Form Ref. No. 701508

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. AOC/033167
Date Received 05 OCT 2007
Fee £30
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	PERTH SECURITIES LIMITED
Telephone	
Email	
Do you have an agent?	Yes

Address	GOLDSTONE BUSINESS CENTRE
	2 GOLDSTONE STREET
	HOVE
	EAST SUSSEX
Postcode	BN3 3RJ

Agent's Details

Title	
Forenames	
Surname	BEECHAM MOORE PARTNERSHIP
Telephone	01273 330500
Email Address	rdbeecham@ukonline.co.uk

Address	50 Beaconsfield Villas
	BRIGHTON
	EAST SUSSEX
Postcode	BN1 6HD

Application Type

(a) Full planning permission (including changes of use) ✓

(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

184 BRIGHTON ROAD
LANCING
WEST SUSSEX

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) 0.03

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. 2

Description of proposed development: DEMOLITION OF EXISTING HOUSE AND ERECTION OF A PAIR OF 4 BEDROOM SEMI-DETACHED HOUSES WITH INTEGRAL GARAGES.

(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: SINGLE DWELLINGHOUSE

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? Yes

If 'Yes', how many units? 1 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 SYSTEM

(ii) How will foul sewage be disposed of? EXISTING MAIN DRAINAGE (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

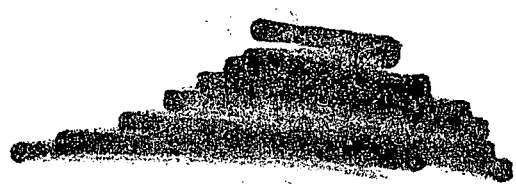
What is the nature of disposal of any trade effluents or trade refuse?

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
PROPOSED REDEVELOPMENT	2164/02	1:100
LOCATION PLAN		1:1250
SURVEY	110607-01-A	
FLOOD RISK ASSESSMENT	N/A	N/A

Fees

If a fee is submitted, please give the amount £530.00 Calculated Fee £530.00

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

Signed: [redacted] PERTH SECURITIES LIMITED

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: [redacted] Date: 12 OCTOBER 2007

On behalf of: PERTH SECURITIES LTD

Sept2007.20

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0631/07
DATE RECEIVED 15 OCT 2007

DESIGN AND ACCESS STATEMENT

PROPOSED REDEVELOPMENT OF 184 BRIGHTON ROAD, LANCING.

USE:
The proposal is for the redevelopment of an existing single family dwelling house to provide two new family units. The existing land use is therefore residential and this remains unchanged. There are no policies, which suggest that a continuation of residential use is inappropriate.

AMOUNT:
The proposal is for an intensification of an existing use.
National and local planning policies require the more efficient use of land within the existing built up area. A number of the existing adjacent properties have already been converted to provide 2 dwellings. This would imply that this property is capable of accommodating the proposed intensification of use.

SCALE:
The existing original houses are two-storey to the Brighton Road frontage and step up to accommodate the change in level from north to south across the site, being single storey at the upper level. Past redevelopments of nearby properties have increased this scale having two storeys to the south elevation, thus demonstrating that this location can comfortably accommodate such a change.
This format permits the continued provision of family accommodation whilst negating the potential flood risk.
The proposed redevelopment preserves the view and scale of the street scene by a continuation of the strong existing eaves line on adjacent houses, with the upper floor accommodated with the roof slope to the north elevation.

LANDSCAPING:
There is no existing landscaping on the site, which is deserving of retention. All surfaces to the street frontage are paved and this will be the case in the completed scheme. The rear gardens will be landscaped using plants and materials appropriate to their exposed situation. All paving and vehicular areas will generally be of a permeable nature to minimise water run-off.

APPEARANCE:
The south side of Brighton Road is a ribbon development of typically two storey detached houses with rendered walls and pitched tiled roofs, a number of which have been more intensively re-developed over recent years. Number 184 is typical of those original houses.
Redevelopment provides the opportunity to replace a house of poor quality construction with two new houses of better quality providing more sustainable accommodation.

It is proposed that the redevelopment will maintain the scale of the street scene with the upper floor contained within the roof slope. The roof pitches will be similar to those on the existing houses with maintenance of the hipped relationship with the neighbouring properties.
Windows will be of a simple and uncluttered form with a maximum of glazing to take advantage of light and view to the south.
Materials will be tiled roofs with largely rendered walls The restrained use of timber cladding emphasises the maritime location and assists in reducing the overall scale of the proposal.

ACCESS:
The new houses will comply with Part M of the Building Regulations and Lifetime Homes.
The visibility and safety of the existing vehicular access to Brighton Road will be improved.

