ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

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. AOC1004067
Date Received 23 OCT 2007
Fee 0
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)

Name MR. PETER JUPP
Address 16 HAYLING RISE
WORTHING, BN1 3AL.
Tel. No.

Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)

Name MR. NATHAN MOONCIE
Address CADSQUARE SOUTH EAST LTD
OVEST HOUSE, 58 WEST STREET,
BRIGHTON, BN1 2RA
Tel. No. 01273 320960

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	YES
(b)	Outline planning permission	NO
(c)	Renewal of a temporary permission	NO
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	NO
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	NO

If yes, state those matters to which this application relates (tick where appropriate)

(i)	Siting	☐
(ii)	Design	☐
(iii)	External appearance	☐
(iv)	The means of access	☐
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition

Date

Application No.

Condition No.

3. (a) Full **address or location** of the land to which this application relates

44 COKEHAM LANE, SOMPTING, WORTHING, WEST SUSSEX, BN15 9UP

(b) State whether applicant owns or controls any adjoining land — State Yes or No: NO — If yes, this land must be edged blue on the location plan

(c) Area of site 1110 ~~hectares~~/sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development

(If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)

CONVERSION OF EXISTING VICTORIAN VILLA INTO 2 SEMI-DETACHED HOUSES; & ERECTION OF A NEW DETACHED HOUSE TO ITS SIDE, WITH CAR PARK.

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	YES
(ii)	Alteration or extension of building(s)	YES
(iii)	Construction of a new access to a highway) vehicular	YES
	) pedestrian	NO
(iv)	Alteration of an existing access to a highway) vehicular	NO
	) pedestrian	YES
(v)	Closure of existing access	YES
(vi)	Change of use only	NO

4. Particulars of **Use** of Buildings or Land: state (a) Present use
(b) If vacant, the last use

5. **Additional Information**

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	NO	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	YES	If yes, how many units? Please indicate their position on plans	ONE
(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 the position on plan	
(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? (i) SOAKAWAYS
(ii) How will foul sewage be disposed of? (ii) FOUL SEWER
(e.g. mains, cesspit, etc.)

6. Plans (See Note 6). 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)

07-134-10.001; 10.002; 11.001; 13.001.

7. Fees (See Note 7)
If a fee is submitted please give the amount £

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 22ND OCTOBER 2007 SIG[redacted]

on behalf of MR. P. JUPP
(insert applicant's name if signed by an agent)

9. 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 (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. **Certificate A(a)**
I certify that

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

OR

*3. ~~*I have~~ ~~*myself~~ ~~give requisite notice to every person other than~~ ~~who, on the day~~ ~~The applicant has~~ ~~himself/herself~~ ~~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~~

*Delete where inappropriate

Signed [redacted]

On behalf of MR. P. JUPP

Date 22ND OCT 2007

PLANNING DRAWING REGISTER & ISSUE SHEET

Job Title **Mr.Jupp**

44 Cokeham Lane
Sompting, West Sussex
BN15 9UP

cadsquare

Job No : 07-134

Drawing Number	Drawing Title	SIZE	B/FWD	Date of Issue & Revision 21 09 07	15 10 07
07-102-10.001	Existing site plar	A1	-	◆	◆
07-102-10.002	Proposed site plan & site location plan & block pl	A1	-	◆	◆
07-102-10.003		A1	-		
07-102-10.004		A1	-		
07-102-11.001	Existing & proposed plans	A1	-	◆	◆
07-102-11.002		A1	-		
07-102-11.003		A1	-		
07-102-11.004		A1	-		
07-102-11.005		A1	-		
07-102-11.006		A1	-		
07-102-11.007		A1	-		
07-102-12.001		A1	-		
07-102-12.002		A1	-		
07-102-12.003		A1	-		
07-102-12.004		A1	-		
07-102-13.001	Existing & proposed elevations	A1	-	◆	◆
07-102-13.002		A1	-		
07-102-13.003		A1	-		
07-102-13.004		A1	-		
07-102-14.001		A1	-		
07-102-14.002		A1	-		
07-102-15.001		A1	-		
07-102-15.002		A1	-		
07-102-15.010		A1	-		
07-102-16.001		A1	-		

Distribution	Company	No of Copies	
Mr. Jupp	Client		
Mr.M.J. Dyer	HALCROW GROUP LIMITED	1	
	ADUR ONLINE PLANNING DEPARTMENT		4

