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.

FOR OFFICIAL USE ONLY
Appl. No A/06/2607
Date Received 11 OCT 2007
Fee 265
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 Mr. & Mrs. M. Fowler	Name . R.J.REYNOLDS Architectural Services.
Address Old Salts Nursery Old Salts Farm Road Lancing West Sussex BN15 8JQ	Address 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL
Tel. No.	Tel. No. 01273 462889

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

Old Salts Nursery Old Salts Farm Road 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 1.1 hectares

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)	Proposed demolition of an existing bungalow to build a new flood resistant house in a flood plain area to provide protection to the occupants in the case of inundation.

(e) State whether the proposal involves:-

		State Yes or No
(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) 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	NO

4. Particulars of Use of Buildings or Land: state (a) Present use residential
(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) To soakaway unaltered
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) To Septic tank

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)

Drawings 1606/ P1; P2; P3 & P4 Plans & Elevations 1 : 100 Block Plan 1: 500 Site Location Plans 1:1250.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 265.00

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

DATE 7th. October 2007 SIGNED [redacted]

on behalf of Mr. & Mrs. M. Fowler
(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 / The applicant has given requisite notice to every person other than * myself / himself/herself 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~~

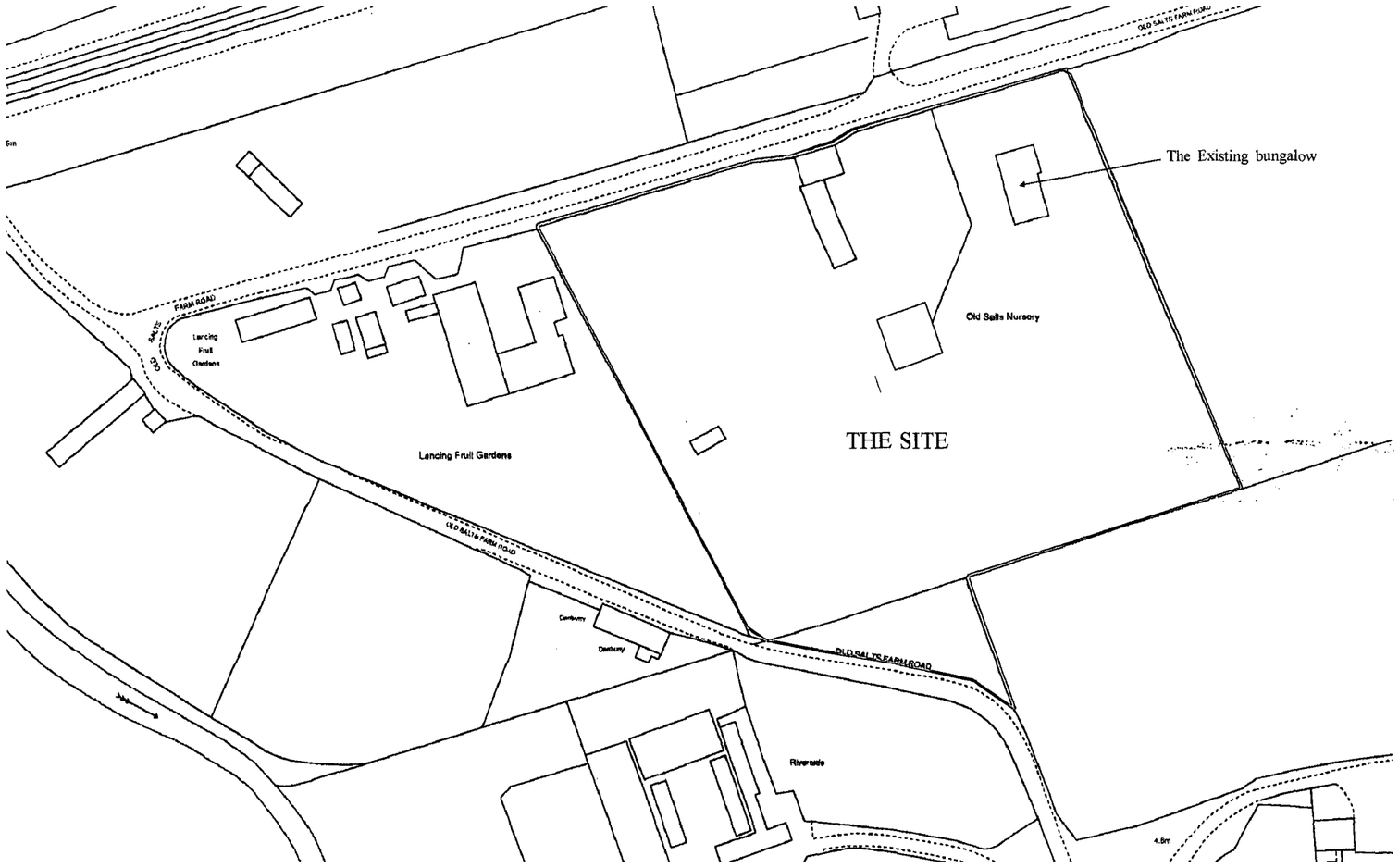
*Delete where inappropriate

[redacted]

Mr.& Mrs. M. Fowler

Date 7th. October 2007

BP 47.0 June 95



SITE LOCATION PLAN 1 : 1250

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Ax1062616
DATE RECEIVED	11 OCT 2007

FLOOD RISK ASSESSMENT

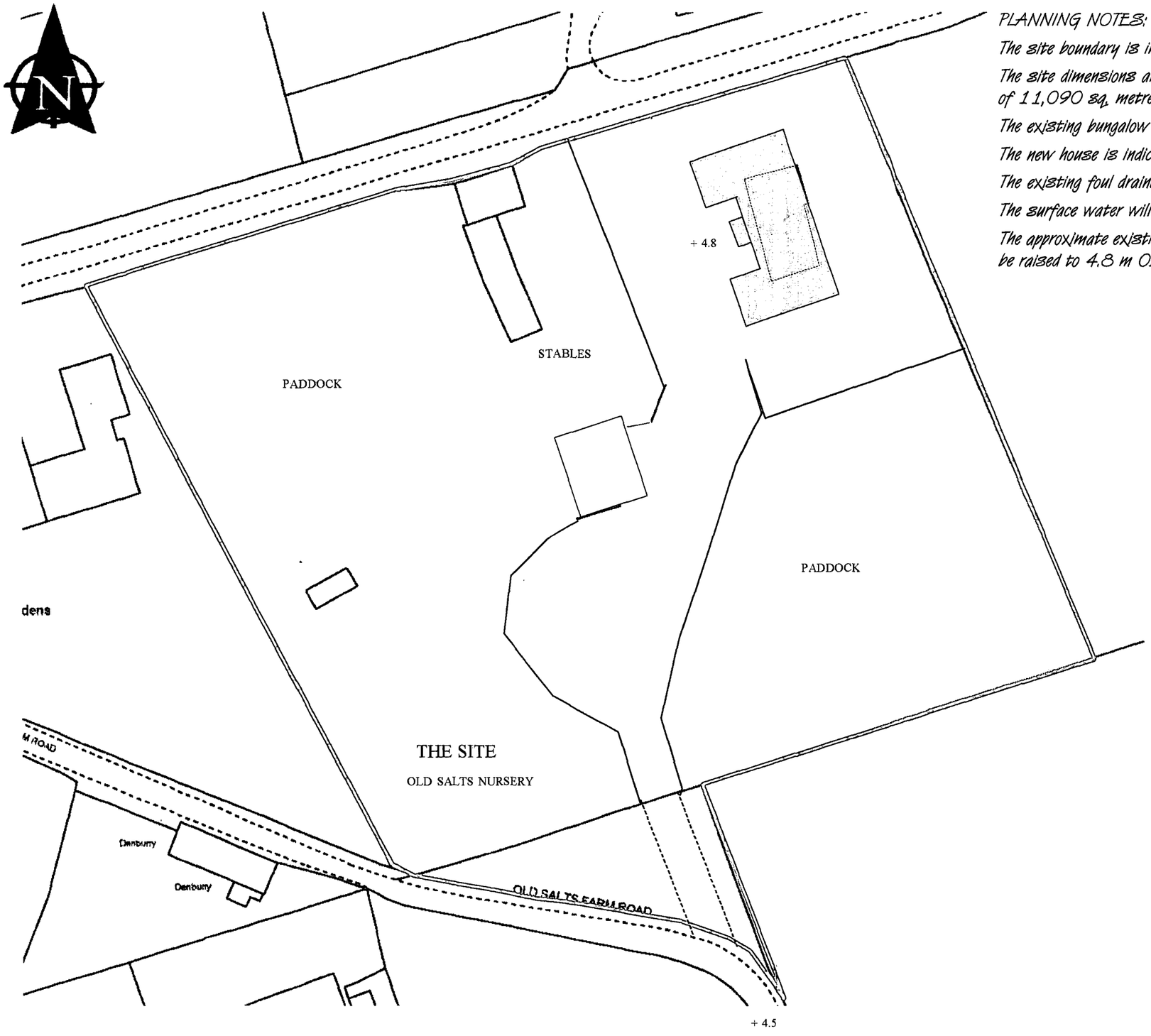
The history of the site area is that it has never experienced flooding, although the land is within a designated flood plain it is well drained into streams and ditches which discharge into the river Adur approximately 2.5 miles away from the site , which has been farmland for many centuries. The New unit is to be formed off a raft foundation so all floors will be solid finish construction. The average level within the site area is 4.5 m above ODN therefore the plot area is to be raised by 300 mm to achieve 4.8 m to resist the flood levels which are predicted in 2060 suggested by the environment agency however according to the computer prediction rise of tide levels of 6 mm per annum flooding is predicted to affect the site in the year 2060. The building is to have built in resistance within the cavity walls and across door openings to raise flood resistance level by a further 800 mm to give a level of 5.6 m ODN which would cover possible flooding to the year 2200 The expected design life of the building unit is 80 years. The construction of two stories instead of a single storey building also provides the occupants with additional safety in the case of complete inundation of the area.

