ADUR
DISTRICT COUNCIL

Form Ref. No. 203340

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/0077/17
Date Received 15 FEB 2017
Fee 265
Rem. List

Applicant's Details

Title	Dr
Forenames	Stephen
Surname or Company/ Organisation	O'Donnell/ SouthCoast Property Developments
Telephone	01903 211 122
Email	sodonnell@sopd.biz

Address	12 Tennyson Road
	Worthing
	West Sussex
Postcode	BN11 4BY

Do you have an agent? Yes

Agent's Details

Title	Mr
Forenames	Martin
Surname	Helyer
Telephone	01243 370 715
Email Address	mh@helyerdesign.co.uk

Address	2 Queen Street
	EMSWORTH
	Hampshire
Postcode	PO10 7BL

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

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

Unit 14
Chartwell Road
Lancing Business Park
Worthing
BN15 8TU

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) 0.15

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: Division of a an existing industrial unit into 2 seperate units with an extension at first floor level to provide additional office accommodation

(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) 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: Light industrial units and office

If vacant, the last use:

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? existing soakaway system

(ii) How will foul sewage be disposed of? existing mains sewer system (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.

one part of the unit will be used as a joinery workshop producing timber products. The unit will use dedicated electrical machinery with related extraction and ventilation system. Additional space from existing premises required to allow for expansion
The other part of the unit will be used by a building company as a material store and associated office space to allow for expansion of the current business

Details of Proposal

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

If 'Yes', please explain the relationship: Site is in an industrial estate with many similar units

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? Yes

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

1) 580 m2. The current joinery (parker sussex) has been in business for 80 years but is now surrounded by residential units and there are complaints over noise from extracion system. 2) (40m2) The other business is looking to relocate from a home office to allow for expansion

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?	729		729
What is the amount of office floor space?	126		126
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?		60	60
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS	855	60	915

Other Uses 1 or Comments/Information

Current company on site at Chartwell road is going out of business so is currently being run with a skeleton staff

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**	1	1	4			
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***	8	8	19			

*and details of the premises affected.

44-46 Station Road Worthing
12 Tennyson Road Worthing

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 floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

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

There is a 6450 sq feet external parking areas associated with the premises which provides parking and manoevering for 15 or so cars

State number of car spaces: 15

and Lorry spaces: 2

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles: 5

Separately specify those used by employees driving to work: 10

Waste

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

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

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

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
14 Chartwell Road Lancing	07001/01	as stated on plans

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: ....

On behalf of: (Insert applicant's name if signed by agent) DR STEPHEN O'DONNELL.

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: ..... Date: .....

On behalf of: .....

Form Ref. No. 205130

ADUR
DISTRICT COUNCIL

Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published in a newspaper or to be served on an owner or a tenant

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN NO	A/c/007/07
DATE RECEIVED	12 FEB 2007

Proposed development at

Address	Unit 14
	Chartwell Road
	Lancing business Park
	LANCING
	West Sussex
Postcode	BN15 8TU

Is the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

give notice that

Title	Dr
Forenames	Stephen
Surname	O'Donnell

is applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Division of existing industrial unit into 2 seperate units with anextension at first floor to provide additional office accommodation.

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 28/02/2007

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: ..... Date: 8/2/7

On behalf of: Dr. STEPHEN O'DONNELL

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
	Unit 14	05/02/2007
	Chartwell Road	
ACP Engineering	Lancing Business Park	
	Worthing	
	West Sussex	
	BN15 8TU	

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

OR

[ ] given the requisite notice to every person other than [ ] self who, on the day 21 days before the date of the [ ] was a tenant of an agricultural holding on all or part of the land to which the [ ] relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [signature] Date: 5/2/7

(On behalf of): DR STEPHEN O'DONNELL

Design Statement
&
Access Statement

to
Accompany

the application
for

Unit 14,
Chartwell Road,
Lancing Business Park.

Prepared
For
South Coast Property Developments

5 February 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AX/0077/07
DATE RECEIVED 15 FEB 2007

Design Statement.

The site is located on an industrial estate / business park between Worthing and Shoreham. The are is typified by large warehouses/ crinkly tin sheds and other trappings of light industry.

