Form Ref. No. 390047

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. A/0030867
Date Received 22 MAY 2007
Fee 135.
Rem. List

Applicant's Details

Title	—
Forenames	—
Surname or Company/ Organisation	GREENE KING PUB. PARTNERS.
Telephone	
Email	

Address: ABBOTTS HOUSE, WESTGATE BREWERY, BURY S.T. EDMUNDS, SUFFOLK.
Postcode: IP33 1QT.

Do you have an agent? YES.

Agent's Details

Title	—
Forenames	—
Surname	HOLLINGTON ARCHITECT & DESIGN TEAM LTD.
Telephone	01202 531745.
Email Address	steve@hollington-architects.co.uk.

Address: 129, ALMA ROAD, BOURNEMOUTH, DORSET.
Postcode: BH 9 1AG

Application Type

(a) Full planning permission (including changes of use) — YES.

(b) Outline planning permission — NO.

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 — NO.
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 — NO.
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: NO.

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

THE SCHOONER INN
146 ALBION STREET.
SOUTHWICK.
BRIGHTON.
EAST SUSSEX.
BN 24 4AU.

Does the applicant own or control any adjoining land? NO.

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

Area of site (Hectares): 0-08.

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.

Description of *proposed* development:

NEW FLAT ROOFED.
EXTERNAL COVERED
AREA. SUPPORTED BY TIMBER.
FRAMED. POSTS.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s): NO

(ii) Alteration or extension of building(s): YES.

(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: EXISTING PUBLIC HOUSE

If vacant, the last use: EXISTING PUBLIC HOUSE.

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? YES.

(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? N/A.

(ii) How will foul sewage be disposed of? N/A. (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.

N/A.

Details of Proposal

Is the proposal related to an existing use on or near the site? YES.

If 'Yes', please explain the relationship: YES EXTENSION. TO EXISTING PUBLIC HOUSE. TO FORM EXTERNAL SEATING AREA.

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? NO .

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	Office		Industrial		Other	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**					4	4
(ii) **How many new staff will be employed on the site as a result of the development?**					0	0
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***					0	0

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business: PUBLIC HOUSE.

Public floor space (Total): 87.89 m²

Seating capacity: AS EXISTING.

Bar floor area (sq.m): 21.0 m²

Single bedrooms: 0

Double bedrooms: 0.

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

AS EXISTING.

State number of car spaces: AS EXISTING

and Lorry spaces: 0.

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles: AS EXISTING

Separately specify those used by employees driving to work: AS EXISTING

Waste

What is the nature of disposal of any trade effluents or trade refuse?

AS EXISTING.

What is the volume of any trade effluents or trade refuse?

AS EXISTING.

and the proposed means of disposal of any trade effluents or trade refuse?

AS EXISTING.

Will the proposed use involve the use or storage of any hazardous substances?

NO.

If 'Yes', please indicate

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
PROPOSED SITE DETAILS	07:28/01B	1:50
LOCATION PLAN/BLOCK PLAN	07:28/02	1:1250/1:500
PROPOSED AND EXISTING ELEVATIONS	07:28/03	1:50
EXISTING	07:28/04	1.50

Fees

If a fee is submitted, please give the amount £135-00 Calculated Fee —

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

Signed: [redacted]

On behalf of: (Insert applicant's name if signed by agent) ~~[redacted]~~ GREENE KING PUB PARTNERS

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: 21-5-07

On behalf of: GREENE KING PUB PARTNERS

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0308/07
DATE RECEIVED 22 MAY 2007

DESIGN AND ACCESS STATEMENT FOR THE SCHOONER, SOUTHWICK

1) **The Design Principles & Concept**
The existing side area is proposed to have an external area covered with a flat roof supported by timber posts and framework.

2) **The Layout**
The layout of the proposals has been driven by the existing buildings layout particularly the location of the existing bar area where the doors lead to the external area. The design/location of the new timber framed structure is fundamental so the effect on the existing building is less imposing.