revisions

R.J.REYNOLDS HNC Con. Tech. (Arch)
Architectural Services
82 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992

CLIENT	Mr. & Mrs. M. Fowler
PROJECT	Old Salts Nursery Old Salts Farm Road Lancing West Sussex.
DRAWING	Site Location Plan

scale	date	drawing
1:1250	Sept. 07	1606/ P1



BLOCK PLAN

1 : 500.

PLANNING NOTES:

The site boundary is indicated with a red line.

The site dimensions are 107.6 m frontage x 97.84 m depth giving a total site area of 11,090 sq. metres.

The existing bungalow is shown with a block dotted line.

The new house is indicated in solid red.

The existing foul drainage is taken to a septic tank which will be licensed and re used.

The surface water will be taken to soak away.

The approximate existing ground level of the site is 4.5 metres above ODN. which is to be raised to 4.8 m ODN within the proximity of the building to resist flooding

OUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ard0626107
DATE RECEIVED 11 OCT 2007

revisions

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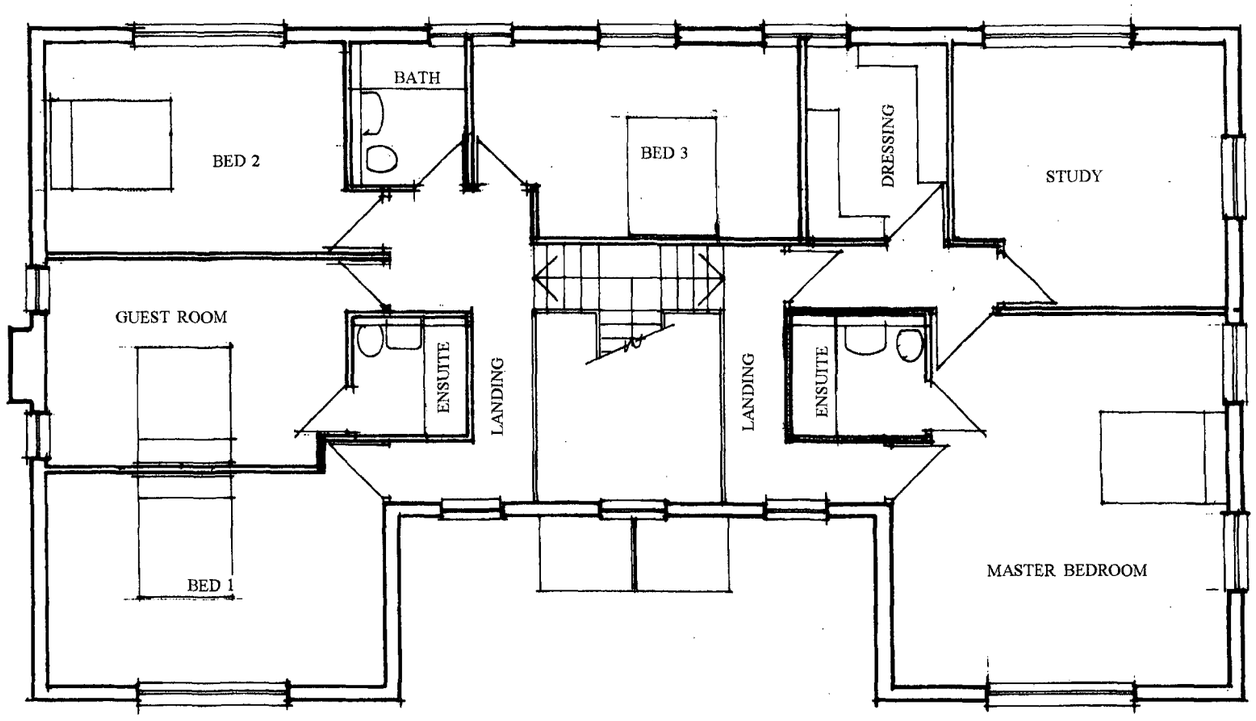
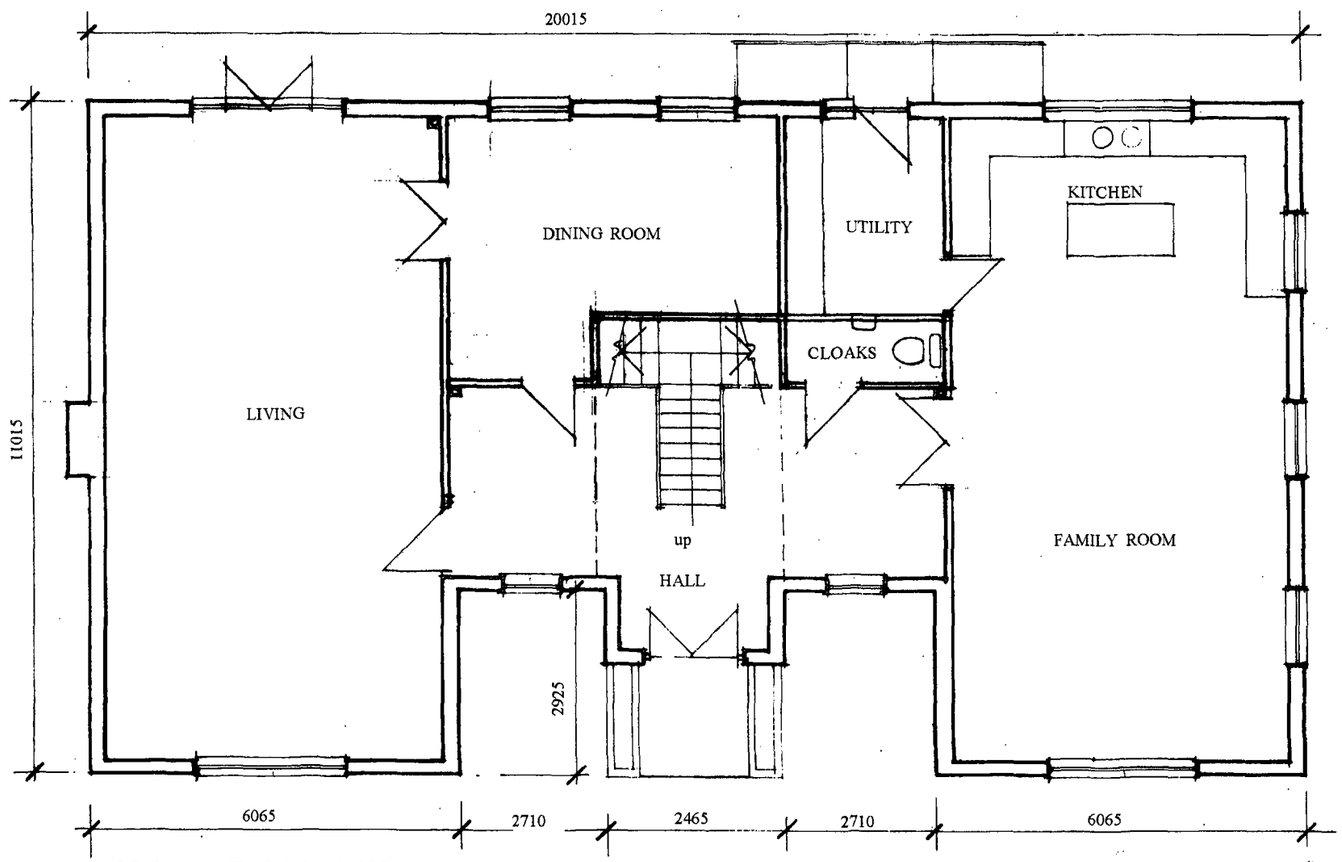
Architectural Services
82 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992