The proposals consist of extending the office space to the front of the unit and within the unit – all at first floor mezzanine level.

Internally the spaces are being modified to accommodate the subdivision of the unit into 2.

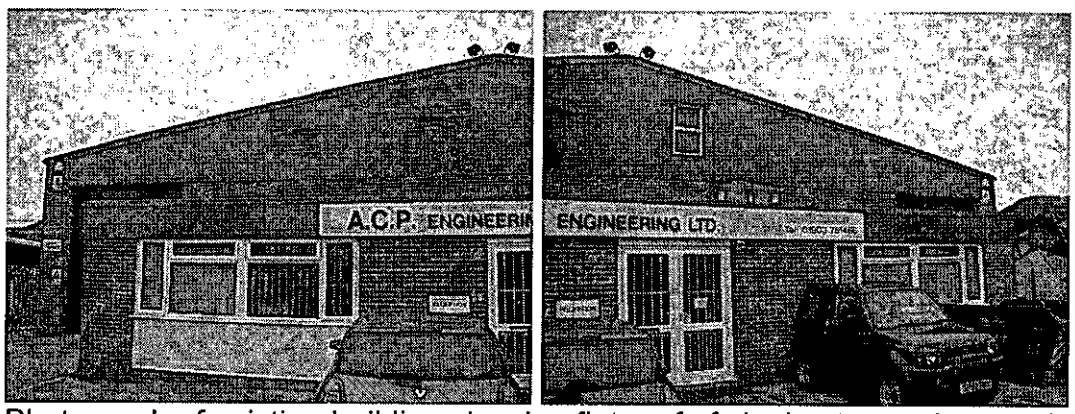
Part of the unit will house the applicant's property development business which consists of building materials storage and administration / office space. The remainder of the unit will house a joinery workshop. Both of the aforementioned businesses are currently operating in residential areas and the proximity of mixed uses has resulted in complaints to the local authority.

The architectural style of the existing building will be used to create the additional space and for this reason we believe that the proposals will sit harmoniously in their context.

Externally the parking / access will remain unchanged from the existing arrangements.

Access Statement.

The proposals have designed to take into account the regulations stipulated in Approved Document M and the Disability Discrimination Act.



Photograph of existing building showing flat roof of single storey element that we propose making 2 storey office accommodation.

Design Statement
&
Access Statement

to
Accompany

the application
for

Unit 14,
Chartwell Road,
Lancing Business Park.

Prepared
For
South Coast Property Developments

5 February 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	A/0077/07
DATE RECEIVED	15 FEB 2007

Design Statement.

Context.
The site is located on an industrial estate / business park between Worthing and Shoreham. The area is typified by large warehouses/ crinkly tin sheds and other trappings of light industry.

Proposed Use.
The proposals consist of extending the existing office space to the front of the unit and within the unit – all at first floor mezzanine level.

Internally the spaces are being modified to accommodate the subdivision of the unit into 2 separate units.

Part of the unit will house the applicant's property development business which consists of building materials storage and administration / office space. The remainder of the unit will house a joinery workshop. Both of the aforementioned businesses are currently operating in residential areas and the proximity of mixed uses has resulted in complaints to the local authority.

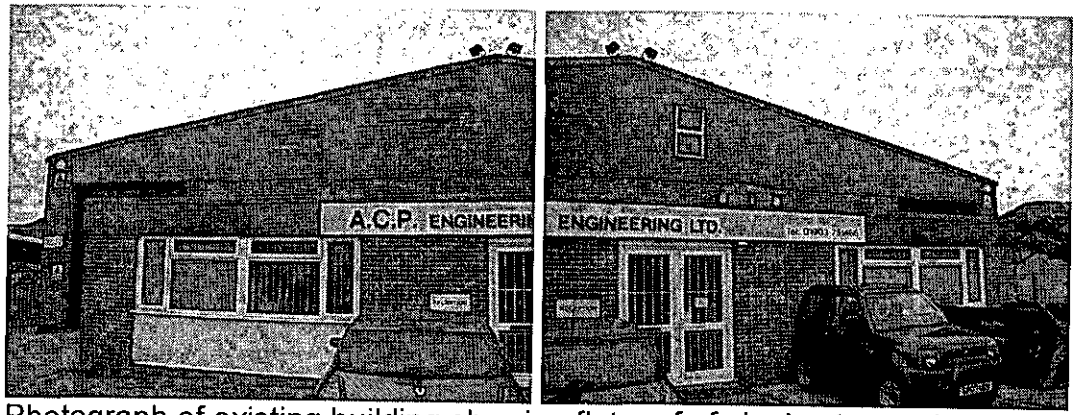
Appearance.
The architectural style of the existing building will be used to create the additional space and for this reason we believe that the proposals will sit harmoniously in their context.

