Form Ref. No. 696706

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. A0060267
Date Received 28 SEP 20..
Fee 265
Rem. List

Applicant's Details

Title	Mr
Forenames	Peter
Surname or Company/ Organisation	Wrigley
Telephone	[redacted]
Email	

Address: 50 Brook Way, LANCING, West Sussex
Postcode: BN15 8DH

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	Roberts & Wrigley Associates
Telephone	01903 240169
Email Address	rwassociates@tiscali.co.uk

Address: 27a, Goring Road, Goring By Sea, WORTHING, West Sussex
Postcode: BN12 4AR

Application Type

(a) Full planning permission (including changes of use) ✓

(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

Land to the side of;
50 Brook Way
Lancing
West Sussex
BN15 8DH

Does the applicant own or control any adjoining land? Yes

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 254 SQM.

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. 1

Description of proposed development: Proposed new dwelling to mirror existing, on the land to the side of 50 Brook Way, Lancing.

(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: residential

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? 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 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? combined sewer

(ii) How will foul sewage be disposed of? combined 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? _____

If 'Yes', please explain the relationship _____

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
floor plans & elevations	1	1:50 & 1:100
Location Plan	2	1:1250
Block Plan	3	1:500

Fees

If a fee is submitted, please give the amount £265.00 Calculated Fee £265.00

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

Signed: [redacted] Mr P Wrigley

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

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? Yes

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: [redacted] Date: 26/9/2007

On behalf of: MR P WRIGLEY

COUNCIL
PLANNING DIVISION
PLAN No. AOC/060267
DATE RECEIVED 28 SEP 2007

Design & Access Statement
50 Brook Way, Lancing, West Sussex

Proposed new dwelling on land to the side of 50 Brook Way.

18th September 2007.

Design Statement – 50 Brook Way, Lancing, West Sussex.

The Site

At present no 50 Brook Way is a two bedroom end of terrace with just over 9 metres of land to the side as well as a rear garden. The property is located in lancing town centre approx 10 min walk to Lancing Railway station & Lancing town centre, with good local transport links &, according to Highways Authority, is in accordance with PPG13 & policy Dev4 of the WSCC structure plan. (Copy of correspondence enclosed).

Proposal

It is proposed to construct a new dwelling, to mirror the existing, on the land to the side of the property, with all materials to match existing.
With the proposed new dwelling added it will still fall within the building line of the street.
The proposal will provide a much needed new dwelling on a brown field site located in the centre Lancing.

Garden Size.

Adur District Council's Development Control standard for garden size for a 2 bedroom dwelling is 50 sq m.
The total garden area of the proposed unit would be 92 sq m, with 24 sq m being to the rear.
The council guidance also states "new dwellings should normally have a rear garden sufficiently large enough to allow for the possibility of adding small extensions without reducing the garden unacceptably"
All the adjoining properties in the terrace have their full permitted development rights on the property, meaning they could erect a 50 cubic metre extension without planning permission; this would leave 18 sq m of garden space. Many of the properties in the terrace have added extensions, resulting in garden areas smaller than the proposed new dwelling.
It is proposed to remove the permitted development rights of the new property, so the rear garden will remain at 24 sq m, larger than many neighbouring properties, with the added benefit of a further 68 sq m of side and rear garden space.

Anybody occupying the proposed new dwelling would be aware of the garden space available, and could therefore make a decision as to whether the property would suit their personal needs.

PPG3 asks Local Authority's to take a more flexible approach to development plan standards with regard, amongst other things, to amenity space (para 41).

Access

At present there is a small garage for no 50 Brook Way, this is proposed to be demolished to allow for a larger rear garden for the proposed new dwelling.
It is proposed to provide an off street parking space (2.4m x 4.8m) for the new property, as well as bicycle storage for both the existing and proposed dwellings to promote environmentally friendly modes of transport, due to its close proximity to public transport systems.
As all the immediate houses have garages and there are plenty of parking bays in the streets, we do not feel this proposal will have a significant affect on parking in the area.

Every property in the immediate area has a garage and/or off street parking.
During initial consultations with Highways Authority they stated " considering the proposal is for a single house, the demand the occupiers would place upon on street parking would make very little material difference."

According to Highways Authority, is in accordance with PPG13 & policy Dev4 of the WSCC structure plan. (Copy of correspondence enclosed).
A pre planning application to Adur district council officer Carol Doyle provided no concerns to the proposal.

The units are designed to comply with Building Regulations for disabled access. Entrances will be on level ground, with level thresholds to doors. Stairs to the upper floor are designed wide enough to incorporate a stair lift if required.