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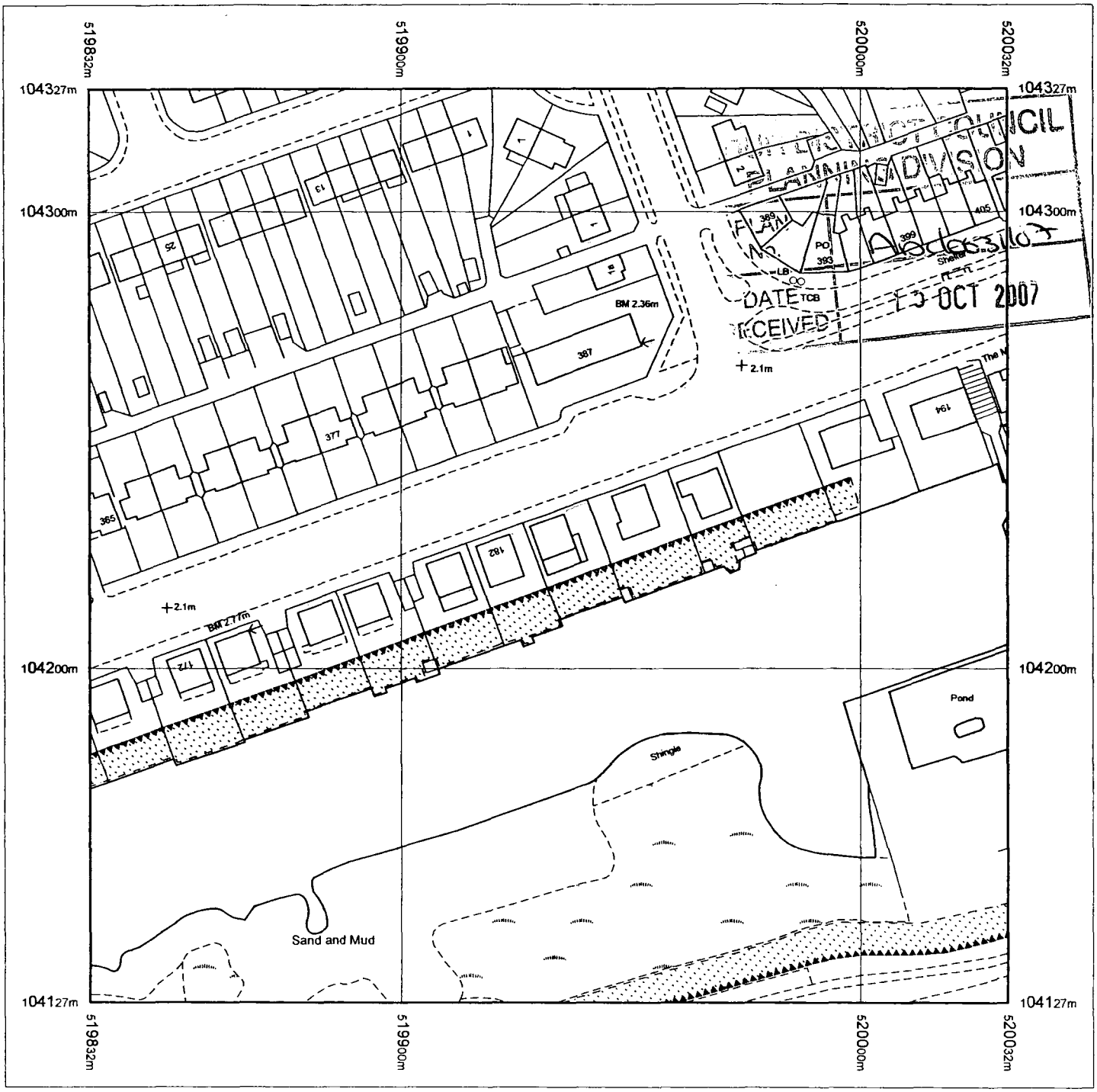
OS Sitemap™



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The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Outlet User**
Serial number: 00003000
Centre coordinates: 519932 104227

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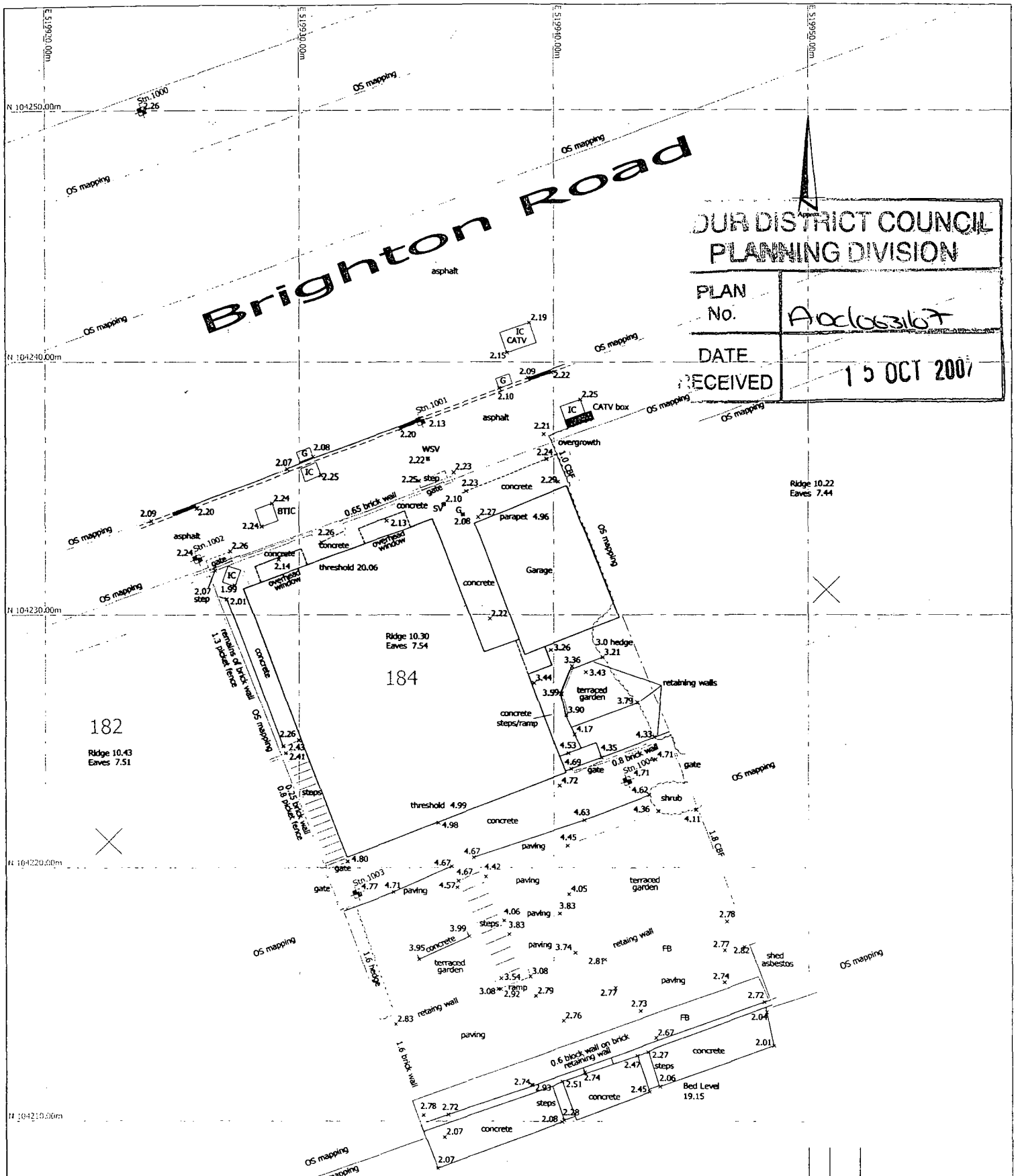