3) **The Scale**
The scale of the proposed area has been driven by the setting out of the existing access area and the existing buildings side elevation and linking this to the existing bar area. The height of the new timber frame structure has also been determined by the existing windows/door heights

4) **Landscaping & Appearance**
No landscaping proposals have been included with the scheme due to the type of building and the location of the covered area.

5) **Steps taken to Appraise Context of the Development**
The context of the development has come about for a need for external improvements to create an outside eating/drinking, covered area for protection of the clients visiting the garden both from sun and rain.

6) **Design Context with Proposed Scheme**
The design of the proposals have been achieved through the use of the existing building. The use of this area gives long term use of an area that would have no future use other than to be used for store purposes. Therefore creating such an area for the public to use will give greater flexibility for the long term future of the property as a public house.

7) **Policy Adopted for Access**
Access to the new area will be via an existing doorway all other access will remain as existing

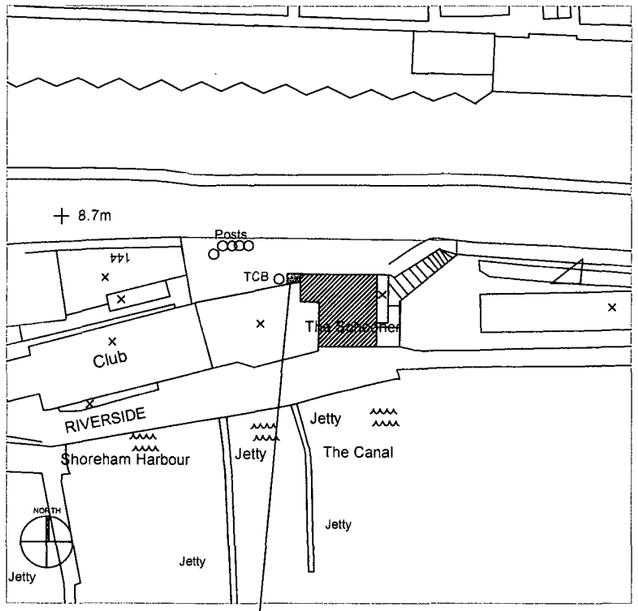
8) **Consultation carried out on Access Matters**
As stated above the access to the property will remain the same

9) ***Specific Access problems to the Development***
As stated above access to the property will remain the same

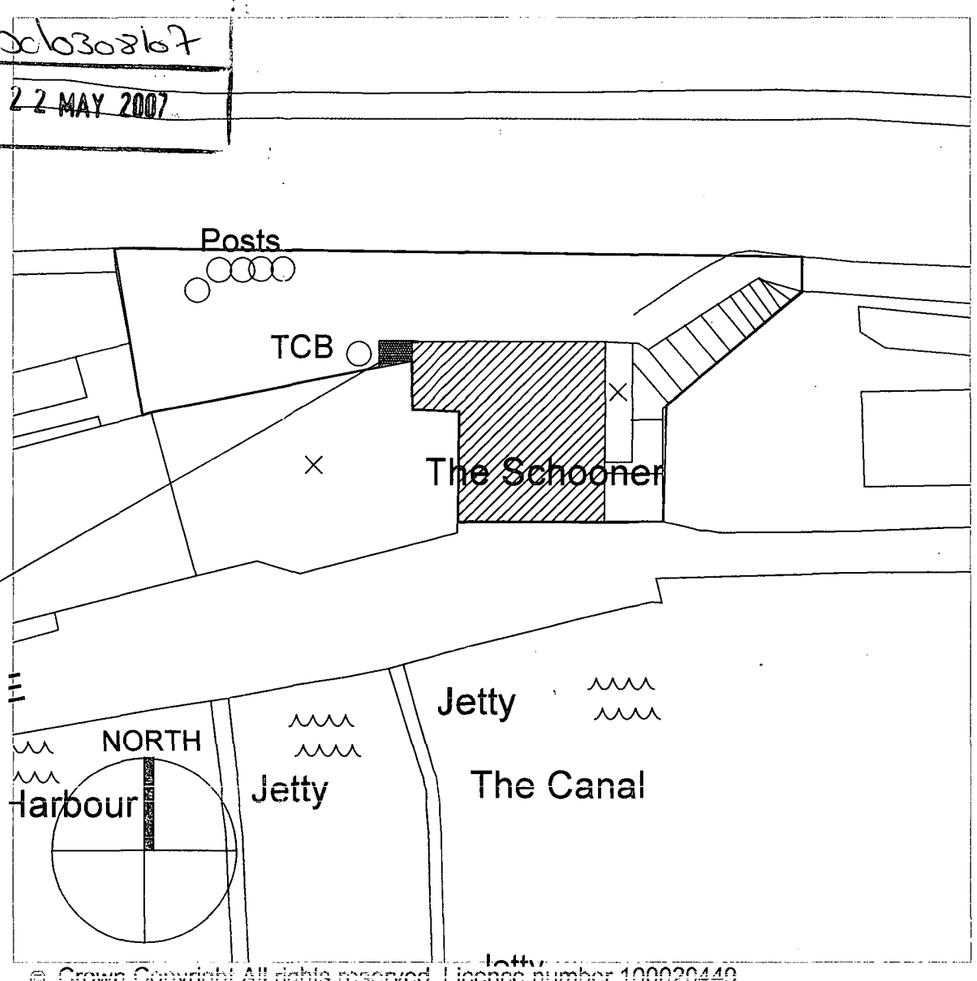
10) **Access to the Site From the Transport Network**
As stated previously the site is existing and therefore no alterations will be needed. The property is located on a main road and therefore links using public transport are good