Scale.

As shown on the location plan below, it is clear that this row of buildings in *Brook Way have been built one unit shy of the natural building line of the* street & the immediate neighbour (48 Brook Way).
It is proposed to provide one more unit on the spare land to the side of the existing dwelling, thus achieving a low cost unit which is greatly in demand with first time buyers, creating optimum use for this spare land.

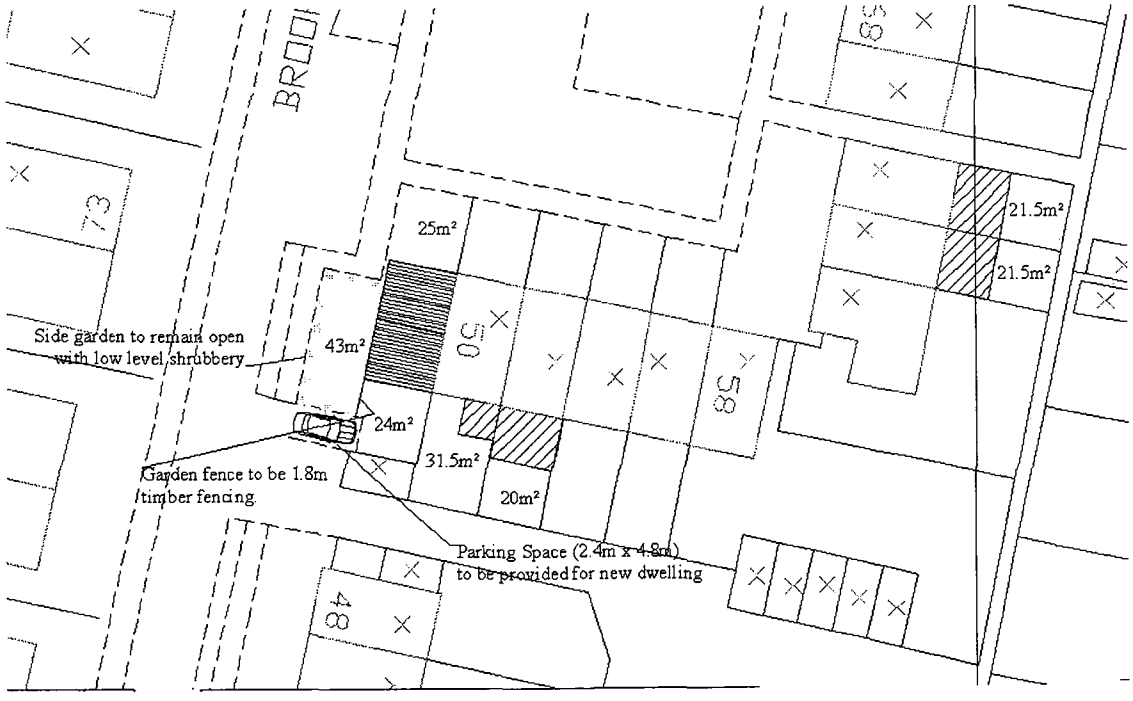
Building line.



not to scale

Landscaping.

At present all rear gardens in this row are fenced off using timber fence panels. It is proposed to fence the area to the rear of the new dwelling, but leave the side with only low shrubbery to give the side garden an open appearance. Front garden area to remain the same as existing properties.



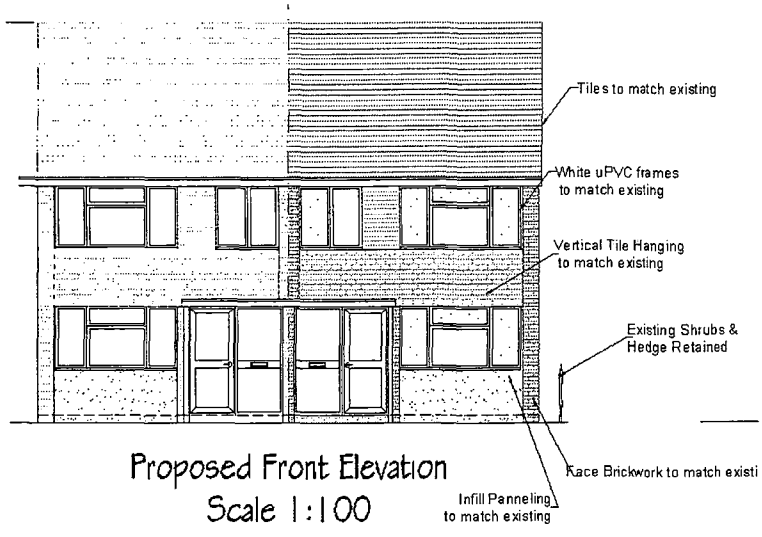
not to scale

Justification of design from precedents.