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0C/0631/07
DATE RECEIVED 15 OCT 2007

Survey Notes:
The survey has been "best fitted" to OS mapping.
The Levels are based on the OSBM located @ 174 Brighton Road
Value 2.77m
The physical boundaries shown may not be the legal boundaries.

Legend:

BTIC	British Telecom inspection cover
CATV	Cable TV
CBF	Close Board Fence
FB	Flower Bed
G	Gully
IC	Inspection Cover
SV	Stop Valve
WSV	Water Stop Valve

Rev.	Date	Comments
A	25.09.07	Levels altered to Ordnance Survey Datum.

D BRENNAN (SURVEY) LTD
Phone 01903 892078
Fax 01903 893933
Mobile 07967 010507
Email
Millrace, Willow Way, Ashington, West Sussex, RH20 3BG

Client: Perth Securities Ltd.
2 Goldstone Street
Hove, East Sussex.
BN3 3RJ

Title: 184 Brighton Road, Lancing, BN15 8LL
Site Survey

Scale 1/200 @ A4	Drawing no. 110607-01A-Site Survey.dwg
Drawn by dmb	
Date 04.07.2007	
Checked by	
Date	Revision

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gta civils ltd - consulting engineers

...UR DISTRICT COUNCIL
PLANNING ...ISION
PLAN No. Arc/06/367
DATE RECEIVED 15 OCT 2007

FLOOD RISK ASSESSMENT

AT

184 BRIGHTON ROAD
LANCING, BN15 8LL

CLIENT
Alchemy Homes
Goldstone Business Centre
2 Goldstone Street
HOVE BN3 3RJ

Ref: pc/MR/3109/2.3
Date: 12 October 2007

CONSULTING ENGINEERS
gta civils ltd
Gloucester House
66a Church Walk
Burgess Hill
West Sussex
RH15 9AS

Tel: 01444 871444
Fax: 01444 871401

INDEX

1.0 Introduction

2.0 Requirements of the flood risk assessment

3.0 Existing site/current flood conditions

4.0 Proposed site layout and levels

5.0 Site drainage

6.0 Sequential test (from PPS25)

7.0 Summary and recommendations

SCHEDULE OF APPENDICES

A Site location plan

B Survey Drg no. 110607–01A

C Environment Agency flood plain map

D Drawings - proposed site layout

E Site photographs

Report by: Martin Roberts IEng, ACIWEM, MIHT

Issue	Date	Compiled	Checked
First Issue	12.10.2007	MR	SL

1.0 INTRODUCTION

1.1 **gta** civils ltd were appointed by the client, Alchemy Homes, to carry out a flood risk assessment with respect to a proposed development at 184 Brighton Road, Lancing.

1.2 This report will take the form of a formal Flood Risk Assessment in accordance with Annexes E-G of the publication "Planning Policy Statement 25: "Development and Flood Risk" (PPS25).

1.3 The existing site comprises a single dwelling.

1.4 The Planning Application is for the development of 2 no. semi-detached units with garage/utility room on the ground floor and living accommodation at first floor.

2.0 REQUIREMENTS OF THE FLOOD RISK ASSESSMENT

2.1 PPS25 – Development and Flood Risk, Annexes E-G, sets out the requirements of a Flood Risk Assessment. The EA have also published a guidance note 2 giving minimum requirements for FRA documents.