Reason for Issue & Method of Issue

A=Approval C=Construction I=Information P=Planning T=Tender	E	E
C=CD E=Email N=Negative P=Pape	P	P

PLEASE SIGN AND FAX OR POST BACK TO CONFIRM RECEIPT OF THIS ISSUE

SIGNED _____ DATE _____

ADUR DISTRICT COUNCIL
PLANNING SECTION

PLAN No.	Ard0640/07
DATE RECEIVED	23 OCT 2007

DESIGN & ACCESS STATEMENT
FOR
PROPOSED CONVERSION & EXTENSION
OF THE EXISTING VICTORIAN VILLA
AND A PROPOSED NEW DWELLING
AT
44 COKEHAM LANE
SOMPTING
WEST SUSSEX
BN15 9UP

Author:	Signed:	Date:	Our Ref:
Nathan Mooncie		15th October 2007	07/134

1. Context

The site lies within a residential area with nearby access to 2 local shopping parades in Cokeham Road and Bowness Avenue both only a quarter of mile away. The site is close to Western Road where there are frequent bus services to Lancing and Worthing. Lancing mainline railway station is approximately three quarters of a mile away.

Cokeham Lane is a road consisting of detached properties of differing styles within plots of varying sizes, predominantly two storey houses, with some bungalows.

The substantial site has an area of 1110m2 (0.111 hectare) with mature trees, shrubs and high hedges around the perimeter.

2. Use

The existing dwelling on the site, a superior quality Victorian villa, is located to the west of the site, facing Lotts Lane to the south. Other buildings on the site include a substantial cottage in front of the dwelling to the south-east, and a shed measuring 2.5m x 4m which sits along the north-eastern boundary to the rear of the dwelling.

The existing dwelling and cottage have a combined footprint of 154m2 and gross floor area of 243m2.

The exterior appearance of the distinctive Victorian villa is attractive white render and stands out as the most striking in the local area in comparison with nearby properties.

There are currently vehicular accesses off the corner of Lotts Lane and Cokeham Lane.

3. Design

A previous planning refusal for the "demolition of the existing detached house and the construction of four 3 bedroom family houses with a car port for eight cars," established the principle of a more sympathetic proposal for this site and a pre-application enquiry to the planning department indicated our revised scheme was favourably received.

Design principles have been applied to the development to ensure that we match the style, appearance and proportion of the existing Victorian villa, to recreate the same elements in a new detached house, complete with the same roof, the same front bay, and the same white render, to enhance the area rather than detract as does the existing cottage building.

Nevertheless it will be heavily screened from Cokeham Lane by the existing mature trees and shrubs. It will also be screened from surrounding properties by the existing trees and new planting around the perimeter of the site.

The new rear extension to the existing Victorian villa will not even be seen from the front.

The existing kerb line starting from Lotts Lane is to be realigned to provide a 6m radius turn into Cokeham Lane, with a new pavement to be 1600mm wide leading into Cokeham Lane where there was none before, to afford better pedestrian access to Cokeham Lane and Graham Court. The existing gulley at the corner of Lotts Lane / Cokeham Lane is to

be relocated at the new local low point along the realigned kerb line around the corner in Cokeham Lane.

4. Amount

It is proposed to convert the existing 4 bedroom Victorian villa, into two 3 bedroom semi-detached houses, to be extended in the rear, in a manner in keeping with the existing roofline increasing the footprint from 108m2 to 134m2 and gross floor area from 196m2 to 266m2.

In addition to which it is proposed to construct a new detached house adjacent to the existing Victorian villa.

It should be noted that this new detached replacement house has a similar footprint (55m2) to the existing cottage (37m2) and shed (9m2) which are to be demolished, and a lower ridge height (6.9m) than that of the Victorian villa (8.4m).

The above figures clearly demonstrate that the proposed scheme would be in keeping with the amount of buildings already on the site, and as such not regarded as overdevelopment.

5. Layout

The existing mature trees and smaller shrubs on the boundaries will be retained and protected as necessary during the construction period. The existing boundary treatments include chain-link fencing which will be replaced as necessary with 1.8m high close boarded fencing where access can be gained without disturbing the existing planting.

Vehicular access will be provided from an improved access off of Lotts Lane, further from the dangerous junction with Cokeham Lane, with a new flint wall to match existing, not to be higher than 600mm to afford good visibility in accordance with the advisory comments of the Stage 1 Safety Audit.