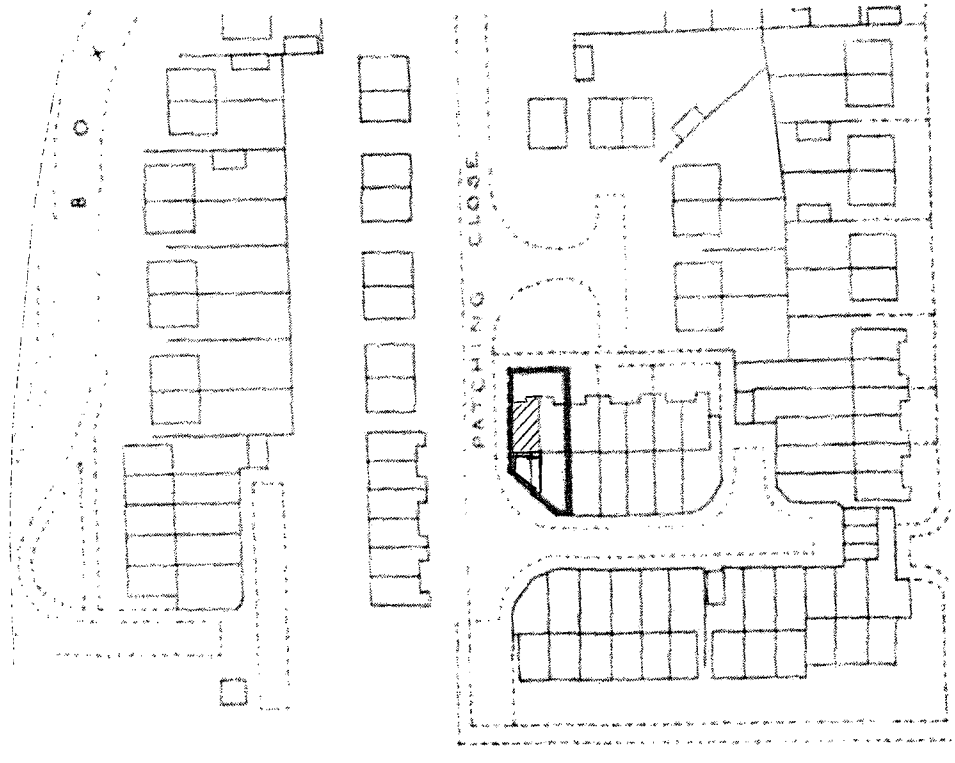
There have been several developments of this type in the local area, where end of terrace properties have utilised the spare land to the side of the properties to provide a new unit.

Case 1 – 15 Patching Close, Worthing.

An almost identical corner end of terrace plot, but with a smaller rear garden and no land to the side after the building has been constructed. The same style building was approved here in 2006.

