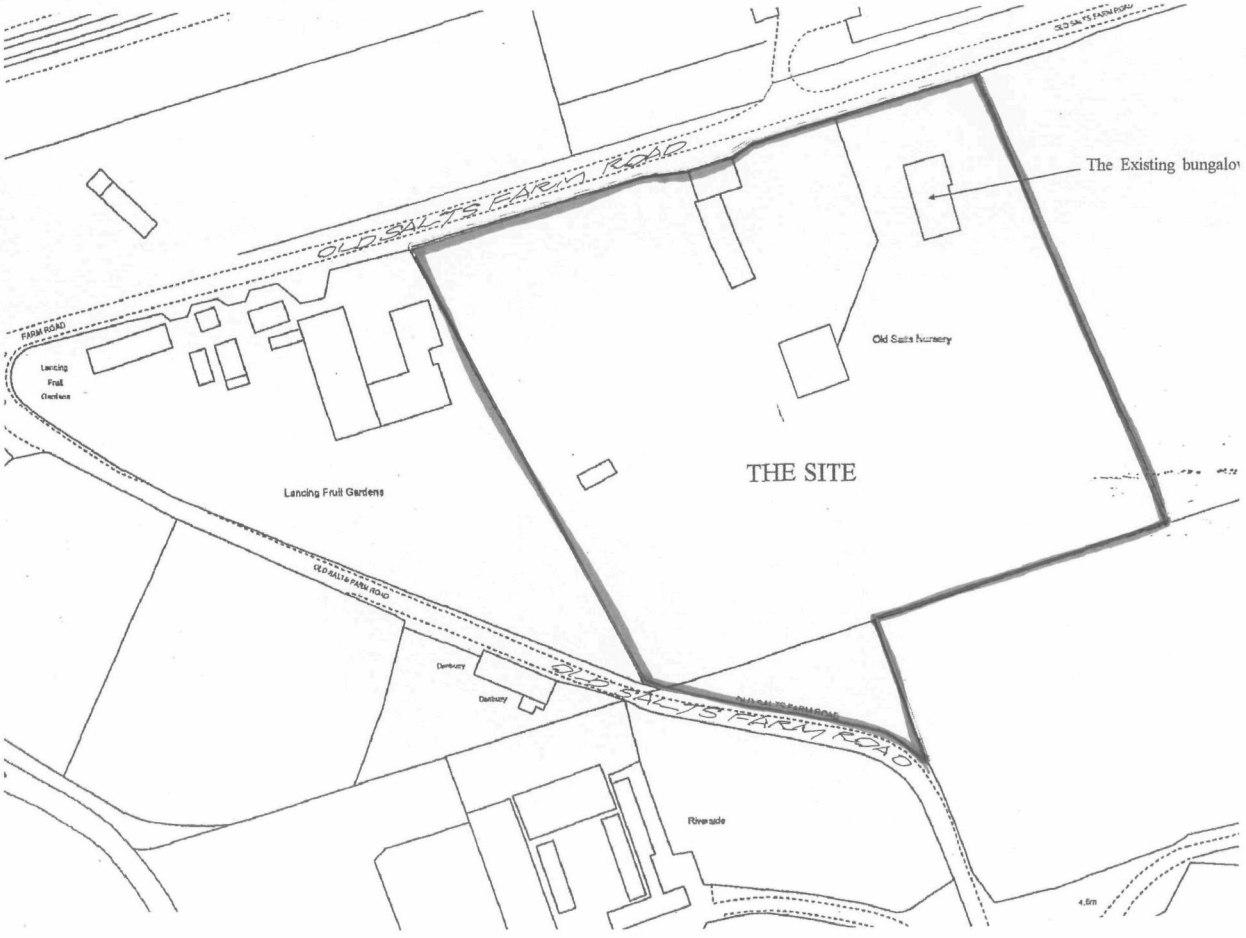
