Form Ref. No. 206362

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/0059/07
Date Received 16 FEB 2007
Fee 265
Rem. List

Applicant's Details

Title	Mr & Mrs
Forenames	J
Surname or Company/ Organisation	Weatherstone
Telephone	01273 452359
Email	

Address: 12 Southdown Road, SHOREHAM BY SEA, West Sussex, Postcode BN43 5AN

Do you have an agent? Yes

Agent's Details

Title	Mr
Forenames	Eamonn
Surname	Campbell
Telephone	01273 607210
Email Address	yamancampbell@yahoo.com

Address: 45 Gloucester Street, 45 Gloucester Street, Brighton, Sussex, Postcode BN1 4EW

Application Type

(a) Full planning permission (including changes of use) — Yes

(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

12 Southdown Road
Shoreham by Sea
West Sussex
BN43 5AN

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) 0.06

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: Demolish existing garages and erect 1 new house.

(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 Yes

Alteration of an existing *pedestrian* access to a highway Yes

(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: House and rear garage block

If vacant, the last use:

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? To new soakaway

(ii) How will foul sewage be disposed of? Via existing drains to LA 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

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

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**						
(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***						

*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 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?

State number of car spaces

and Lorry spaces

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

Separately specify those used by employees driving to work:

Waste

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

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

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

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

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
Existing and proposed plans & elevations	819/1	1:100
Location and site plans	819/2 & 3	1:1250 & 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: Mr & Mrs J Weatherstone

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: .....