2.2 The guidance note specifies that the report shall contain the following:

- Location Plan – See Appendix A of this report.
- Development proposals – See plan drawing in Appendix D of this report.
- Existing information on extent and depth of flood events or on flood predictions – see printout from EA web site showing indicative line of 1 in 100 year event.
- Survey plan – See drawing no. 110607-01A in Appendix B which indicates existing levels taken from the topographical survey.
- A plan of the site showing finished floor levels and site levels, or other relevant levels relative to the source of flooding – dee layout plan in Appendix D of this report.
- Sources of flooding – see Section 3.0 of this report.
- The impact of flooding on a site – see section 4.0.
- An assessment of the run-off likely to be generated – see section 5.0.
- The likely impact of displaced water on third parties – see section 5.0.

3.0 EXISTING SITE/CURRENT FLOOD CONDITIONS

3.1 The area of the existing dwelling and paving footprint is currently 265m^2.

3.2 The existing site ranges in level from 2.25m AOD at the Brighton Road side to 2.72m AOD at the rear where the lagoon meets the back boundary. The property is accessed from the side at first floor level and the levels at the back step down from 4.9m at the threshold in terracing to the boundary level of 2.72m.

3.3 The existing site levels are indicated on D Brennan (Survey) Ltd drawing no. 110607-01A in Appendix B.

3.4 The existing house is accessed off the Brighton Road and at the rear there is a seemingly stagnant lagoon between the footpath along the rear of the beach.

3.5 The Environment Agency flood map shows that the site is within the 0.5% annual probability tidal floodplain (1 in 200 year). See indicative flood plain map within Appendix C.

3.6 The anticipated peak flood level provided by the Environment Agency including allowance for global warming is 5m AOD.

4.0 PROPOSED SITE LAYOUT AND LEVELS

4.1 As outlined in Section 3.2, the levels on the site range from 2.25m AOD to 4.9m AOD.

4.2 The existing sea defence is at a level of approximately 4.8m AOD and the site is situated at the rear of the Wydewater Lagoon which can be treated as a secondary flood defence barrier.

4.3 The site is also protected by the primary defence of the raised footpath at the rear of the beach which is assumed to be at a level of approximately 4.8m AOD.

4.4 The new properties are proposed to be situated at a level of 4.9m AOD on the living accommodation at first floor level. With the protection of the Wydewater Lagoon and primary defences, it is felt that this is sufficiently high to prevent flooding even during a storm surge.

4.5 The ground floor will only be used for garage space and a utility room. It is proposed that these be constructed as far as possible with flood resistant materials, with services being fed from above.

4.6 There is no evidence that the lagoon has flooded in the last few years due to its stagnant state and the undergrowth on its banks.

5.0 SITE DRAINAGE

5.1 The proposed site area in the confines of the proposed new boundary fence occupies an area of 0.037 hectares.

5.2 The proposed roof area and drives would occupy an area of approximately 0.019 hectares.

5.3 The existing rate of run-off from the site during a 1 in 200 year storm is 226 x 50mm/hr = 3.141 l/s. During a 1 in 100 year storm (158mm/hr) the run off would be 9.91 l/s.

5.4 The proposed impermeable area of the site is 0.19 hectares and therefore the run-off during a 1 in 100 year storm would be 8.3 litres/sec (158mm/hr peak storm).

5.5 It is unknown where the existing house roof and hard-standing areas discharge to, but it is assumed that these outfall to the lagoon at the rear.

5.6 Due to the small nature of the site and the fact that the proposed flows are less than the existing, it is proposed to discharge storm water into the lagoon at the rear.

6.0 SEQUENTIAL TEST (FROM PPS25)

6.1 As the site is within the Flood Zone, in order to justify the development, an exception test is required as outlined in Planning Policy Statement 25. (Annex D)

6.2 The justification for this development is outlined as follows:

6.3 The site is within an existing developed residential area. The development is small and would not represent a major increase in development in the floodplain.

7.0 SUMMARY/RECOMMENDATIONS

7.1 Although the site is within the 1 in 200 year tidal flood plain, the living accommodation would be set at a level sufficiently high so as not to risk property above the peak flood level at 4.9m AOD.