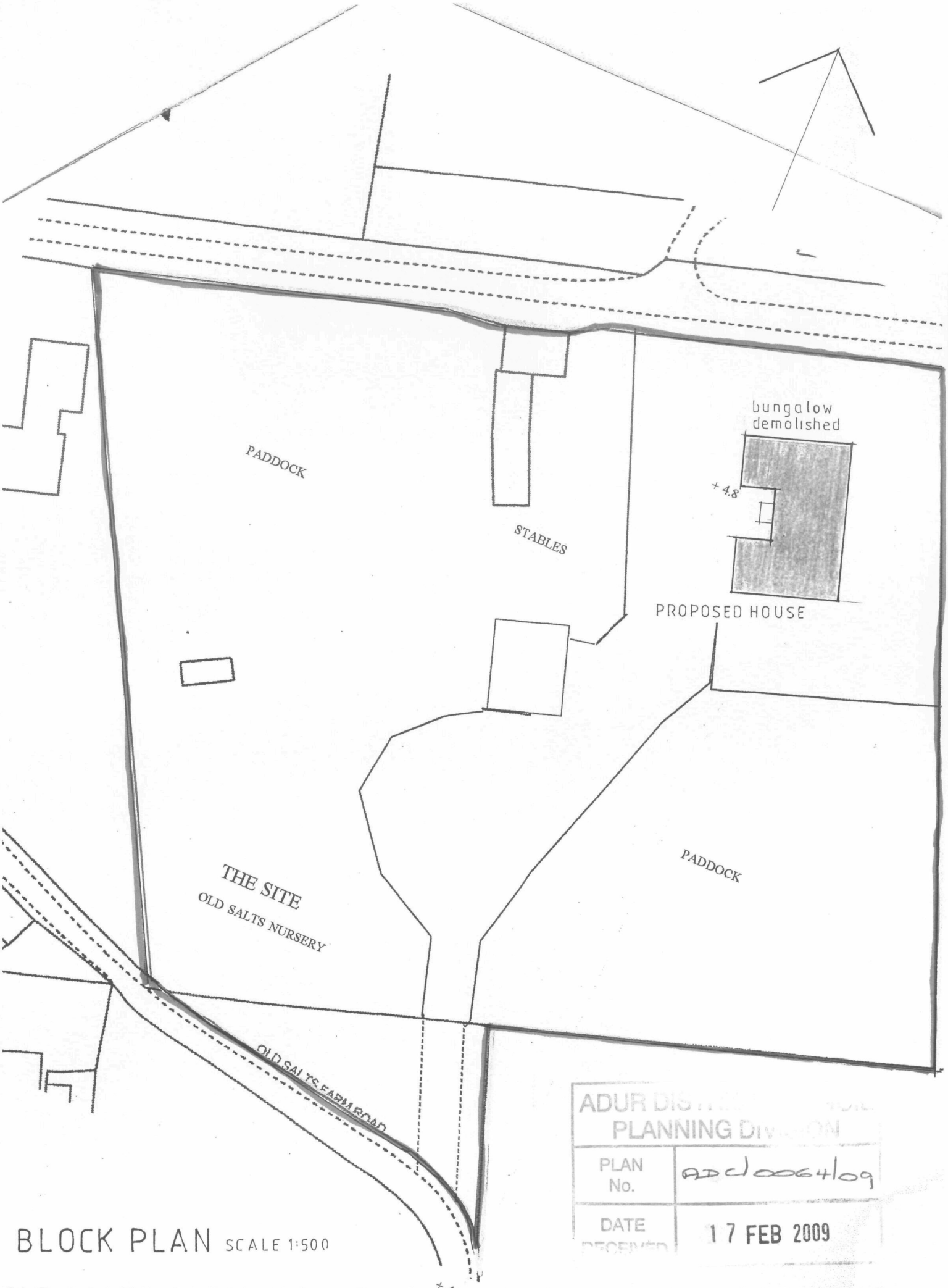