Date: 07/02/2007

On behalf of: MR & MRS J. WEATHERSPOON

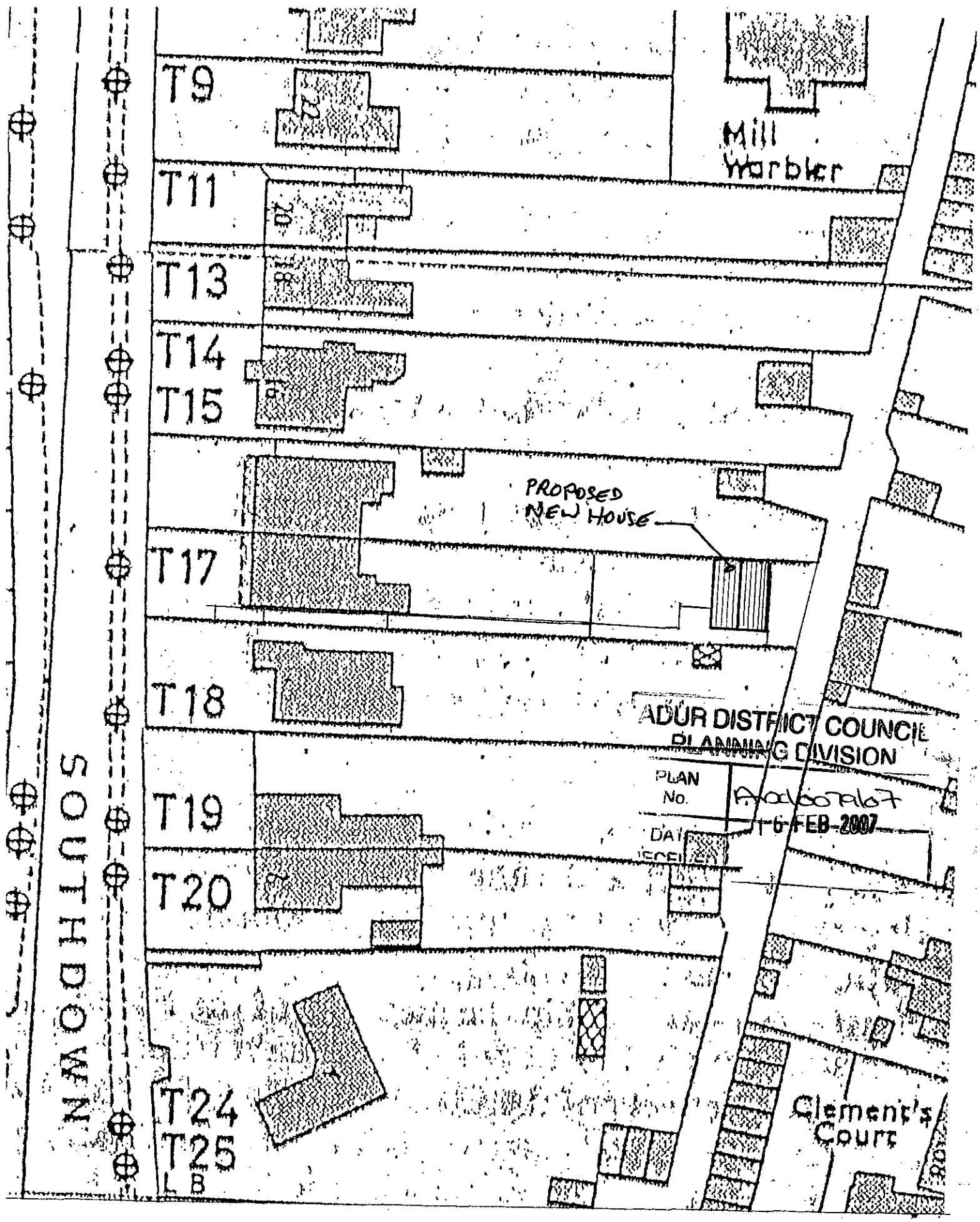


12 SOUTHDOWN ROAD, SHOREHAM

LOCATION PLAN 1:1250

CAMPBELL CHARLES ASSOCIATES
Building Surveyors & Designers
GLOUCESTER HOUSE, 45 GLOUCESTER STREET
BRIGHTON BN1 4EW. TEL/FAX. 01273 607210

DWG/819/2A



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12 SOUTHDOWN ROAD
SITE PLAN 1:500 DWG 8/19/3

12 Southdown Road, Shoreham by Sea

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No Adc 1007967
DATE RECEIVED 16 FEB 2007

Design and Access Statement
Proposed new house
at
12 Southdown Road, Shoreham by Sea

This short statement explains the design and access thinking behind the proposed new house.

A USE

01 The use of the existing main house will remain unchanged.

02 The present use of the rear garages/workshops has been largely to accomodate the family hobby of restoring and rebuilding classic cars and motorbikes.

03 As the age pattern of the family has changed over the years the garages/workshops have fallen into disuse and are now used mainly for storage - indeed largely to store items that should really be recycled or dieposed of - in essence rendering the current buildings redundant.

B AMOUNT

01 The footprint of the proposed house broadly follows the footprint of the existing buildings.

C LAYOUT

01 The proposed layout provides a small 3 bedroom family house with a good sized garden and a rear yard.

D SCALE

01 The scale of the proposed new house is in proportion to the buildings already built along the rear lane and is considered to be acceptable.

E LANDSCAPING

01 Hard landscaping in the form of chestnut paling fences are proposed, otherwise the garden will be simpl grassed for the design of the incoming occupants.

12 Southdown Road, Shoreham by Sea

F APPEARANCE

01 The proposed new house will be built in traditional fairface brickwork - the bricks will be chosen to sit happily with the brickwork of the existing main house.

02 Traditional slated slopes are proposed along with a traditional lead roll covering to the bay window roof.

03 Painted softwood joinery is proposed - windows will be traditional double weighted sashes. All joinery will be double glazed to current standards.

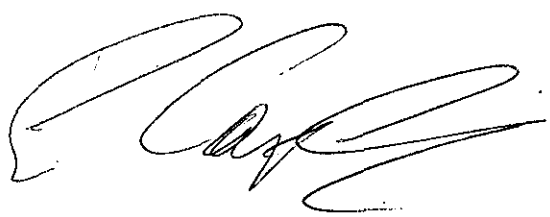
B ACCESS

01 Access will be from Southdown Road via a new footpath along the side of the existing house. The existing garden will be divided between both houses.

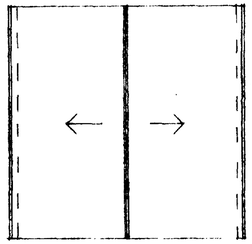
02 The existing house forecourt will be arranged to provide 3 parking spaces and one space will be allocated to the new house. In addition the rear yard to the new house would afford a further space, but the rear lane is not considered to be other than an occassional facility.

03 Ramped access will be provided to the new side path with access to the new house.

04 The ground floor WC will be sized to be an accessible WC.



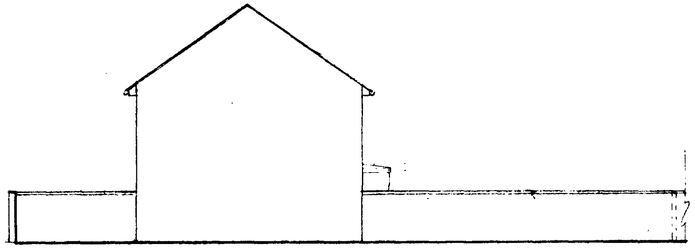
Eamonn Campbell FCIOB FASI
CAMPBELL CHARLES ASSOCIATES - 7th February 2007