CLIENT	Mr. & Mrs. M. Fowler
PROJECT	Old Salts Nursery Old Salts Farm Road Lancing West Sussex.
DRAWING	Block Plan

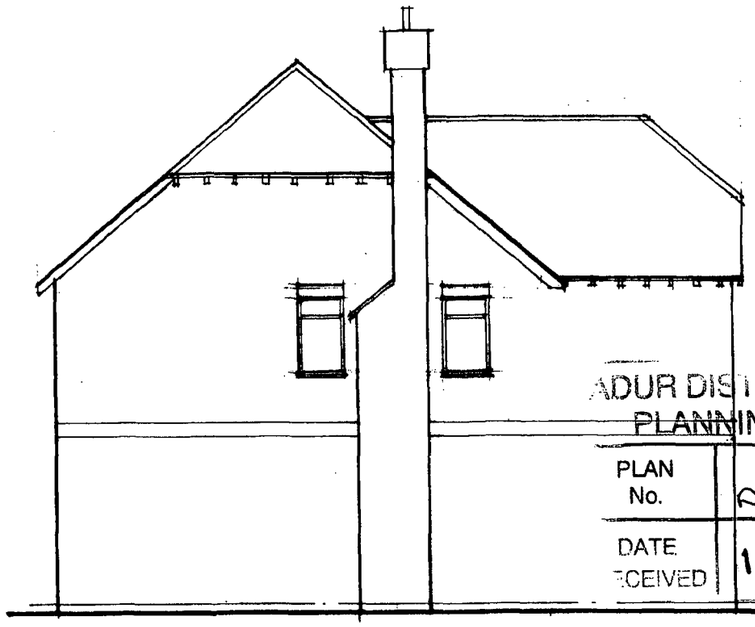
scale	date	drawing
1:500	Sept. 07	1606/ P2



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SIDE ELEVATION (North)

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0626/07
DATE RECEIVED 11 OCT 2007

The proposed building is to be formed with a central hall and stair case splitting the first floor into two wings with an open hall rising full height and landings either side. The master bedroom and guest room are to have en suite bathrooms with a family bathroom serving the other 3 bedrooms. There is also a study at first floor level

At ground floor level there is to be an open plan kitchen / family room plus utility, separate dining room with a large living room.