LOCATION PLAN SCALE 1:1250
OLD SALTS FARM NURSERY·OLD SALTS FARM ROAD·LANCING·



ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	AD/0064/09
DATE RECEIVED	17 FEB 2009

BLOCK PLAN SCALE 1:500

OLD SALTS FARM NURSERY · OLD SALTS FARM ROAD · LANCING ·

The dwelling will be constructed in brick with tiling for the upper floor. The roof will have plain clay tiles.

Landscaping

This is an open area but no further planting is envisaged with this proposal.

Access Component

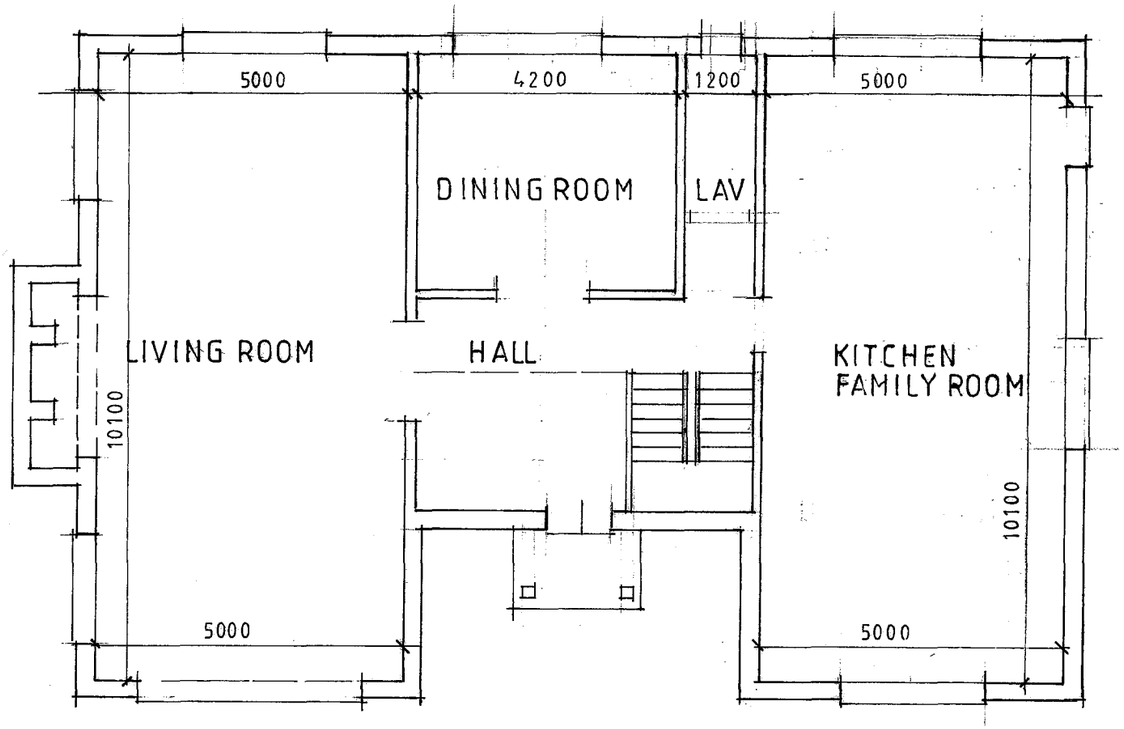
The site is reached along a private access drive that serves numerous properties and commercial uses. This is a large site where there is ample space for parking and turning vehicles.

Flood risk assessment.