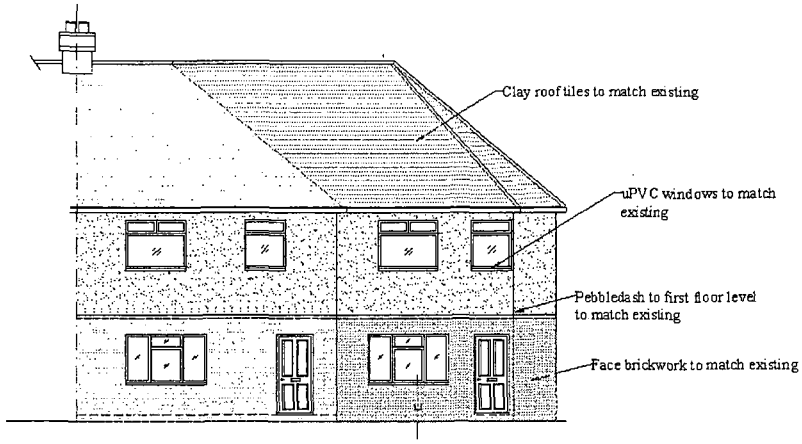


Proposed Front Elevation
Scale 1:100

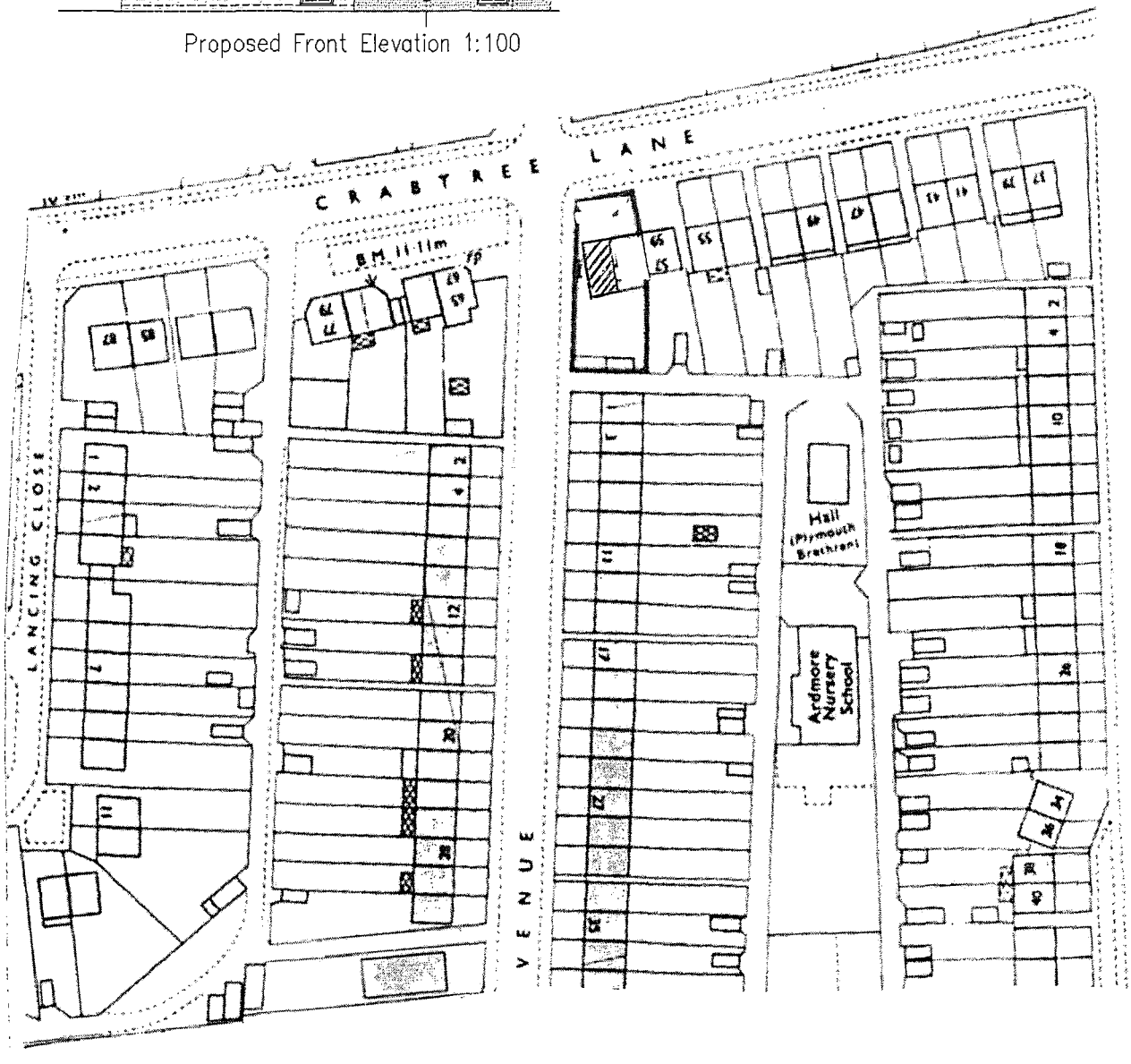


Case 2. 61-63 Crabtree lane, Lancing.

This was a semi detached property on the corner of two roads, with land to the side. A new dwelling of exact size was permitted in 2005.
The building permitted in this case actually protrudes past the building line of the street and neighbouring properties.



Proposed Front Elevation 1:100



Case 3. – The Tynings, Lancing.

These are a development of houses in the exact same style as Brook Way, constructed at the same time. This is to illustrate the ***sizes of gardens*** *of this type of property.*
The rear gardens of some of the houses in the Tynings are 4.4metres (illustration below)

The garden of the proposed dwelling will be 5.3metres to the rear, as well as 44 square metres of garden to the side of the property, so the garden space provided is well over average for this type of property.



Appendix.

Correspondence from Highways Authority.

Simon,

I have commented on several applications for No. 50 Brook Way for the construction of a single new dwelling following the demolition of the existing garage. I don't think I've ever raised an objection to these proposals. The off-street car parking however has always seemed a bit squeezed in. Considering the proposal is for a single house, the demand the occupiers would place upon on-street car parking would make very little material difference. The site is in accessible location, with Lancing train station and town centre within walking distance, therefore the site is in accordance with PPG13 and Policy Dev4 of the WSCC Structure Plan.