11) **Why Access Points/Routes were Chosen**
As the property is an existing site no alterations are needed

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0010308167
DATE RECEIVED 22 MAY 2007



LOCATION PLAN - SCALE 1:1250



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BLOCK PLAN - SCALE 1:500

NEW RAISED OUTSIDE AREA COMPLETE WITH FLAT ROOF OVER AND PICKET FENCE AROUND.

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided.
The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings. This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

Rev.		By	Date

ARCHITECT AND DESIGN TEAM LTD
129 Alma Road, Bournemouth, Dorset, BH9 1AG Tel. 01202 531745
E-mail : office@hollington-architects.co.uk Fax. 01202 531775

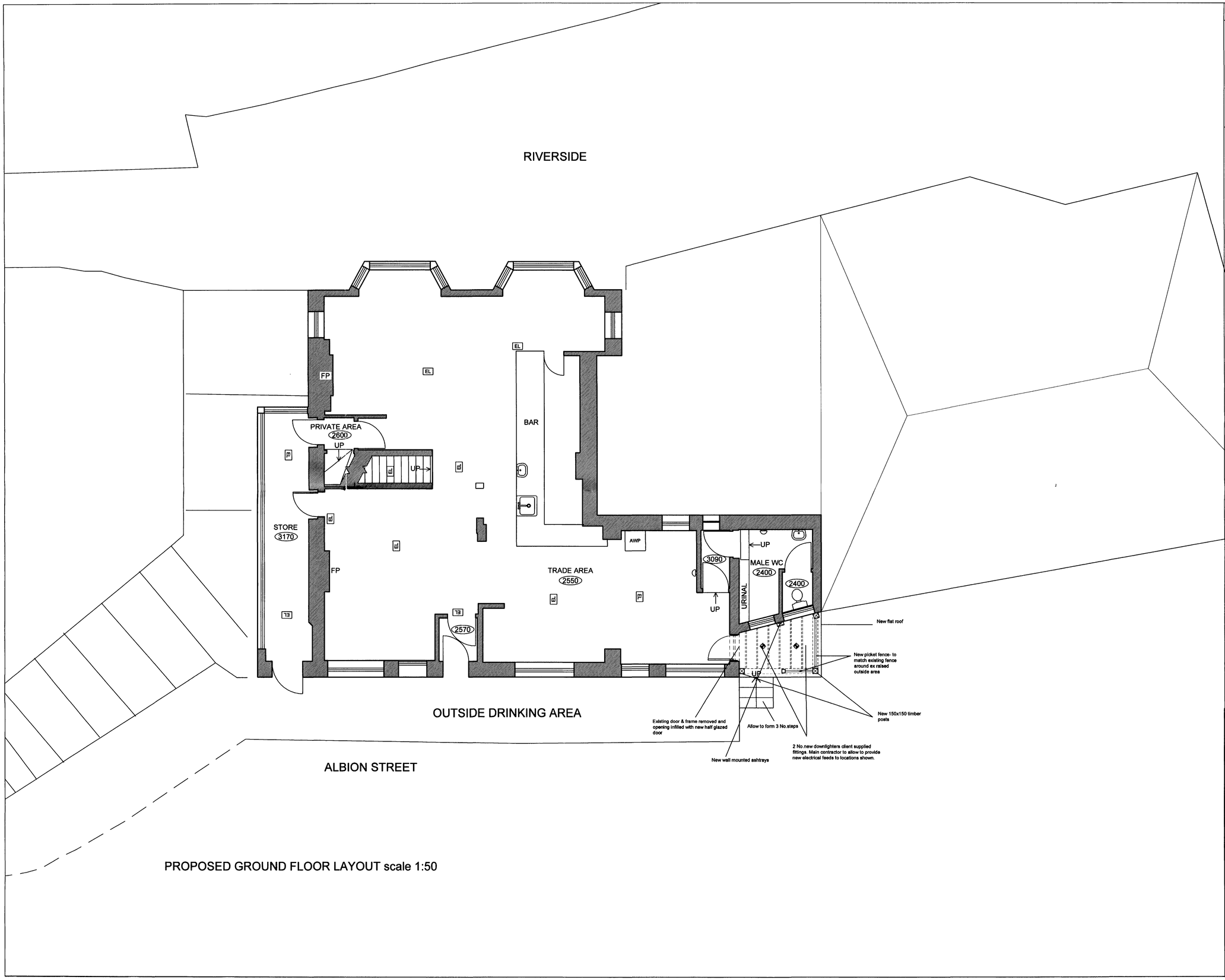
Brand: GREENE KING PUB PARTNERS

Site: THE SCHOONER INN
SOUTHWICK

Title: Location Plan

Project Manager/ Checked	Drawn By	Scale	Date
	RDZ	VARIES	MARCH'07

Arch./Des.	Drawing Number	Rev.
HADT	07:28/02	



NOTE:

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0c0308 67
DATE RECEIVED 22 MAY 2007

Rev.		By	Date
B	clients amendments	RDZ	02/05/07
A	clients amendments	RDZ	13/03/07

Hollington
ARCHITECT AND DESIGN TEAM LTD
129 Alma Road, Bournemouth, Dorset, BH9 1AG Tel. 01202 531746
E-mail : office@hollington-architects.co.uk Fax. 01202 531775