7.2 The lagoon provides a secondary form of defence to flooding of the property.

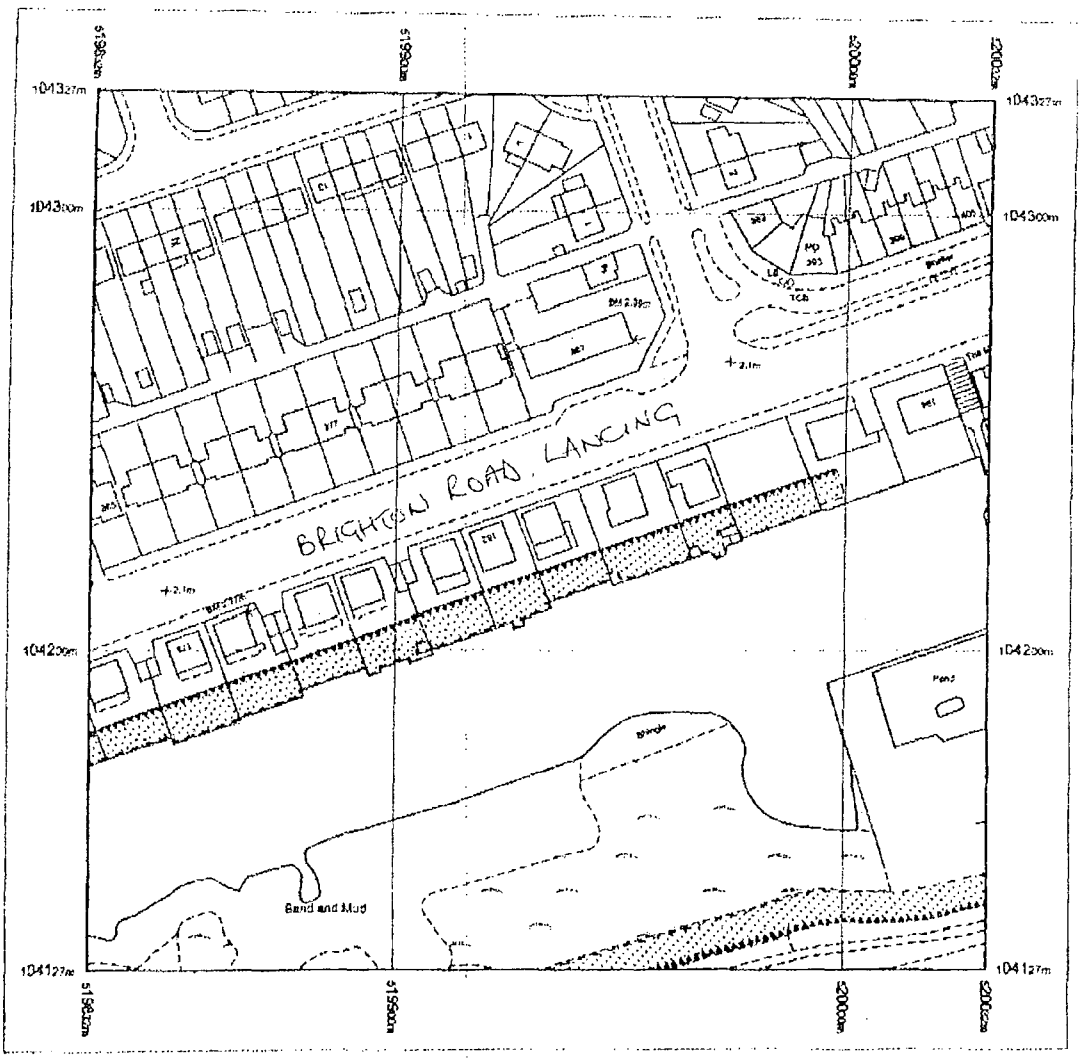
7.3 The development is small scale and does not represent a major increase risk to the area.

- End of Report -

APPENDIX A: Site location plan

Ordnance Survey

OS Sitemap



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Metres
0 20 40

Scale 1:1250

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Centre coordinates: 519932 104227

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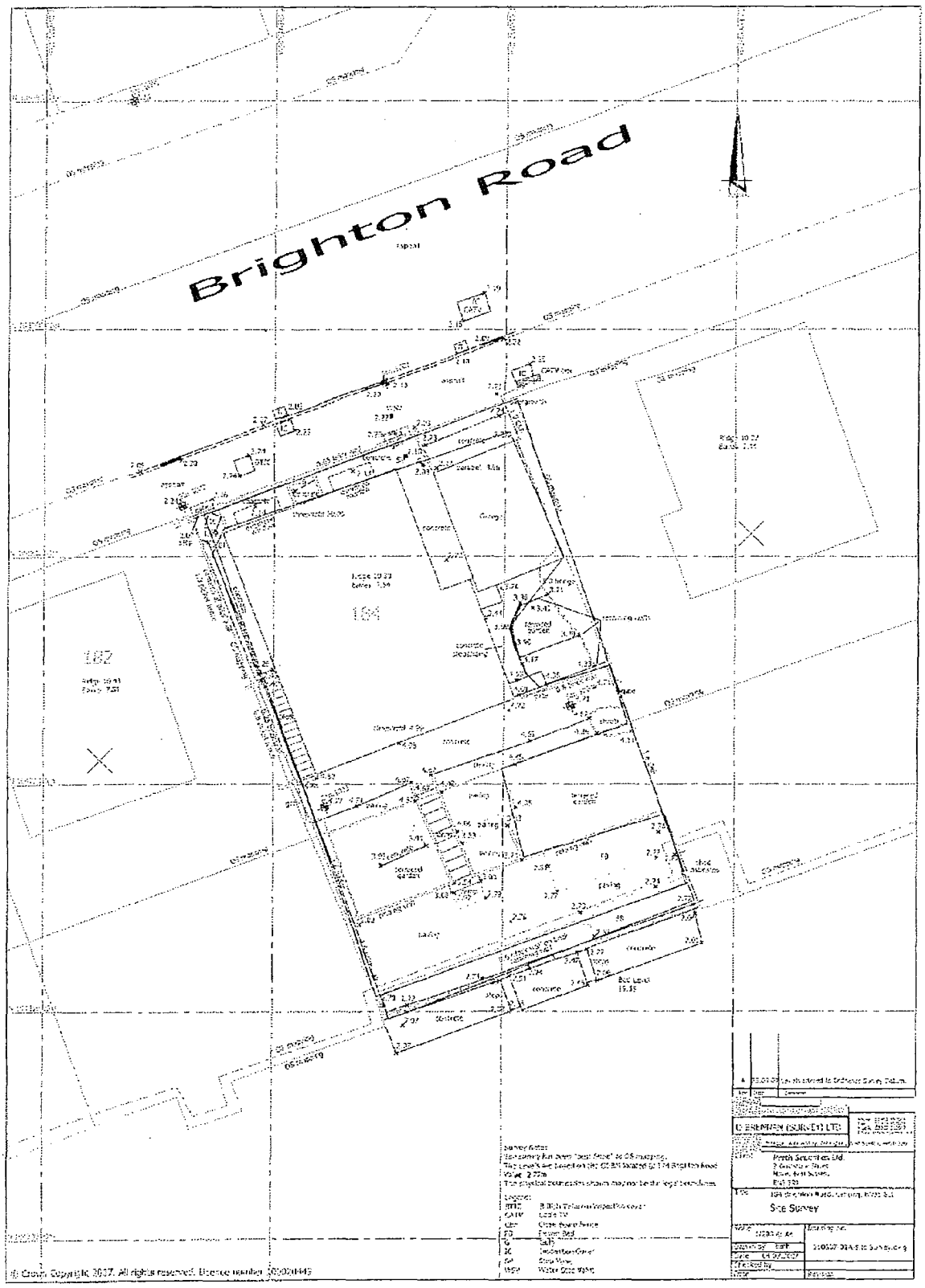
APPENDIX B: Site Survey