If you'd like to send me a PDF copy of your proposals, I can let you have my comments.

Needless to say these and any other comments I make are made without prejudice to any future planning application.

Kind regards

Ian Gledhill

Ian Gledhill | Development Control Assistant, West Sussex County Council | Location: First Floor, Northleigh, County Hall, Chichester, PO19 1QT
Internal: 756767 | External: 01243 756767 | E-mail: ian.gledhill@westsussex.gov.uk

Re 50 Brook Way, Lancing, West Sussex

Dear Ian,

I am just enquiring to see whether it would be possible to arrange a site meeting with yourself (if you cover this area?). We have a client who is proposing to put in planning permission to erect an additional dwelling on the end of this end of terrace row.

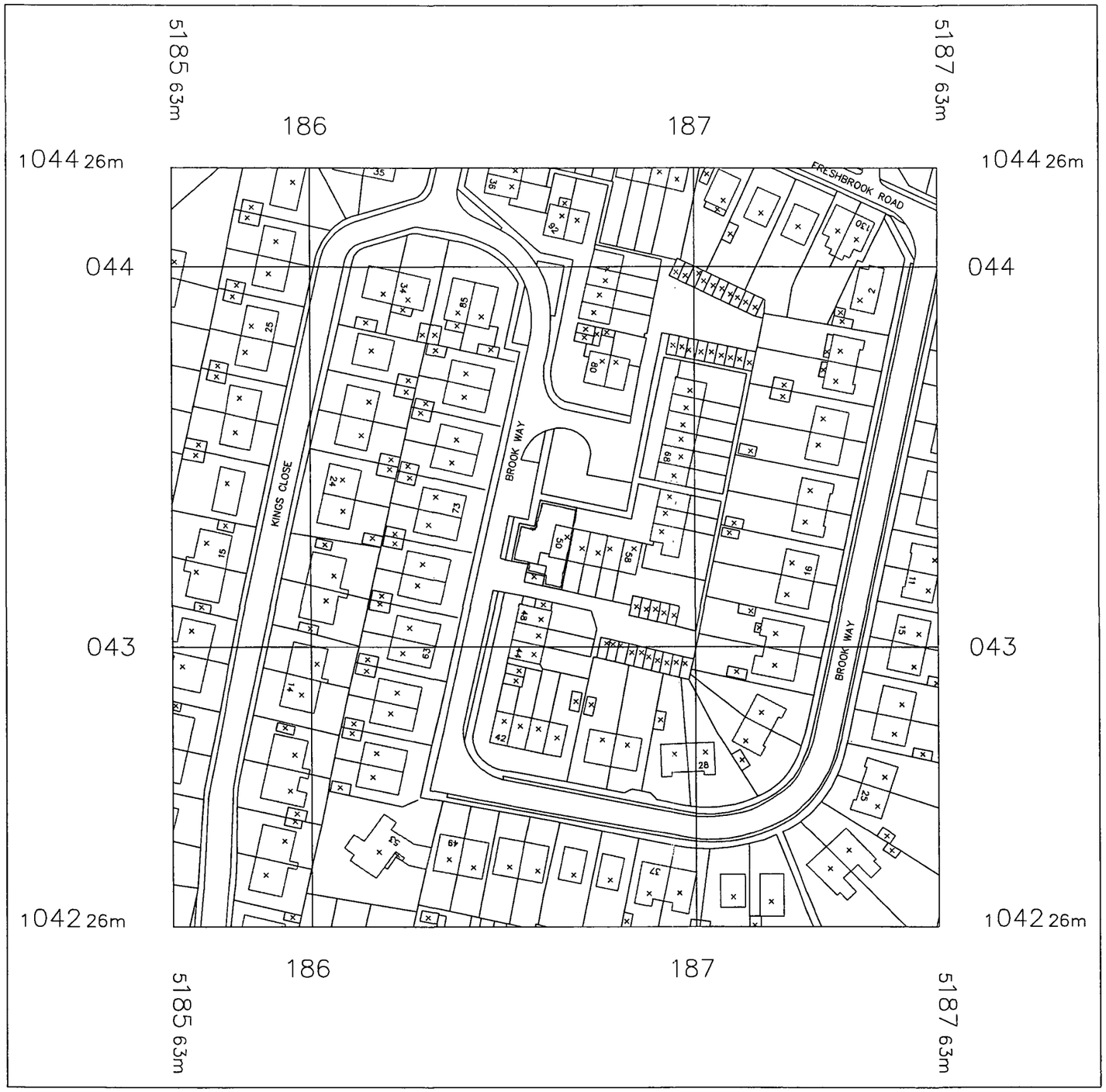
We would like some guidance to whether or not an off road parking space would be required, as it is very close to local transport links, or if there is an alternative approach we could take. it is not a busy area and there are plenty of designated parking bays as well as on street parking.

