Receipt No. 2270 28129
chq £5565.00

WB/08/0349/Full

PD

T.P. OFFICE COPY

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED - 2 APR 2008
TO | REF No.
INSTRUCTION | WB

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: First name: Surname:

Company name: Taj Properties Ltd

Street address: 98-99 Western Road

Town/City: Brighton

County:

Country:

Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
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: Hutchison

Company name: arablu

Street address:
6 Pony Farm
Stable Lane

Town/City: Findon

County: west Sussex

Country: UK

Postcode: BN14 0RS

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

Email address: [redacted]

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacement of existing tool hire shop and vacant upper floors by new retail unit at ground floor with 14 small household flats on two/part three new upper floors.

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

WITHDRAWN
4.6.08

4. Site Address Details

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

House: 0 Suffix:

House name:

Street address: 42-46 Teville Road

Town/City: Worthing

County: West Sussex

Postcode:

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

Easting: 514476

Northing: 103259

Description:

Two storey vacant premises

WITHDRAWN 4.6.08

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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

A short consultation was held with the day duty officer on policies that would be likely to be applied.
No other pre application consultation appears to be available with the Council planners for proposals of this scale.

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)

New entrances to upper floor flats proposed in Teville Road and Oxford Road.

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:

A refuse storage area for the retail unit will be provided in the loading bay area.
Separate refuse store will be provided for the flats, accessed from the common stairs.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Private contractors will remove all waste from the retail unit three times a week, part separated for recycling on site and part by the private contractor at their site.

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):

10. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Decorated render with brickwork features

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Blue grey slates with red clay decorative ridge tiles.

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Painted timber double glazed windows to upper floors.
Painted timber traditional shop fronts including pilasters, corbel brackets, fascias, cornices, narrow moulded mullions, stall risers.

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Painted timber panel doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Decorated render rear wall and side party walls, with decorated concrete capping to party wall.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Powder coated metal shutter replacement vehicle entrance in Oxford Road.

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

No external lighting to the Teville Road frontage. (individual spotlighting to shop front fascia will be part of separate detailed shop front and advertisement consent applications to be made by the retail occupier)
Terraces at the rear will be illuminated by low level wall recessed lighting.

Others - description:

Type of other material:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

none

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:

Plans, elevations, section 0159/02 -12
O/s extract plan
Photographs of existing building and site
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
Light goods vehicles/public carrier vehicles	1	1	0
Cycle spaces	0	14	14

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Existing foul drain in close at rear where new connections will be made.

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

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:

Vacant

Is the site currently vacant? ◉ Yes ○ No

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

Tool hire shop and storage yard at ground floor, vacant upper floor (formerly residential)

When did this use end (if known) (DD/MM/YYYY)? 31/12/2006

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Retail unit will be removed by private contractor three times weekly from wheeled containers.

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					
Flats/Maisonettes	8	6			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 14

Market Housing - Existing

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

Existing Market Housing Total: 3

Overall Residential Unit Totals

Total proposed residential units	14
Total existing residential units	3

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? (•) Yes ( ) No ( ) Unknown

Use class/type of use		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 changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area			330.0	330.0
OTHER	Please specify	320.0	320.0		0.0
	Total	320.0	320.0	330.0	330.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	5
Proposed employees	0	0	15

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
A1	08:00:00	21:00:00	08:00:00	21:00:00	09:00:00	21:00:00	☐

22. Site Area

What is the site area? 00.05 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: Hutchison

Person role: Agent Declaration date: 01/04/2008 [X] 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: Hutchison

Person role: Agent Declaration date: 01/04/2008 [X] 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. [X]

Date 31/03/2008