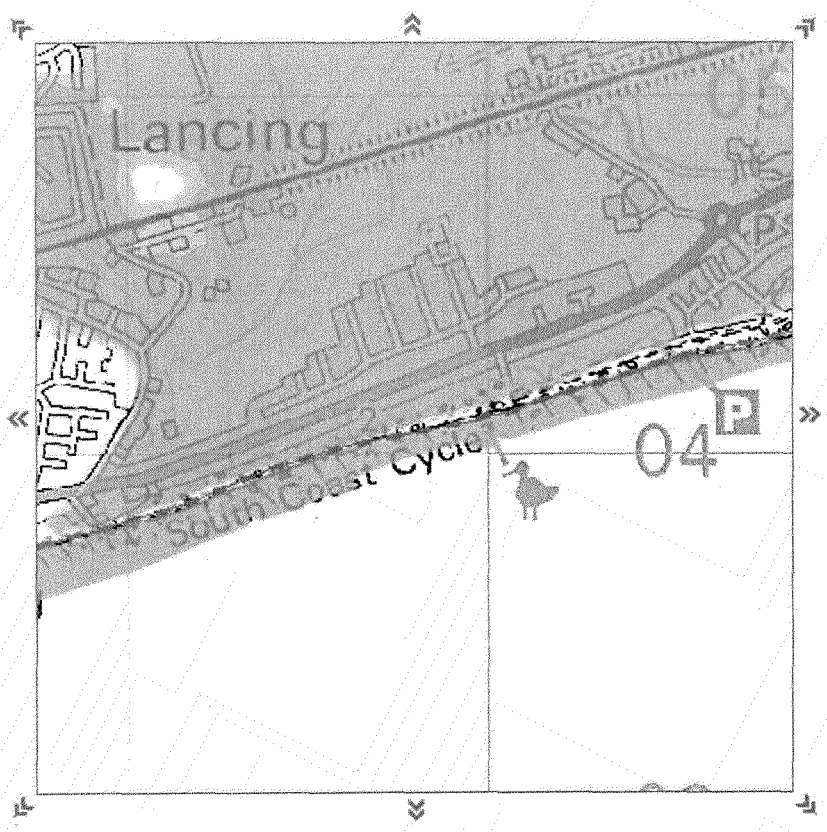
APPENDIX C: Environment Agency Flood Map

› of BN15 8LL :

: on Learn more, then click the symbol or area on the map to see more mation.

:k on the map to ...
Zoom ◉ Learn more

w click on the area of the flood extent you are interested in.



What's on the map?

1. Tick the boxes.
2. Click the name next to the box to find out more.

Flood maps more

☑ Flood maps more
Click *Learn more* to see details.