Pedestrian access will be improved with a new pavement to afford pedestrians better access to Cokeham Lane in accordance with highways requirements.

The access drive and parking area will be finished in brick pavers. The new site access is in accordance with highways requirements and acceptable 43m sight lines in each direction are achievable.

The existing planting and screening to the boundaries will all be retained and complimented by additional planting and screening as necessary.

It should also be noted that the existing contours of the site are being utilised and the finished ground level of the proposed new detached dwelling will be some 400mm lower than the ground level of the existing Victorian villa.

6. Scale

Cokeham Lane and Lotts Lane and other roads in the vicinity comprise of a mixture of detached dwellings of a similar scale on plots of a similar size. The majority of these houses are two storeys, some with additional accommodation in the roof, traditional in style with brick or rendered elevations and pitched roofs of natural slate or tile.

The scale of the proposal is commensurate with that of the road and the visual impact of the dwelling is minimal due to the large distances to the boundaries which are in keeping with similar plots in the vicinity.

Care has been taken to ensure that the proposed dwelling and the extension to the proposed dwelling enhances the existing street scene and that it does not overlook or overbear its neighbours.

7. Landscaping & Access

Driveways have been specified with brick pavers which retain a hard and durable surface which is user friendly for vehicles, pedestrians and wheelchair users alike.

The property has a paved footpath providing a direct and visual link from the parking area to the front and side entrances of the property.

All approaches to entrances have a maximum gradient of 1:20 allowing wheelchair access to each dwelling with one door specifically designed to have a level threshold.

The final landscaping scheme will be carefully considered to allow for maximum security whilst ensuring ease of use for those with a disability. All rear gardens will exceed the minimum requirements of being 85m2. In addition planting to the front garden will be kept low to provide clear visibility for visitors over which to assess the access to the property and parking and entrance locations.

8. Appearance

The house has been architecturally designed in such a way as to appear as a detached Victorian style house. The dwelling will be constructed in a traditional classical Victorian style with rendered elevations and traditional bay windows to match the existing.

Access for emergency vehicles has been considered and generous turning areas have been allowed for ease of access in cases of emergency.

9. Conclusion

The proposed scheme has been designed in conjunction with the Adur District Local Plan, and the West Sussex Structure Plan, and consultation with Adur District Council planning department and follows the guidelines set out for new residential developments.

It is our considered opinion that all aspects of accessibility, security and the nature of varied users of the proposed dwelling has been considered and that the design of the proposal reflects this.

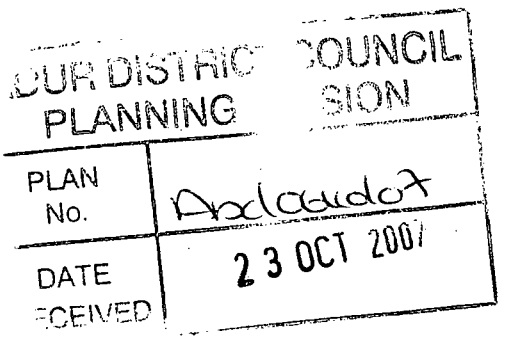
The proposed new house will be no higher than the existing, will be of a similar floor area and volume to buildings already on the site; and in appearance and character will enhance the area without any detriment.

Thereby complying with policies AG1, AH1-2, LOC1, ERA1 and CH1 of the Adur District Local Plan and the West Sussex Structure Plan.

It pays respect to the existing landscape setting, retaining and enhancing the existing trees and boundary screening, and the scale, massing and height of the houses are in keeping with similar houses in Sompting. The house will be constructed of traditional high quality materials and is carefully detailed to produce a fine traditional family house that will compliment and enhance its surroundings.

44 Cokeham Lane

Proposed Development
Sompting, West Sussex
Stage 1 Road Safety Audit
December 2006



Halcrow Group Limited

44 Cokeham Lane

Proposed Development
Sompting, West Sussex
Stage 1 Road Safety Audit
December 2006

Halcrow Group Limited

DOC Ref No TH 259

Halcrow Group Limited
Martlett House St. John's Street Chichester West Sussex PO19 1UH
Tel +44 (0)1243 649900 Fax +44 (0)1243 538105
www.halcrow.com

Halcrow Group Limited has prepared this report in accordance with the instructions of their client, Mr P. Jupp, for their sole and specific use. Any other persons who use any information contained herein do so at their own risk.