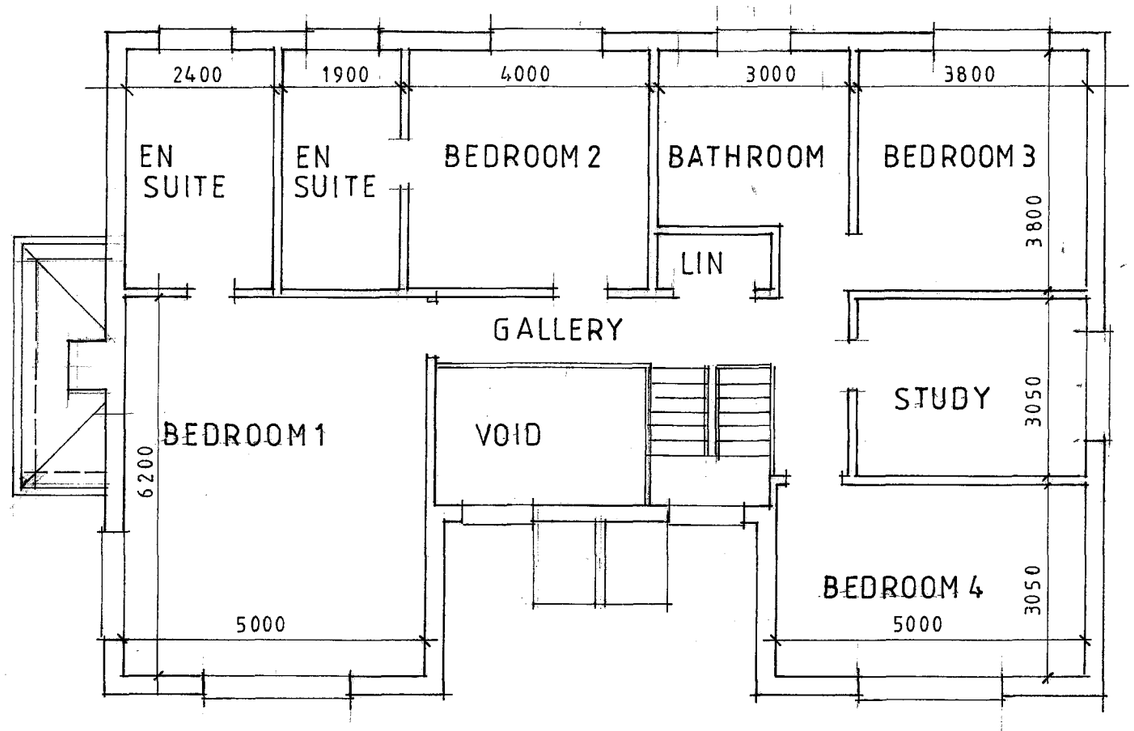
The history of the site is that it has never flooded, although the land is within a designated flood plain. The land drains well into streams and ditches which in turn discharge into the river Adur which is approximately 2.5miles away from the application site. The new unit will be built on raft foundations so all floors will be of a solid finish construction. The average level within the site is 4.5mts above AOD. The actual plot area will be raised by 300mm to achieve 4.8mts to avoid future flood risk. The Environment Agency has indicated flood levels up to 2115 for this area which predicts a 1 in 200 surge tide level would be 5.5mts AOD. The development proposes to have built in resistance within the cavity walls and across door openings to raise flood level by at least another 800mm. The FRA did not object to the development on the basis that these measures were provided when the earlier application was submitted..
What is important is that a two storey dwelling instead of a bungalow provides the occupants with additional safety in the case of a complete inundation of the area. If my client constructed single storey extensions under permitted development this facility would not be provided.

10/02/2009

D.D.Collins



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SOUTH

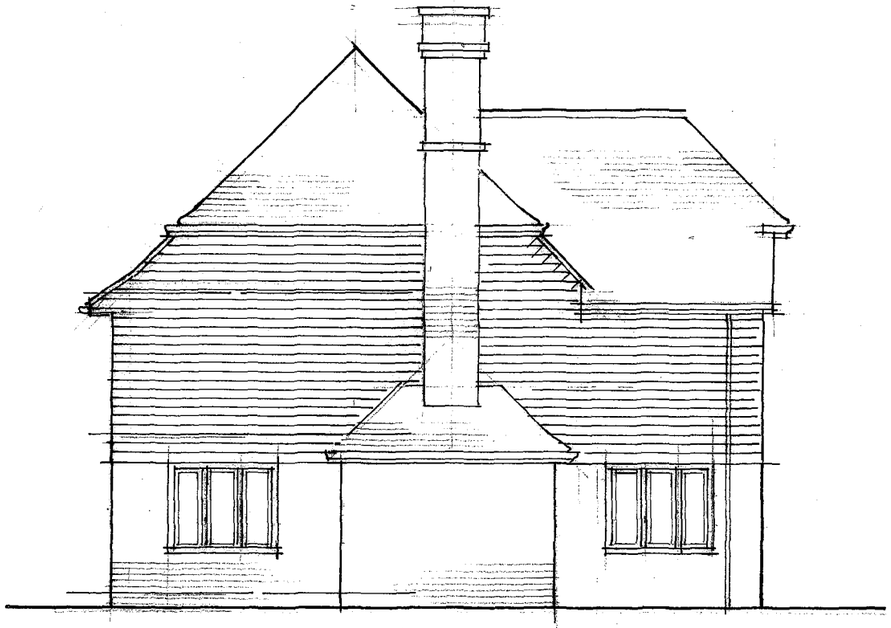
ADUR DISTRICT
PLANNING
PLAN No. ADC00641/09
DATE RECD 11 FEB 2009