Flooding from rivers or sea without defences

Extent of extreme flood

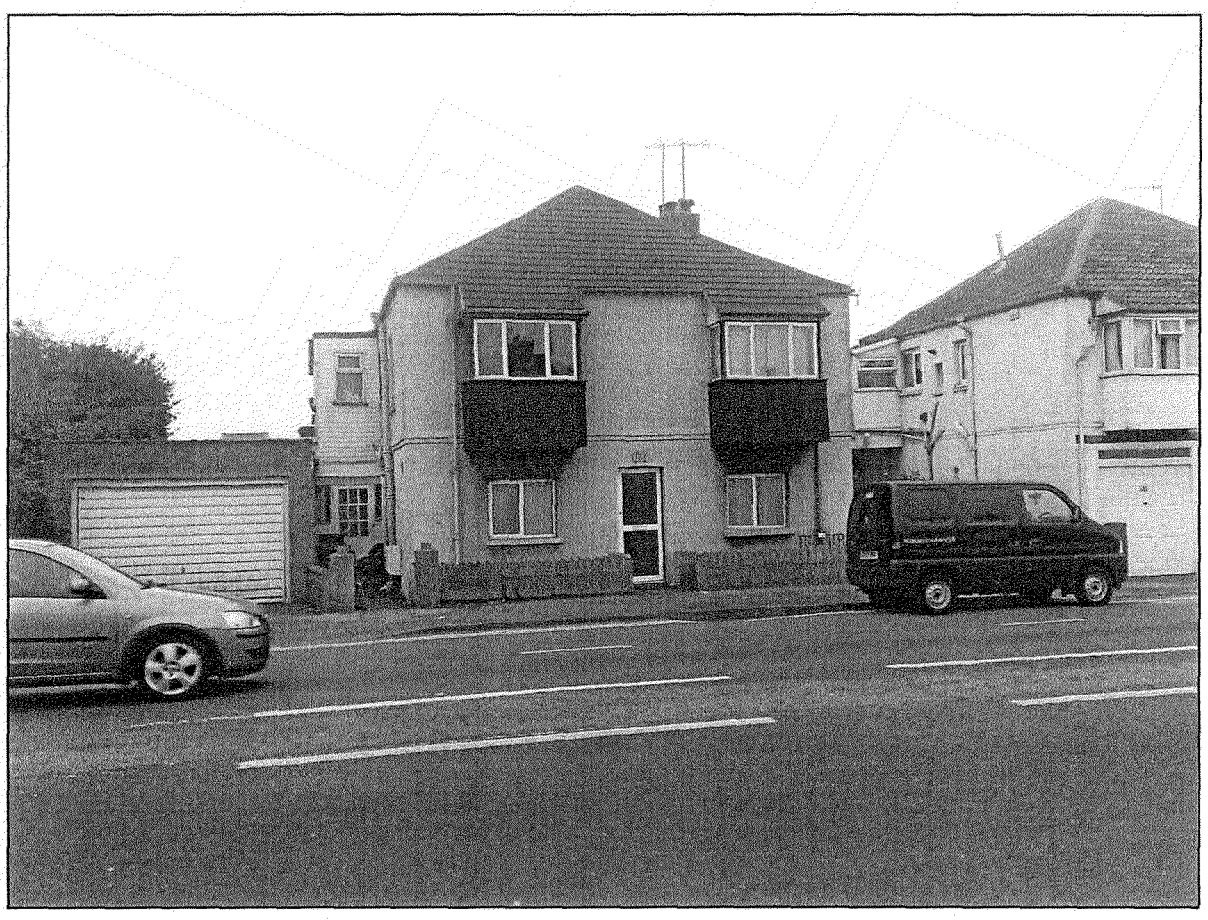
Flood defences

Areas benefiting from flood defences

Click here to find out what else is in your backyard.