The front and rear access are to have ramped access for wheel chair users. Plus a WC at ground floor for disabled person use.

revisions

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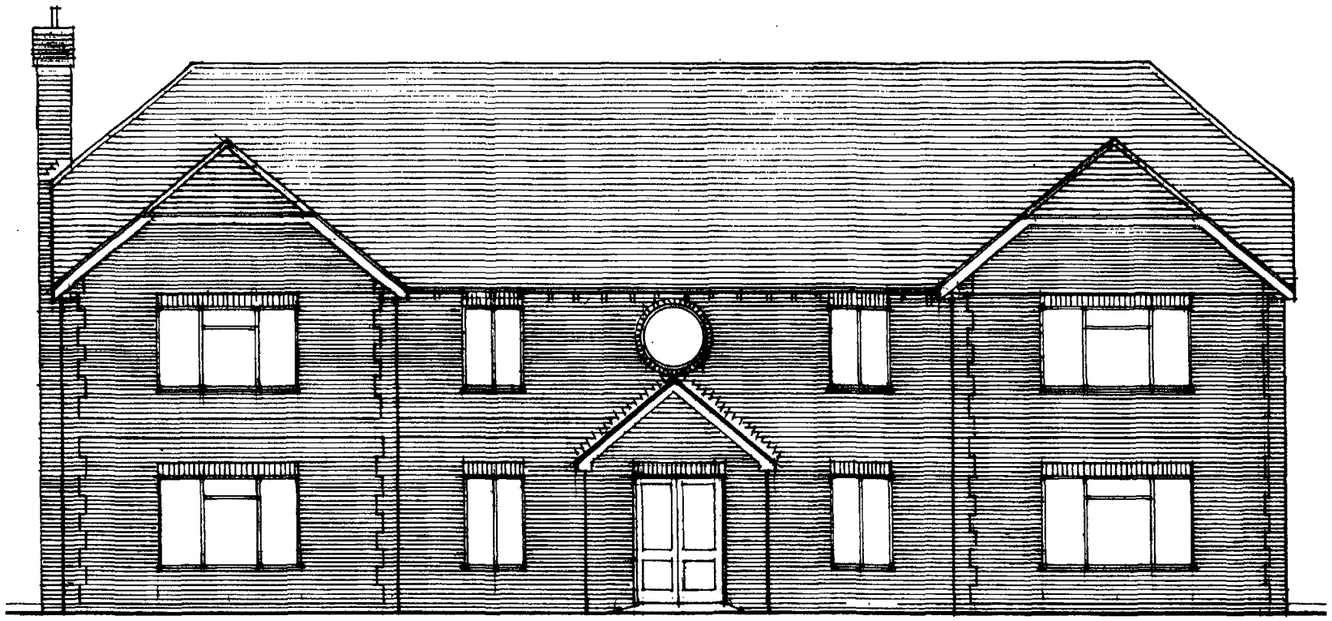
Architectural Services
82 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992

CLIENT Mr. & Mrs. M. Fowler

PROJECT Old Salts Nursery
Old Salts Farm Road
Lancing
West Sussex.

DRAWING Ground, First Floor Plan & Side Elevation

scale	date	drawing
1:100	Sept. 07	1606/ P3



FRONT ELEVATION (West)



SIDE ELEVATION (South)

COUNCIL
PLANNING DIVISION
PLAN No. AX1062616?
DATE RECEIVED 11 OCT 2007

DESIGN & ACCESS STATEMENT:

Amount: The proposal is to demolish an existing 4 bedroom bungalow built in 1980 within a strategic gap area and erect a 5 bedroom family house with more living accommodation at ground floor and larger bedrooms at first floor level.

Use: The use will be residential as existing. The paddock areas and stables are for non commercial private use of the occupants.