Any advice or guidance you could give us would be greatly appreciated.

I have attached an ordnance survey map, we have a CAD copy too, but was not sure if you could open it?

Kindest Regards

Simon Wrigley



LOCATION PLAN 1:1250

COUNCIL
PLANNING DIVISION
PLAN No. AXL060267
DATE RECEIVED 28 SEP 2007

- All dimensions must be checked on site and not scaled from this drawing, apart from Local Authority.

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- The contractor is responsible for taking and checking all levels, dimensions etc, prior to ordering materials and starting work.

- Where approval of materials by Local Authority is a condition of the Planning Concent, samples must be supplied to the relevant officer or approved in writing before relevant works are commenced.

- It is the responsibility of the building owner, or tenant, to comply with the requirements of 'The Party Wall Act 1990' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.

ROBERTS & WRIGLEY ASSOCIATES
27A GORING ROAD, GORING BY,SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240169 EMAIL: rwassociates@tiscali.co.uk

CLIENT: MR P WRIGLEY

Company:

Site Address: LAND ADJOINING
50 BROOK WAY
LANCING
WEST SUSSEX

DRAWING TITLE: PROPOSED NEW DWELLING TO MIRROR EXISTING ON THE LAND TO THE SIDE OF 50 BROOK WAY.

DRAWN: JAMES ROBERTS