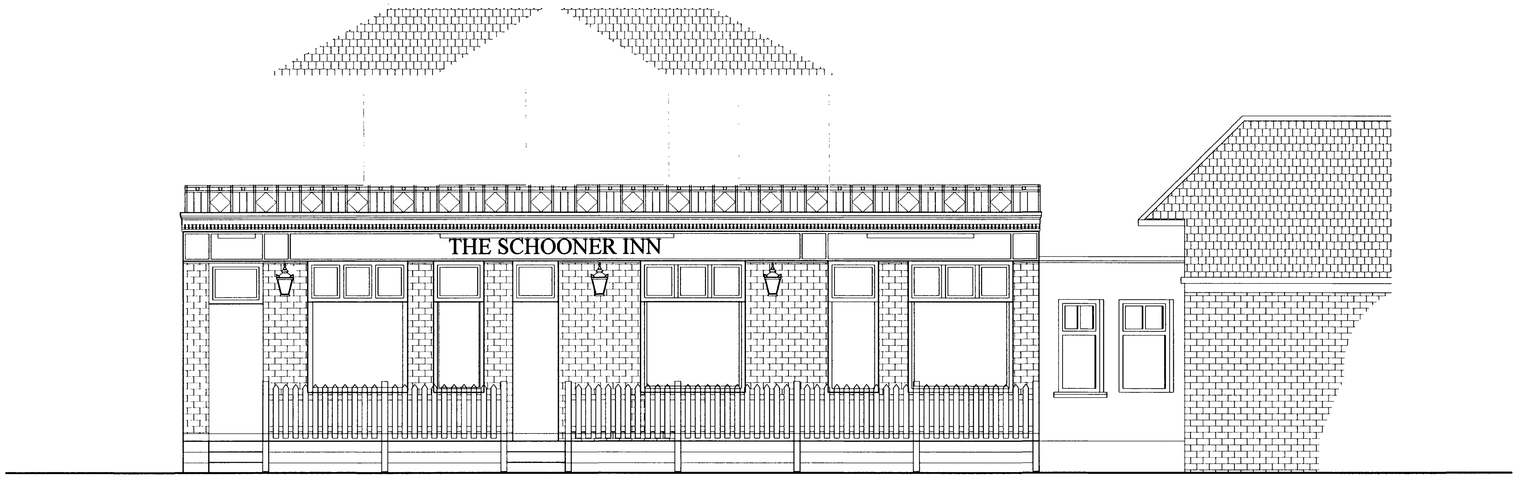
Brand: GREENE KING PUB PARTNERS

Site: THE SCHOONER INN
SOUTHWICK

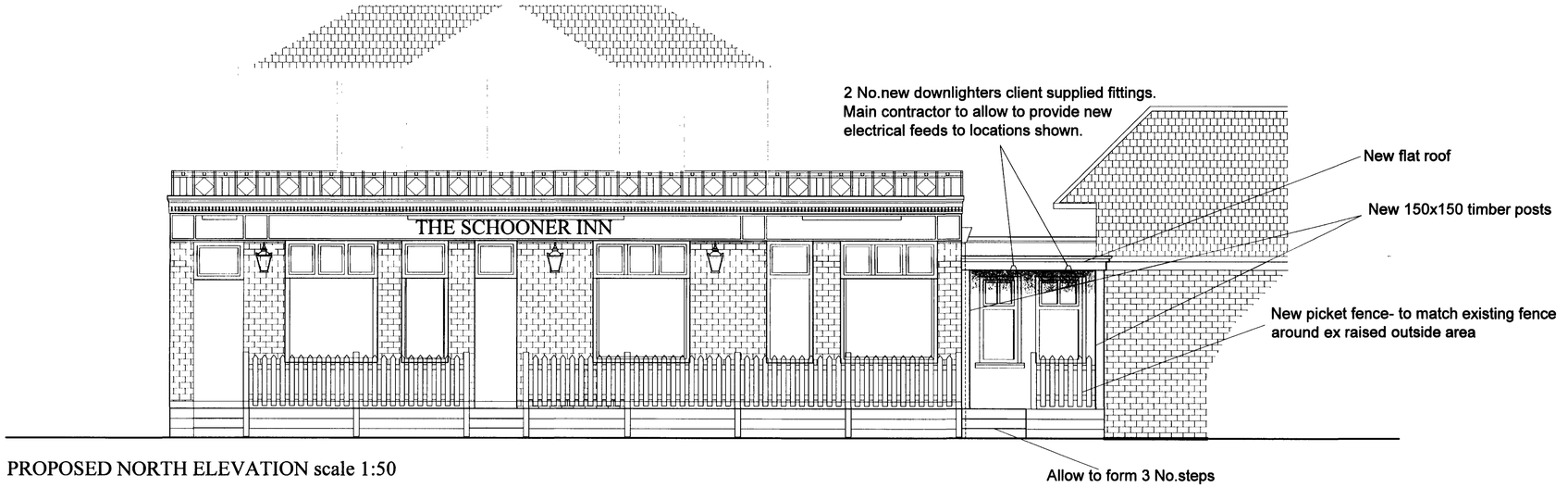
Title: Proposed Site Details

Project Manager/ Checked	Drawn By	Scale	Date
	RDZ	1:50	MAR'07

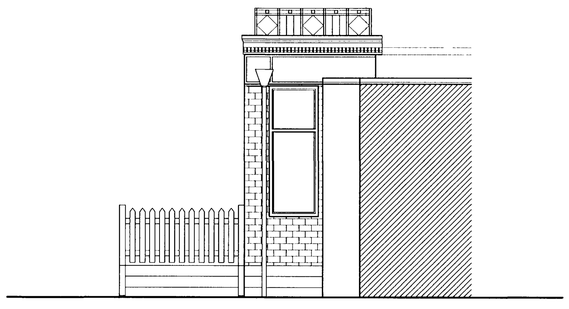
Arch./Des.	Drawing Number	Rev.
HADT	07:28/01	B



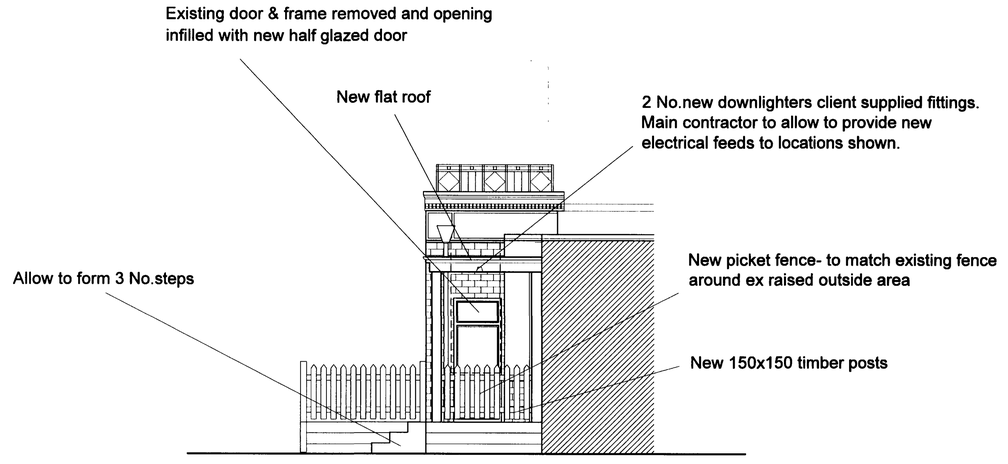
EXISTING NORTH ELEVATION scale 1:50



PROPOSED NORTH ELEVATION scale 1:50



EXISTING WEST ELEVATION scale 1:50



PROPOSED WEST ELEVATION scale 1:50

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided.
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PLANNING DIVISION
PLAN No. A06308107
DATE RECEIVED 22 MAY 2007

Rev.		By	Date

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129 Alma Road, Bournemouth, Dorset, BH9 1AG Tel. 01202 531746
E-mail : office@hollington-architects.co.uk Fax. 01202 531775