Externally the parking / access will remain unchanged from the existing arrangements.

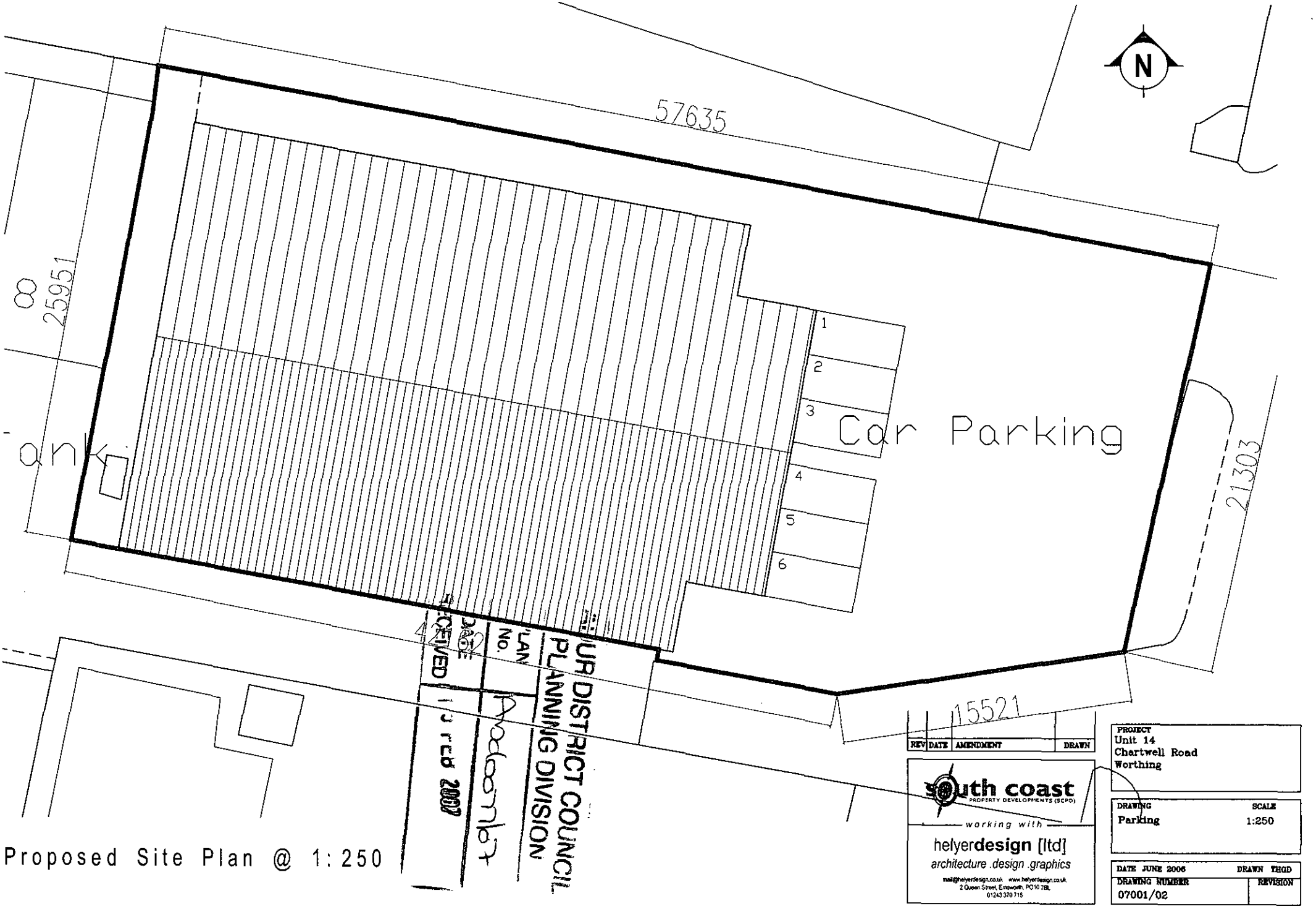
Scale.
The scale is a continuation of the existing buildings. This obviously relates well to the adjoining buildings.