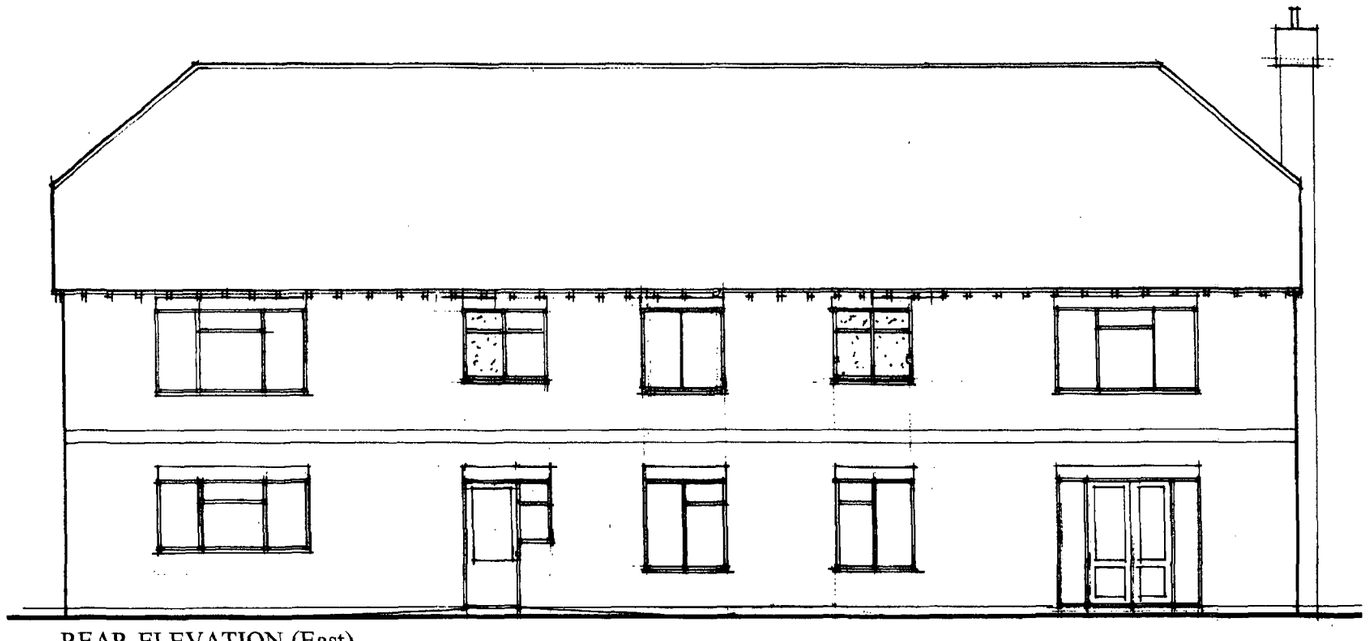
Layout; The layout of the new building is as the block plan drawing 1606 / P2 and will be placed over the existing aligned to the East boundary.

Scale: The plan area of the building is 196 sq. metres at ground level and is repeated at first floor level. The new building will not exceed a ridge height of 9 m from finished floor level which will be raised 300 mm above its existing level as it is within a flood plain area providing a finished floor level of 4.8 m above ODN.

Landscaping: The site are of the plot is 1.1 hectares formerly a nursery with various ancillary buildings the closest being 35 m away the closest neighbouring property is 25 m away across Old Salts Farm Road to the North of the site.

Appearance: The new house will be constructed in brown multi stock face brick work from ground level to eaves incorporating red feature bricks as quoins, banding and soldier courses above and around the circular feature window. The main and porch roof areas will be clad with antique red plain tiling with extended rafter ends at eaves Sussex barn end hipped gables. Windows and doors will be white finished double glazed uPVC. All finishes and materials are subject to agreement with the planning authority.

Access: The dwelling will have entry ramps front and rear to allow wheelchair access in accordance with part M of the building regulations, internally a disabled persons WC will be provided at ground floor level. The site has good access on unmetaled roads and plenty of parking within the site adjacent to the building and elsewhere.



REAR ELEVATION (East)

revisions

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WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
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CLIENT	Mr. & Mrs. M. Fowler
PROJECT	Old Salts Nursery Old Salts Farm Road Lancing West Sussex.
DRAWING	Proposed Front Rear & Side Elevation.

scale	date	drawing
1:100	Sept. 07	1606/ P4