© Halcrow Group Limited 2007

Halcrow Group Limited
Martlett House St. John's Street Chichester West Sussex PO19 1UH
Tel +44 (0)1243 649900 Fax +44 (0)1243 538105
www.halcrow.com

44 Cokeham Lane

Proposed Development
Sompting, West Sussex
Stage 1 Road Safety Audit
December 2006

Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	-	Final	Dec 2006	M Dyer

Contents

Stage 1 Road Safety Audit 1

A1 Introduction 1

Items Raised at this Stage 1 Audit 2

A2 General 2
A2.1 Departures from Standards *2*
A2.2 Drainage *2*

A3 Local Alignment 3
A3.1 Visibility *3*

A4 Non motorised User Provision 4
A4.1 Pedestrians *4*

A5 Road Signs, Carriageway Markings and Lighting 5
A5.1 Street Lighting *5*

A6 Audit Team Statement 6

Appendix A 7
List of Drawings and Documents supplied *7*

Appendix B 8
Plan

Stage 1 Road Safety Audit

A1 Introduction

This report results from a Stage 1 Road Safety Audit carried out for a proposed development at the junction of Cokeham Lane and Lotts Lane, Sompting, West Sussex. The audit was carried out during December 2006.

Project Sponsor: Peter Jupp, 16 Hayling Rise, High Salvington, Worthing, West Sussex, BN13 3AL

Design Organisation: Michael G Warner. R.I.B.A

The audit team membership was as follows: -

Mr M. J. Dyer
Engineer
Halcrow Group Ltd, Chichester

Mr R Wong
Principal Engineer
Halcrow Group Ltd, Chichester

The audit comprised an examination of the documents provided by the Design Organisation, and listed in Appendix A. A visit to the site was made on Tuesday 12th December 2006 as part of the Stage 1 Road Safety Audit. During the site visit the weather was clear and sunny. The road surface was wet.

The brief was issued in November 2006 and the terms of reference of the audit are as described in Chapter 2 of HD 19/03. The team has examined and reported only on the road safety implications of the scheme as presented and has not commented or verified the compliance of the designs to any other criteria.

This report is based upon the format of the checklist contained in Annex A of HD19/03.

All comments and recommendations are referenced to the design drawings and the locations have been indicated on the A4 plan supplied with the audit brief.

Items Raised at this Stage 1 Audit

A2 General

A2.1 Departures from Standards

A2.1.1 Comment

No departures from standard were advised.

A2.2 Drainage

A2.2.1 Problem

Location: Junction of Lotts Lane / Cokeham Lane
See Appendix B.

Summary: Possible water ponding at revised kerb line may lead to loss of control accidents during icy conditions.

There is an existing gully at the junction which will be left approximately 1.0m away from the revised kerb line. There is concern that this will lead to the carriageway from being inadequately drained and cause water to pond. This will become hazardous to all users, particularly during the winter when icy conditions will lead to loss of control vehicles and pedestrians slipping up whilst crossing the road.

Recommendation

Relocate the gully at an appropriate location (e.g. low spot) along the revised kerb line and ensure that the carriageway has adequate crossfall to prevent water ponding.

A3 Local Alignment

A3.1 Visibility

A3.1.1 Problem

Location: Lotts Lane, proposed vehicle access
See Appendix B.

Summary: Inadequate visibility for vehicles exiting car port area.

The exit of the proposed vehicle access has been shown with a visibility splay of 2.0m for pedestrians and the existing wall reduced in height to 600mm to the east of the entrance. There is concern that the existing wall to the west is still too high to achieve adequate sight lines and may lead to conflict with eastbound vehicles and pedestrians.

There is also concern that the screen planting may also affect visibility to the west.

Recommendation

Reposition the vehicle entrance further east and reduce the wall to 600mm for the whole length to improve sight lines for eastbound vehicles and pedestrians.

The height of the screen planting should be such, that sight lines are not obstructed.

A4 Non motorised User Provision

A4.1 Pedestrians

A4.1.1 Problem

Location Junction of Lotts Lane / Cokeham Lane
See Appendix B.

Summary: No proposed dropped kerbs or tactile paving shown.

No dropped kerbs or tactile paving are shown in the proposals at the junction. Without these, the junction would be hazardous for pedestrians, and in particular the disabled or visually impaired, as a large step between the carriageway and footway would have to be negotiated.