Landscaping.
Externally the existing landscaping is being retained. This largely consist only of a hard standing to the front of the property.

Access Statement.
The proposals have designed to take into account the regulations stipulated in Approved Document M and the Disability Discrimination Act.
The Access is via the two dropped kerbs on the site. The turning space on site is being retained.



Photograph of existing building showing flat roof of single storey element that we propose making 2 storey office accommodation.



Proposed Site Plan @ 1:250

REV	DATE	AMENDMENT	DRAWN

south coast PROPERTY DEVELOPMENTS (SCPD)
working with
helyerdesign [ltd]
architecture .design .graphics
mail@helyerdesign.co.uk www.helyerdesign.co.uk
2 Queen Street, Emsworth, PO10 7BL
01243 379 715

PROJECT
Unit 14
Chartwell Road
Worthing

DRAWING: Parking
SCALE: 1:250

DATE JUNE 2006
DRAWN THGD
DRAWING NUMBER 07001/02
REVISION

NOTES:

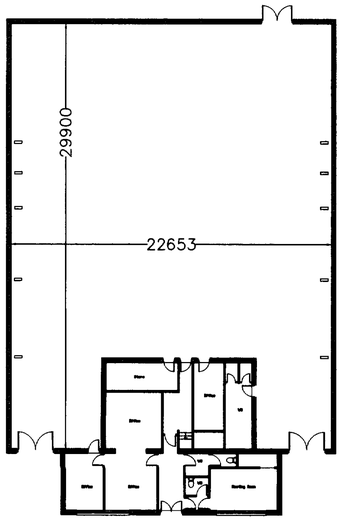
Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

Do not scale from these drawings except for planning purposes. Use figured dimensions only.

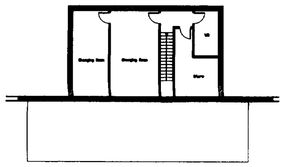
Where applicable this drawing is to be read in conjunction with other consultants' drawings.

All drawings to be read in conjunction with specification and all other drawings including structural engineer and mechanical and electrical drawings / specification

Please note this drawing has been produced from information provided by client.