Brand: GREENE KING PUB PARTNERS

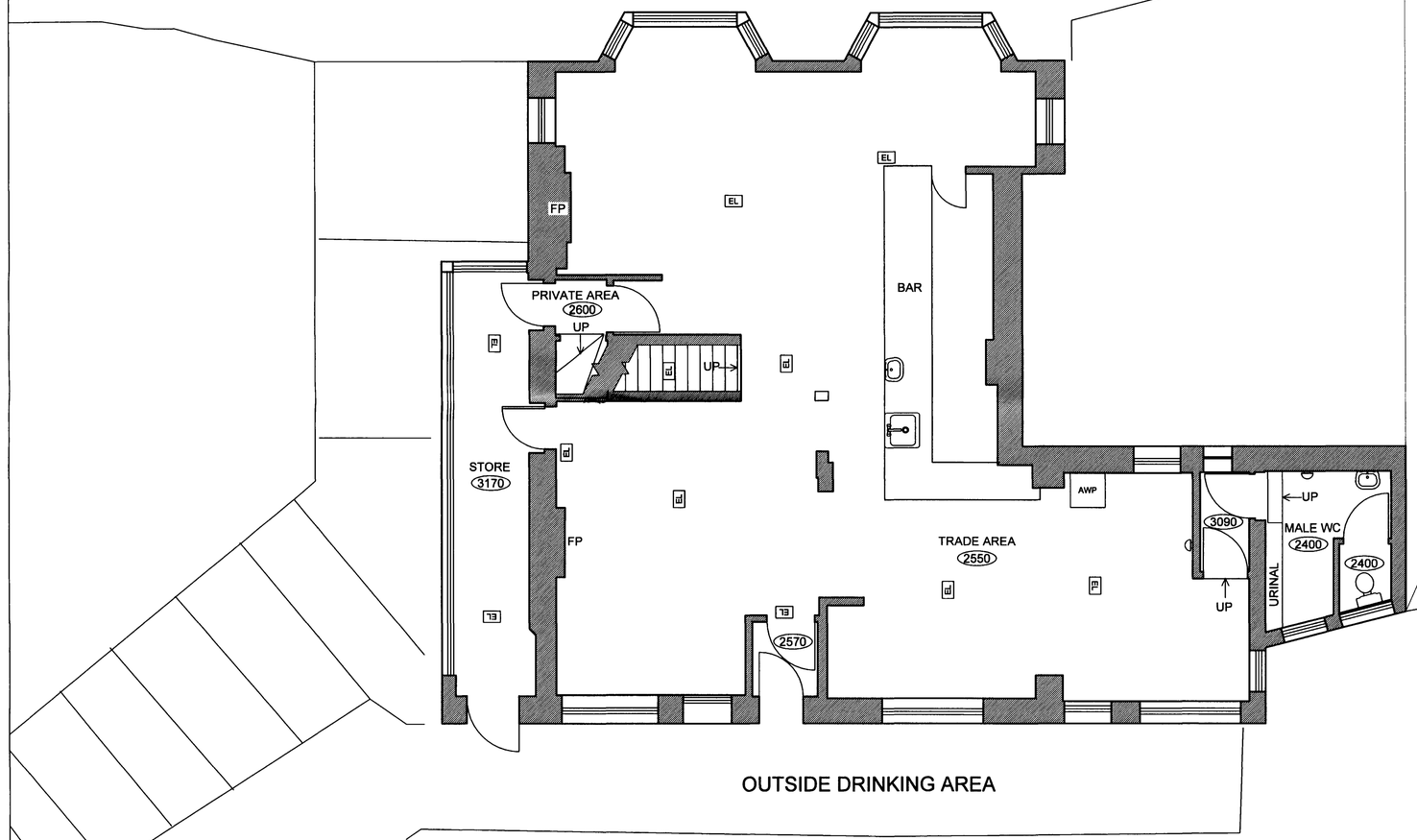
Site: THE SCHOONER INN
SOUTHWICK

Title: Proposed existing & proposed elevations

Project Manager/ Checked	Drawn By	Scale	Date
	RDZ	1:50	MAR'07

Arch./Des.	Drawing Number	Rev.
HADT	07:28/03	.

RIVERSIDE



OUTSIDE DRINKING AREA

ALBION STREET

PROPOSED GROUND FLOOR LAYOUT scale 1:50

NOTE:

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWP/0202/07
DATE RECEIVED 22 MAY 2007

Rev.	By	Date

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E-mail : office@hollington-architects.co.uk Fax. 01202 521775

Brand: GREENE KING PUB PARTNERS

Site: THE SCHOONER INN
SOUTHWICK

Title: Existing GF Layout

Project Manager/ Checked	Drawn By	Scale	Date
	RDZ	1:50	MAR'07
Arch./Des. HADT	Drawing Number 07:28/04		Rev. -