Recommendation

Dropped kerbs and the appropriate tactile paving should be incorporated into the design.

A5 Road Signs, Carriageway Markings and Lighting

A5.1 Street Lighting

A5.1.1 Problem

Location: Junction of Lotts Lane / Cokeham Lane
See Appendix B.

Summary: Revised layout may be inadequately lit at night

The drawing shows the junction is to be improved with a 6m radius kerb. There is concern that motorists travelling westbound along Cokeham lane may not be aware of the revised layout and could lead to loss of control accidents on the bend. There is also concern over the lack of lighting on the bend which may cause loss of control accidents at night.

Recommendation

Ensure the levels of street lighting are adequate for the junction.

A6 Audit Team Statement

We certify that this audit has been carried out in accordance with HD 19/03

Audit Team Leader

R Wong BSc, CEng, MICE, MIStructE
Principal Engineer
Halcrow Group Ltd.
Chichester

Signed _____

Date _____

Audit Team Member

M J Dyer
Engineer
Halcrow Group Ltd.
Chichester

Signed _____

Date _____

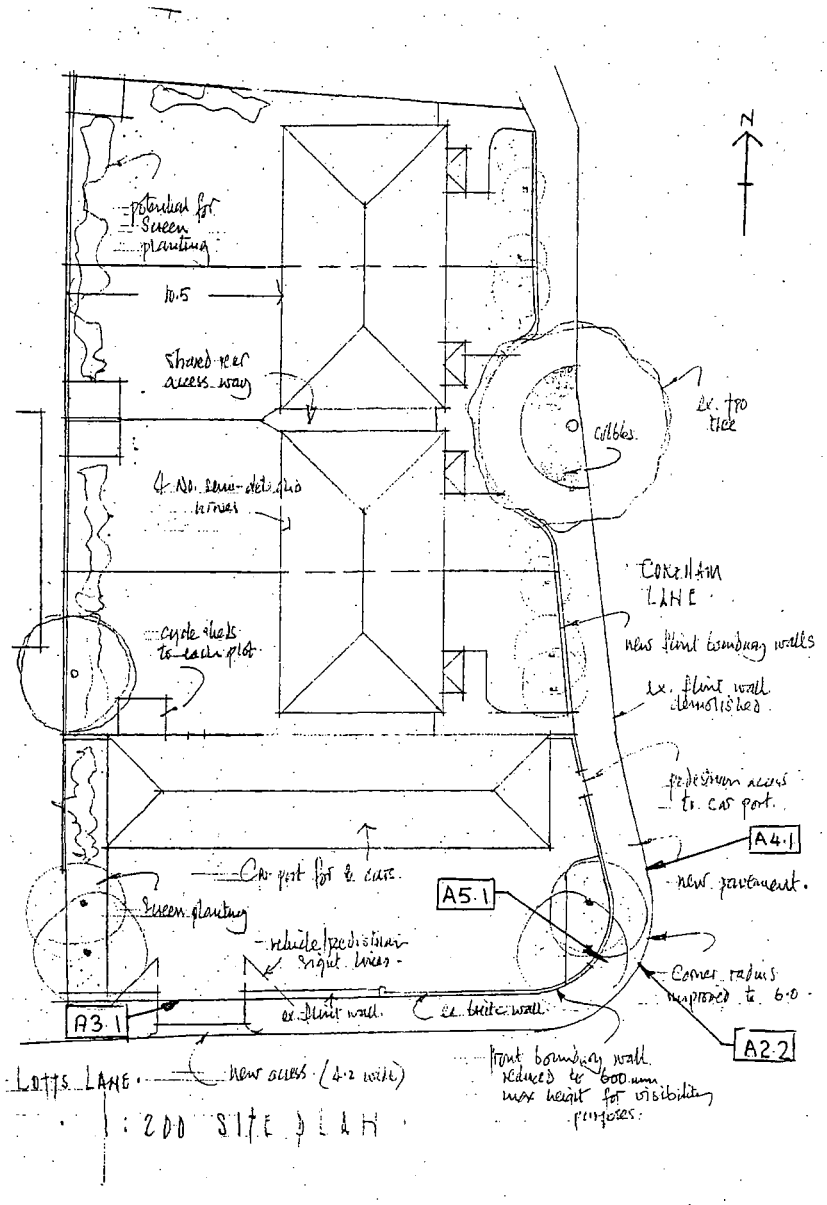
Appendix A

List of Drawings and Documents supplied

Document	Rev.	Description
642/4	-	Site Plan & Front Elevation

Appendix B

Plan Drawing (Not to Scale)