Existing Ground Floor Plan @ 1:200



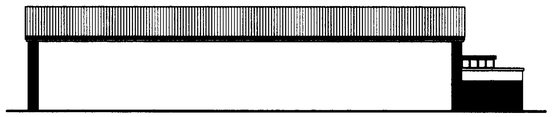
Existing First Floor Plan @ 1:200



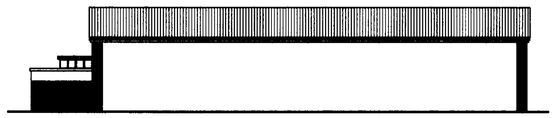
Existing East Elevation @ 1:200



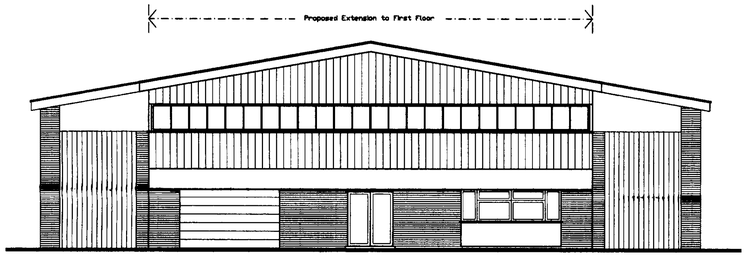
Existing West Elevation @ 1:200



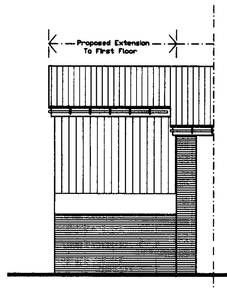
Existing South Elevation @ 1:200



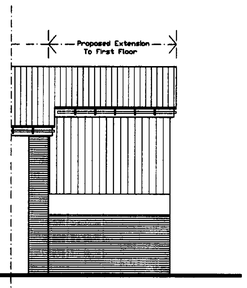
Existing North Elevation @ 1:200



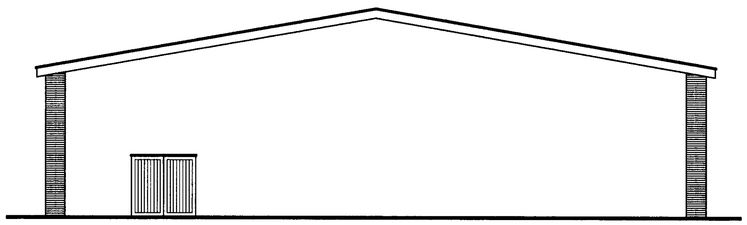
Proposed East Elevation @ 1:100



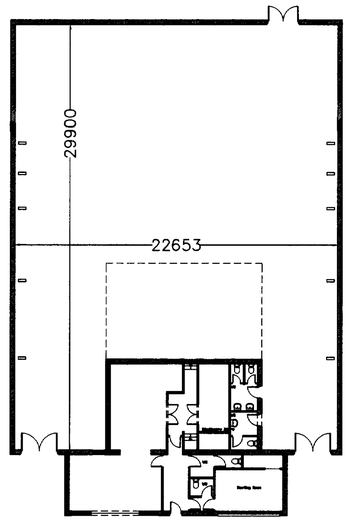
Proposed North Elevation @ 1:100



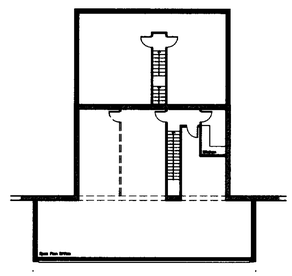
Proposed South Elevation @ 1:100



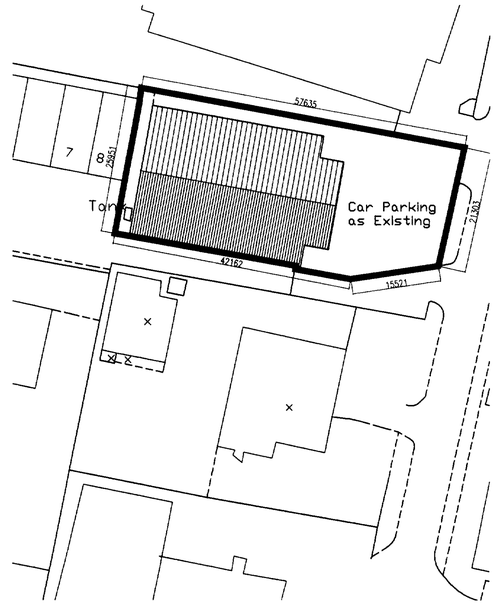
Proposed West Elevation @ 1:100



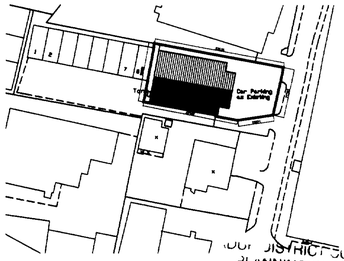
Proposed Ground Floor Plan @ 1:200



Proposed First Floor Plan @ 1:200



Proposed Site Plan @ 1:500



Proposed Site Plan @ 1:1250

DISTRICT
PLANNING DIVISION
PLAN No
DATE RECEIVED

REV	DATE	AMENDMENT	DRAWN

south coast
PROPERTY DEVELOPMENTS (SCPD)

working with

helyerdesign [ltd]
architecture .design .graphics

mail@helyerdesign.co.uk www.helyerdesign.co.uk
2 Queen Street, Emsworth, PO10 7BL
01243 370 715

PROJECT
Unit 14
Chartwell Road
Worthing

DRAWING	SCALE
Existing & Proposed	As Noted

DATE JUNE 2006	DRAWN THGD
DRAWING NUMBER	REVISION
07001/01	