OLD SALTS FARM
NURSERY
OLD SALTS FARM ROAD
LANCING
PROPOSED HOUSE

SCALE 1:100

DATE AUG'08

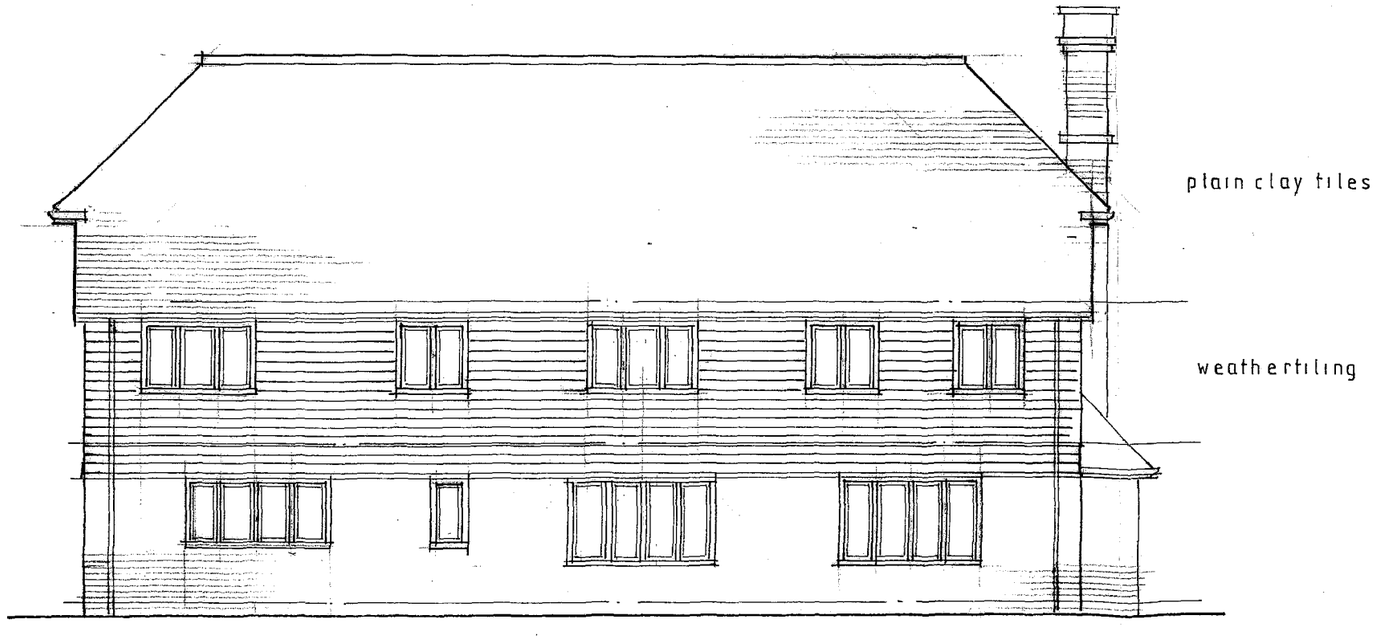
607/1



NORTH



SOUTH



EAST

ADUR ... PLANNING
ADC/0064/09
17 FEB 2009

OLD SALTS FARM
NURSERY
OLD SALTS FARM ROAD
LANCING

PROPOSED HOUSE

SCALE 1:100

DATE AUG '08 607/2