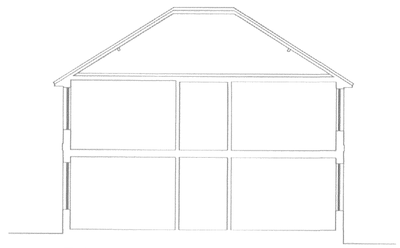
Existing Side (West) Elevation



Existing Front (South) Elevation



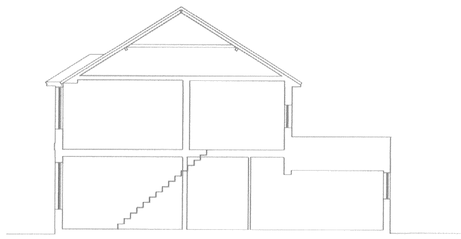
Existing Side (East) Elevation



Existing Section BB



Existing Rear (North) Elevation



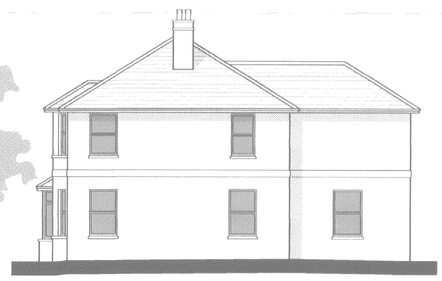
Existing Section AA



Proposed Side (West) Elevation
of Victorian villa and new house



Proposed Front (South) Elevation
of Victorian villa and new house



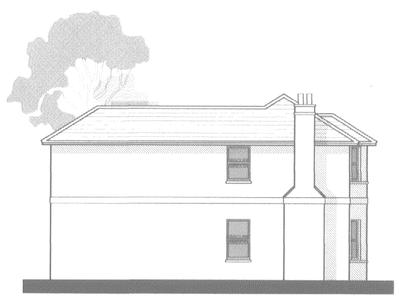
Proposed Side (East) Elevation
of Victorian villa



Proposed Side (East) Elevation
of new house and Victorian villa



Proposed Rear(North) Elevation
of new house and Victorian villa



Side (West) Elevation
of new house

THIS DRAWING MUST NOT BE SCALED EXCEPT FOR PLANNING. PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

Rev.	Date	Details	Drawn

PLANNING
PLAN No. Arc/Gaudot
DATE RECEIVED 23 OCT 2007

cadsquare
Cadsquare South East Ltd
Ovest House
58 West Street
Brighton
East Sussex, BN1 2RA
Tel : 01273 320960
ARCHITECTURAL AND URBAN DESIGN

Site Address:	Description:
44 Cokeham Lane Sompting West Sussex BN15 9UP	EXISTING ELEVATIONS PROPOSED ELEVATIONS

Drawing Number: 07-134-13.001

Date: OCT 2007 | Scale: 1:100 @ A1

Status: PLANNING

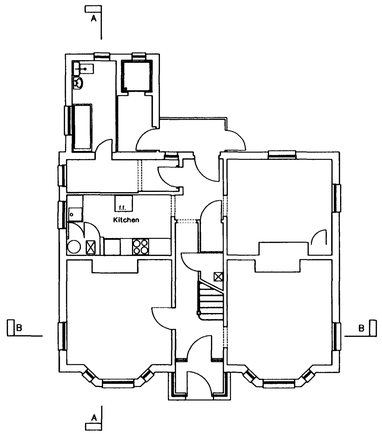
AutoCAD Reference: 07-134-13.001

Drawn: NM | Checked: xxx

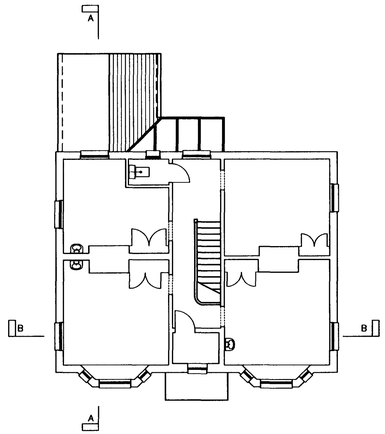
Client:

Mr.Jupp

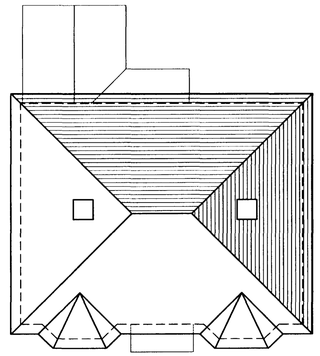
THIS DRAWING IS THE COPYRIGHT OF CADSQUARE LTD AND MUST NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT CADSQUARE LTD WRITTEN CONSENT



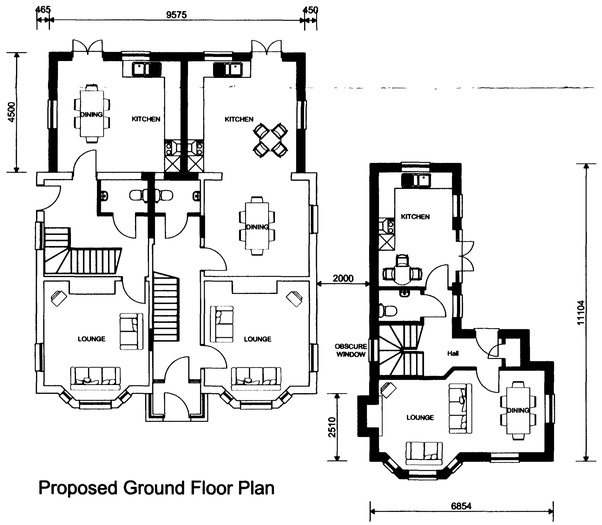
Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan



Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Roof Plan

THIS DRAWING MUST NOT BE SCALED EXCEPT FOR PLANNING. PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

Rev.	Date	Details	Drawn

cadsquare

Cadsquare South East Ltd
Ovest House
58 West Street
Brighton
East Sussex, BN1 2RA
Tel : 01273 320960

ARCHITECTURAL AND URBAN DESIGN

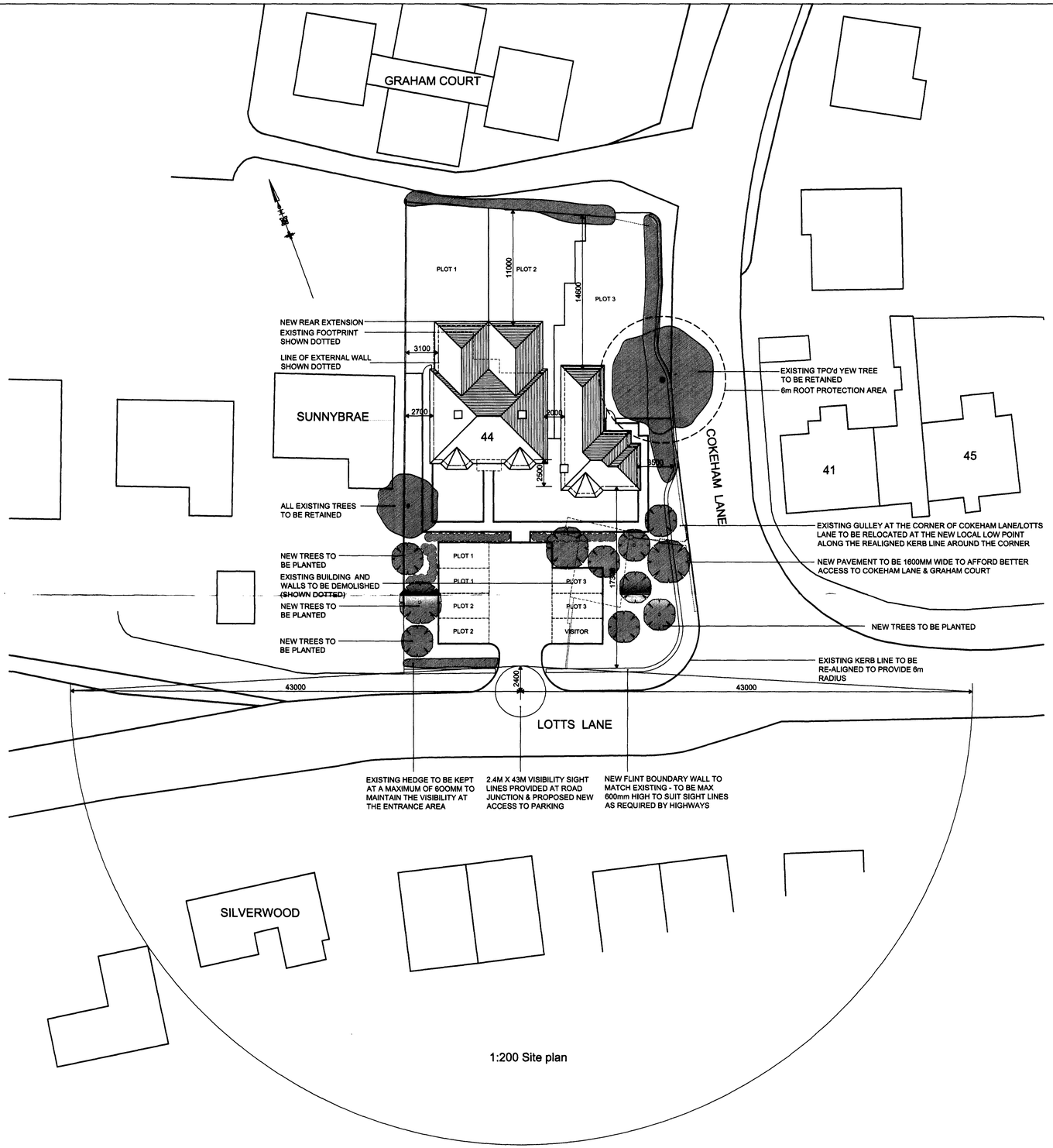
Site Address: 44 Cokeham Lane Sompting West Sussex BN15 9UP	Description: EXISTING PLANS PROPOSED PLANS
Drawing Number: 07-134-11.001	
Date: OCT 2007	Scale: 1:100 @ A1
Status: PLANNING	
AutoCAD Reference: 07-134-11.001	
Drawn: NM	Checked:
Client: Mr.Jupp	