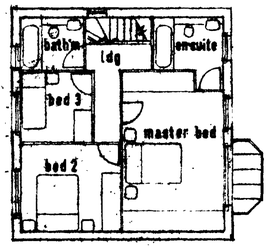
ROOF PLAN



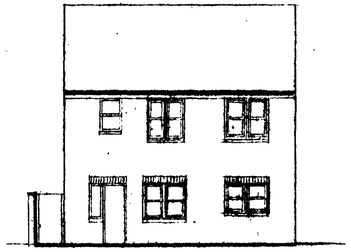
WEST ELEVATION



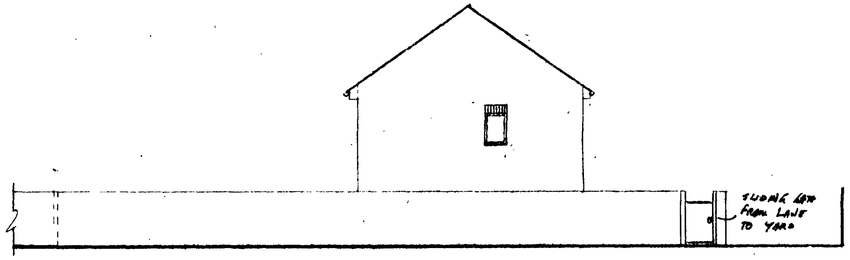
NORTH ELEVATION



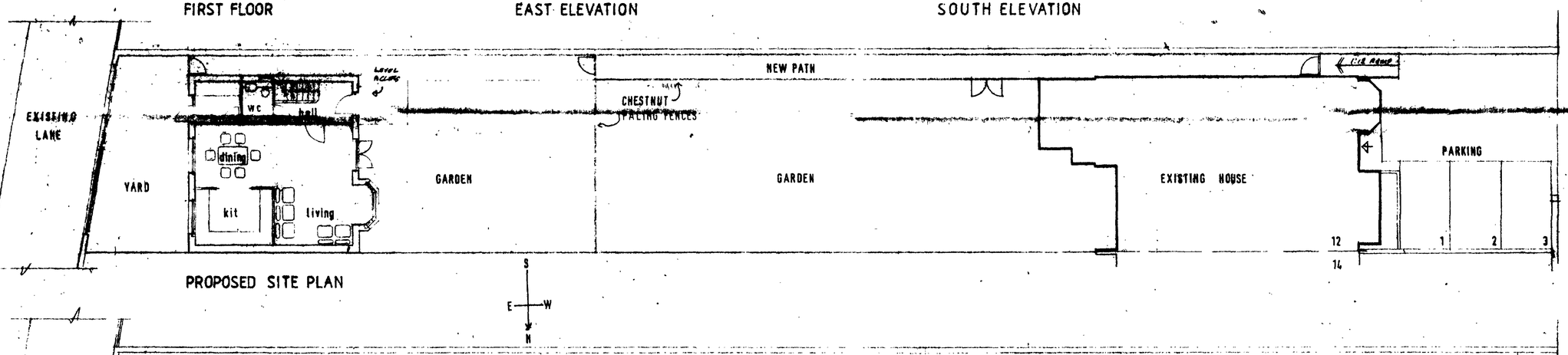
FIRST FLOOR



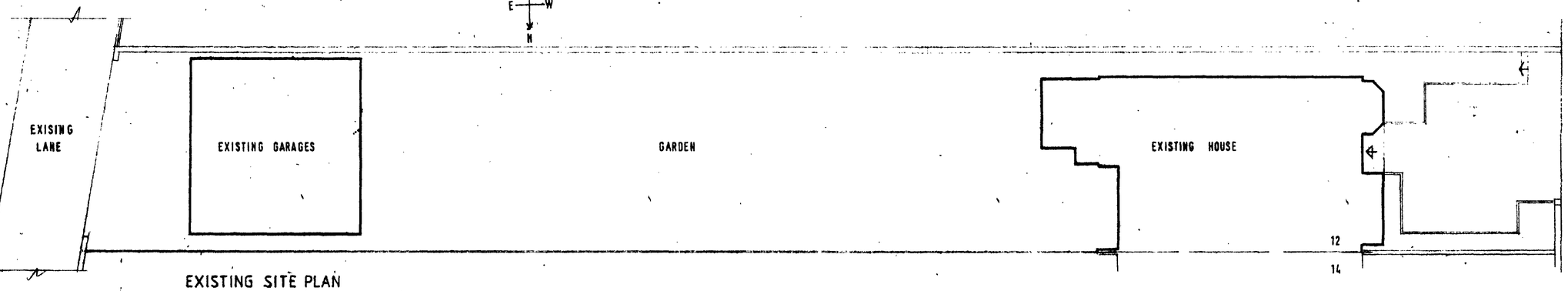
EAST ELEVATION



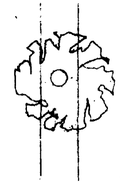
SOUTH ELEVATION



PROPOSED SITE PLAN



EXISTING SITE PLAN





ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad1007/07
DATE RECEIVED 16 FEB 2007

12 SOUTHDOWN ROAD, SHOREHAM	SCALE 1:100	DRAWING No.
PROPOSED NEW HOUSE AT REAR	DATE 22.01.2007	819/1
PLANS, ELEVATIONS + SECTION	PAPER A3	
CAMPBELL CHARLES ASSOCIATES		