SIMON WRIGLEY

DATE: 3RD JAN 07

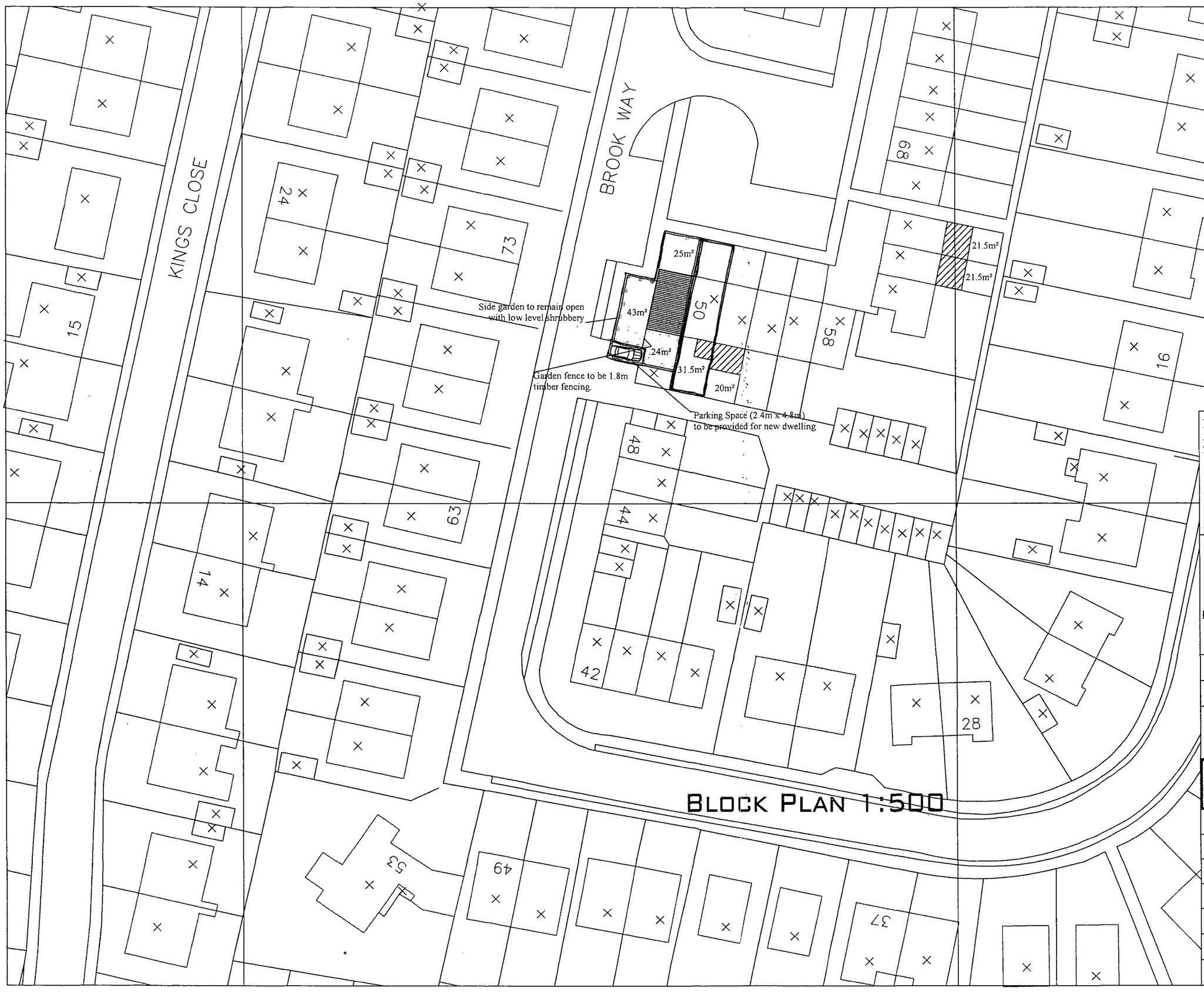
SCALE: 1:1250

JOB No.

All Dimensions of existing buildings/ boundarys to be verified on site by contractor, with any discrepancies reported back before commencement of work.
This drawing is the copyright of Roberts & Wrigley Associates and shall not in any way be used or reproduced without written consent.

DRAWING No.: DRAWING 02
LOCATION PLAN

REV.	Date
REV.	Date
REV.	Date



BLOCK PLAN 1:500

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/AC/07/0267
DATE RECEIVED 28 SEP 2007

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TEL: 01903 240169 EMAIL: rwassociates@tiscali.co.uk

CLIENT: MR P WRIGLEY

Company:

Site Address: LAND ADJOINING 50 BROOK WAY LANCING WEST SUSSEX

DRAWING TITLE: PROPOSED NEW DWELLING TO MIRROR EXISTING ON THE LAND TO THE SIDE OF 50 BROOK WAY.

DRAWN: JR & SW

DATE: 3RD JAN 07

SCALE: 1:200

JOB No.:

DRAWING No.: DRAWING 03 PROPOSED SITE LAYOUT

All Dimensions of existing buildings/ boundarys to be verified on site by contractor, with any discrepencies reported back before commencement of work.
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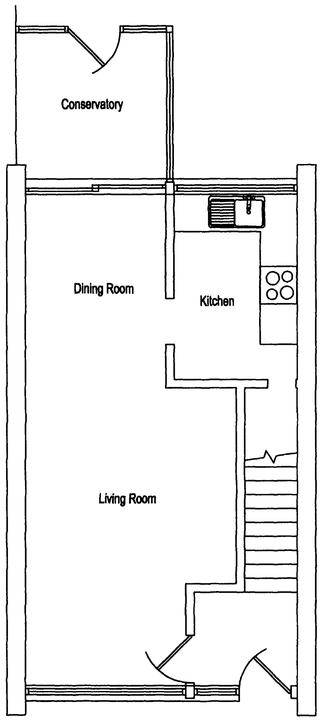
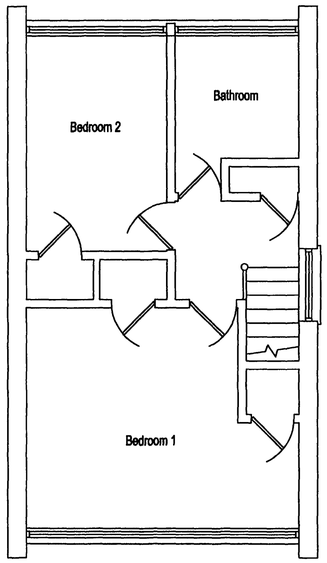
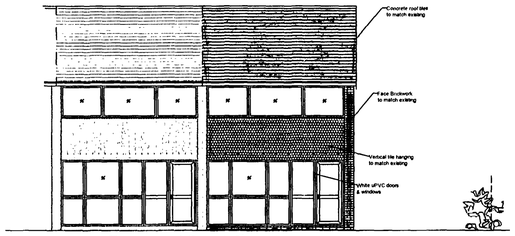
REV.	Date
REV.	Date
REV.	Date