PLANNING
PLAN No
DATE RECEIVED 23 OCT 2007

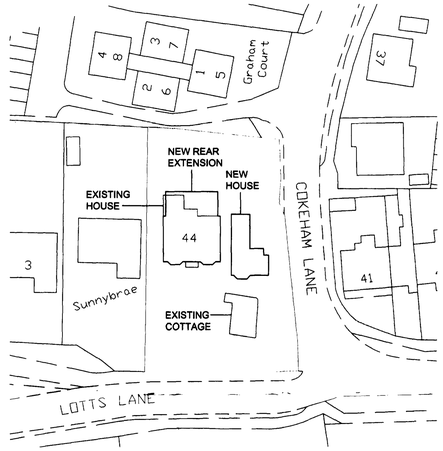
THIS DRAWING IS THE COPYRIGHT OF CADSQUARE LTD AND MUST NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT CADSQUARE LTD WRITTEN CONSENT

THIS DRAWING MUST NOT BE SCALED EXCEPT FOR PLANNING. PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

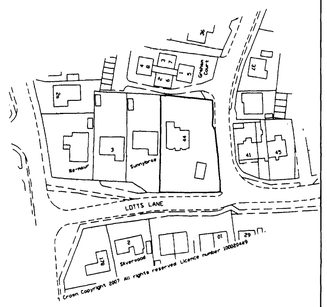
Rev.	Date	Details	Drawn



1:200 Site plan



1:500 Block plan



1:1250 Site location plan

cadsquare

Cadsquare South East Ltd
Ovest House
58 West Street
Brighton
East Sussex, BN1 2RA
Tel : 01273 320960

ARCHITECTURAL AND URBAN DESIGN

Site Address:	Description:
44 Cokeham Lane	PROPOSED
Sompting	1:200 SITE PLAN
West Sussex	1:500 BLOCK PLAN
BN15 9UP	1:1250 SITE LOCATION

Drawing Number: 07-134-10.002	
Date: OCT 2007	Scale: 1:200 @ A1

Status: **PLANNING**

AutoCAD Reference: 07-134-10.002

Drawn: NM	Checked: xxx

Client: Mr.Jupp

PLANNING
PLAN No. Ancillary
DATE RECEIVED 23 OCT 2007

THIS DRAWING IS THE COPYRIGHT OF CADSQUARE LTD AND MUST NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT CADSQUARE LTD WRITTEN CONSENT