APPENDIX D: Proposed Site layout and levels

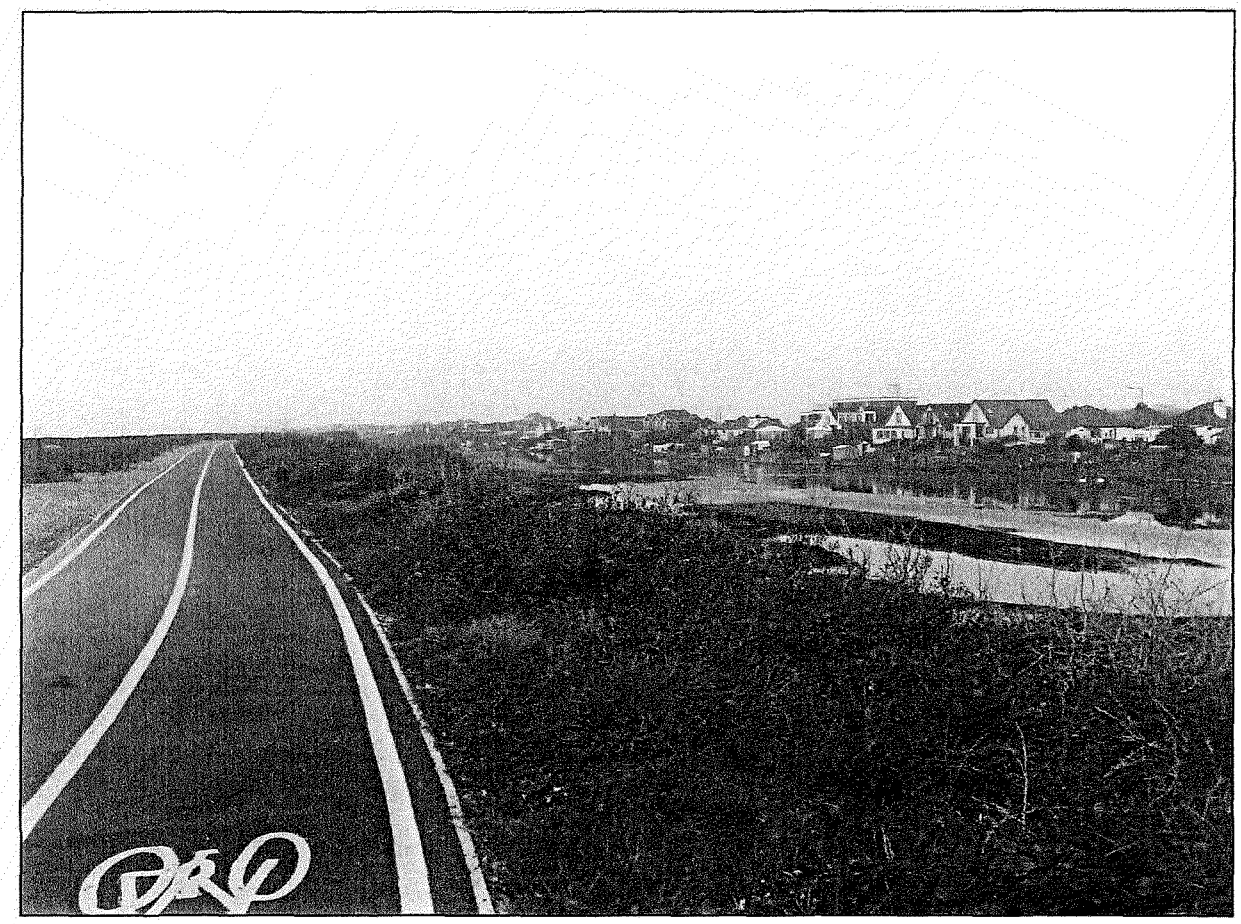
APPENDIX E: Site photographs



Photograph 1 – Main front view of existing property



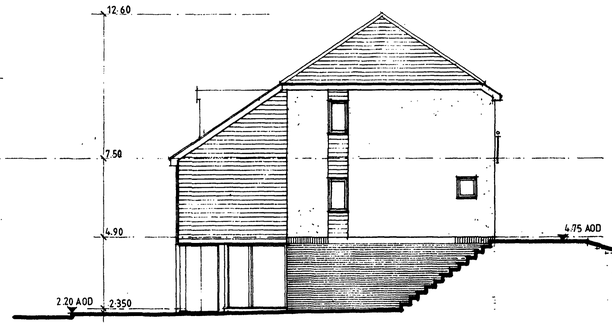
Photograph 2 – Showing rear of property across lagoon (3rd from left)



Photograph 3 – Showing cycleway at top of beach (primary defences)



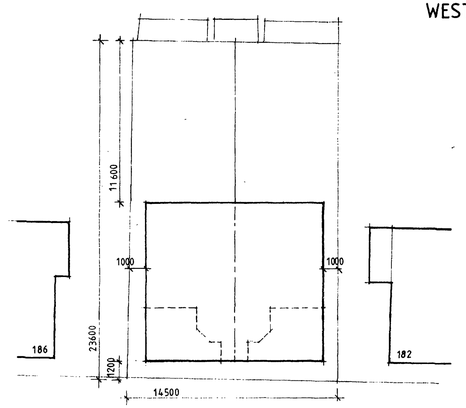
ELEVATION TO BRIGHTON ROAD



WEST ELEVATION EAST ELEVATION HANDED

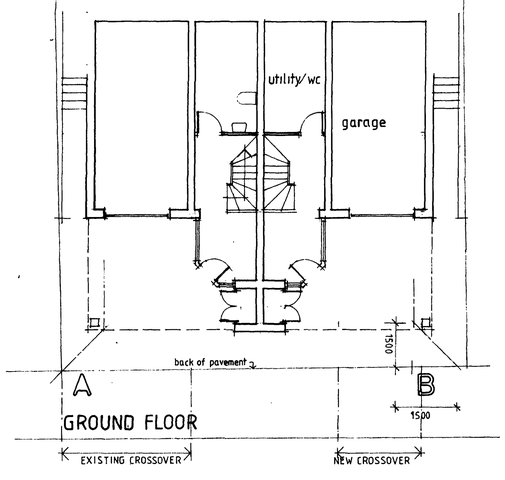


SOUTH ELEVATION

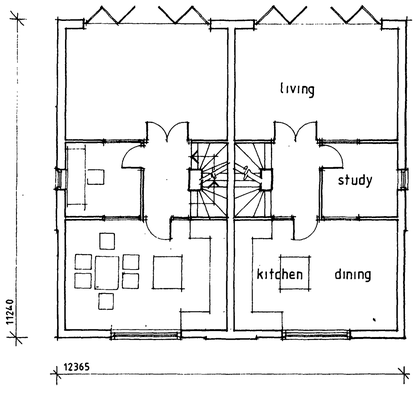


BLOCK PLAN
1:200

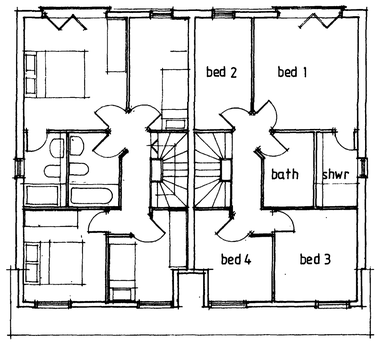
BRIGHTON ROAD



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLANNING
Received
15 OCT 2007

BEECHAM MOORE PARTNERSHIP
ARCHITECTS · PLANNING CONSULTANTS · PROJECT MANAGERS
50 Beaconsfield Villas Brighton East Sussex BN1 6HD
Tel: (01273) 330590 Fax: (01273) 553300

TITLE
184 Brighton Road
LANCING

DETAIL
Proposed Redevelopment

SCALE 1:100 DATE SEPT 2007

2164 / 02

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported immediately to the architect before proceeding. © This drawing is copyright.