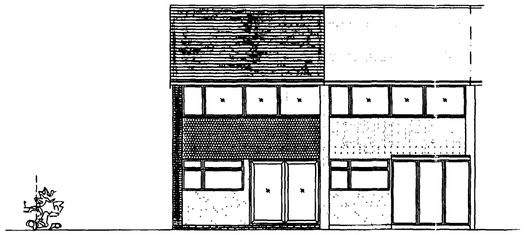
Existing Ground Floor Plan
Scale 1:50



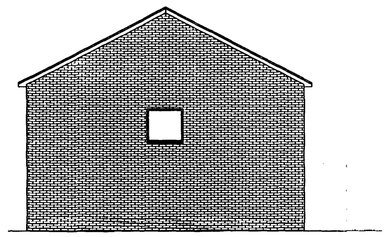
Existing First Floor Plan
Scale 1:50



Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



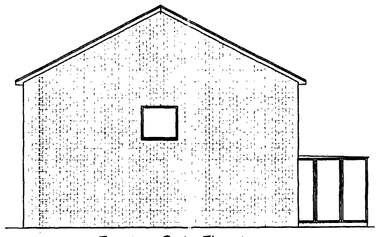
Proposed Side Elevation
Scale 1:100



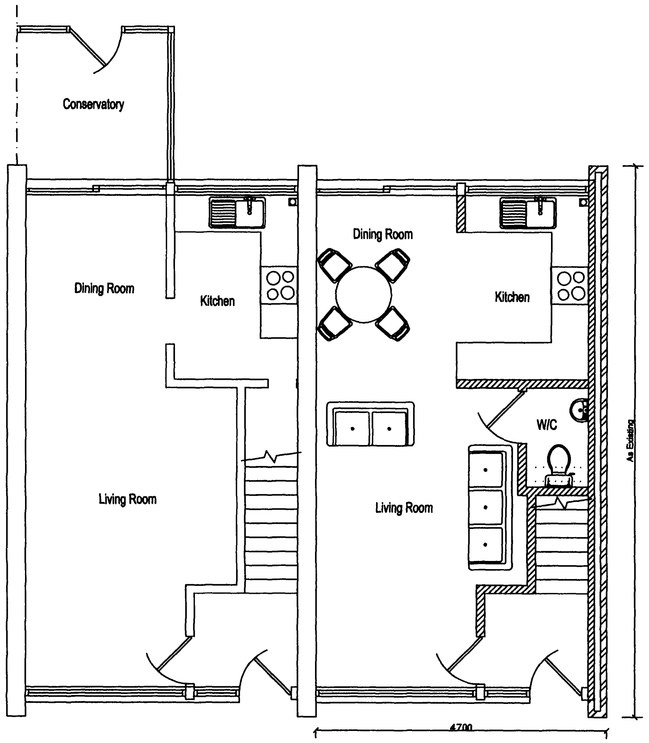
Exisitng Front Elevation
Scale 1:100



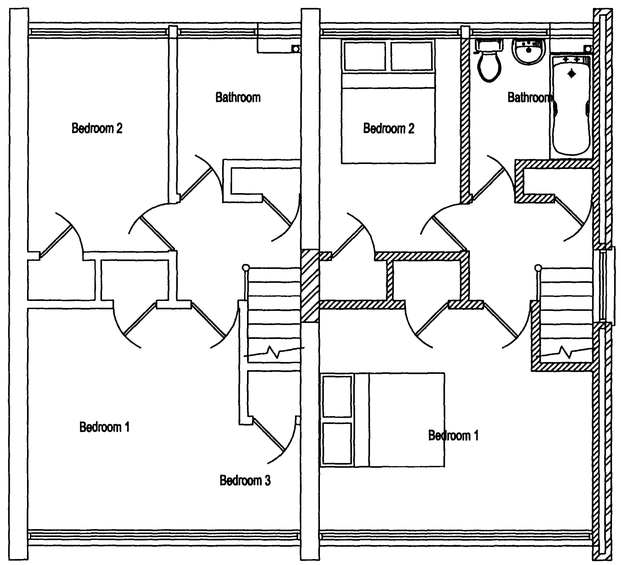
Exisitng Rear Elevation
Scale 1:100



Exisitng Side Elevation
Scale 1:100



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

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CLIENT
MR P WRIGLEY

Company

Site Address
LAND ADJOINING
50 BROOK WAY
LANCING
WEST SUSSEX

COUNCIL
PLANNING DIVISION
PLAN No. AOC1060267
DATE 28 SEP 2007

DRAWING TITLE
PROPOSED NEW DWELLING TO MIRROR EXISTING, ON THE LAND TO THE SIDE OF 50 BROOK WAY.

DRAWN
JR SW

DATE
26TH SEP 07

SCALE
1:50 & 1:100

JOB No.

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DRAWING No.
DRAWING 01
PROPOSED FLOOR PLANS

REV.	Date
REV.	Date
REV.	Date