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.

FOR OFFICIAL USE ONLY
Appl. No ADC/055107
Date Received
Fee 26 OCT 2007

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

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name THE ESTATE OF MR P.M. MOYLE (DEC)	Name ANTHONY GREENWOOD ASSOCS LTD
Address C/O AGENT.	Address 94 THE STREET RUSTINGTON WEST SUSSEX BN16 3NJ
Tel. No.	Tel. No. 01903 859110

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	NO
(b)	Outline planning permission	YES →
(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~~ LAYOUT	☑
(ii)	~~Design~~ SCALE	☑
(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

148 ABBEY ROAD LANCING.

(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 0.07 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)	RE-SUBMISSION OF PLANNING APPLICATION ADC/0517/07 – OUTLINE – DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A PAIR OF SEMI-DETACHED BUNGALOWS.

(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)	NO
(iii)	Construction of a new) vehicular access to a highway) pedestrian	YES / YES
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	NO / NO
(v)	Closure of existing access	YES
(vi)	Change of use only	NO

4. Particulars of **Use** of Buildings or Land: state (a) Present use — RESIDENTIAL.
(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?	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 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? (e.g. mains, cesspit, etc.) (ii) MAINS DRAINAGE.

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) 07/3337/1. SITE LOCATION 1:1250
BLOCK PLAN 1:500 INDICATIVE ELEVATIONS + FLOOR PLANS 1:100

7. Fees (See Note 7)
If a fee is submitted please give the amount £ N.F.P. RE-SUBMISSION OF APP/05T7/07.

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

DATE 23.10.07 SIGNED [redacted]

on behalf of THE ESTATE OF MR. P.M. MOYLE.
(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

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

1. Certificate A(a)
I certify that

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~~ ~~given 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] THE ESTATE TO MR
On behalf of P.M. MOYLE
Date 23.10.07

ADUR DISTRICT ... PLANNING D...
PLAN No. Adc16655/07
DATE RECEIVED 26 OCT 2007

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A PAIR OF SEMI-DETACHED BUNGALOWS 148 ABBEY ROAD, LANCING

DESIGN AND ACCESS STATEMENT

1.0 RESPONSE TO CONTEXT

1.01 The Application proposal relates to the demolition of an existing detached bungalow, set within a triangular site to the north side of Abbey Road in Lancing.

1.02 The existing bungalow on the site is set well back towards the north-eastern boundary, adjoining 146 Abbey Road, with its garage and access point being positioned alongside the north-western boundary.

1.03 The existing bungalow is in a relatively poor state of repair and opportunity exists to make a more effective and efficient use of the site by means of a modest redevelopment.

1.04 The dwellings dominating in Abbey Road are semi-detached bungalows and therefore it is considered appropriate in order to reflect the existing character of the area to propose a development of a pair of semi-detached bungalows with single garages.

1.05 It is therefore within this context that the Application Proposal needs to be assessed.

1.06 Local Plan Policies are presumptive in the efficient and effective use of previously developed land within the urban areas to accommodate housing and the Local Plan Policies are derived from National Guidance, as contained within PPS1 and PPS3.

1.07 The Application Proposal seeks to make effective and efficient use of the site in the provision of two modest bungalows in lieu of the one bungalow currently occupying the site, thereby increasing housing supply within the Urban Area.

1.08 Policies also require that development should not be out-of-character with the particular area in which it is located or result in harm to existing residential amenity and it is considered that the Application Proposal acknowledges local character and will not impact upon existing residential amenity and, in fact, will result in an improved relationship between the property and its neighbours.

2.0 AMOUNT OF DEVELOPMENT

2.01 Although the Planning Application is in outline form only the plans do provide indicative details of the amount of development which principally comprises a pair of semi-detached bungalows.

2.02 The bungalows comprise a kitchen, bathroom, living/dining room and two no. bedrooms, within a floor area of approximately 67.3 square metres.

3.0 LAYOUT

3.01 The siting of the proposed bungalows is central to the plot, providing adequate amenity space for residents and pulling the development away from the corner of the site from where it is currently located.

3.02 The bungalows will be sited at a distance approximately the same as other properties from the Abbey Road frontage and two attached garages are proposed on either side of the bungalows to cater for parking arrangements.

3.03 The siting of the proposed bungalows will have regard to established residential amenity and will not impact upon adjoining properties.

4.0 SCALE

4.01 The indicative drawings submitted with the Planning Application comprise bungalows with eaves heights of 2.5 metres and a ridge height of 5.6 metres.

4.02 The overall footprint of the proposed bungalows is 10.2 metres by 13.2 metres.

5.0 LANDSCAPING

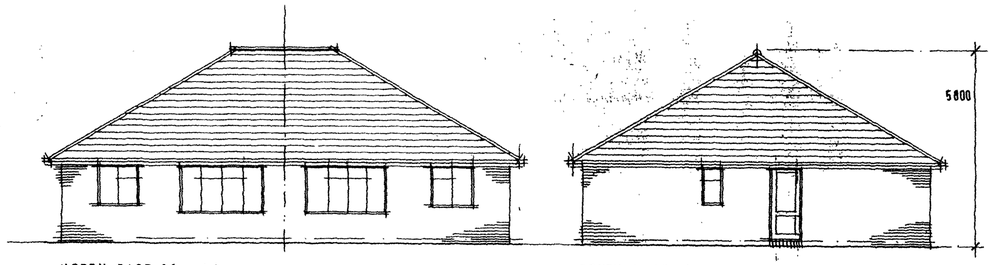
5.01 There is no landscaping proposed with the Planning Application but it would be the intention to provide additional peripheral planting around the boundaries of the site and to provide domestic planting as an addition.

6.0 APPEARANCE

6.01 Although appearance comprises an Reserved Matter, elevations have been provided to demonstrate the type of bungalow which is considered to be appropriate to the area utilising architecture which recognises the established character of the locality and street scene.

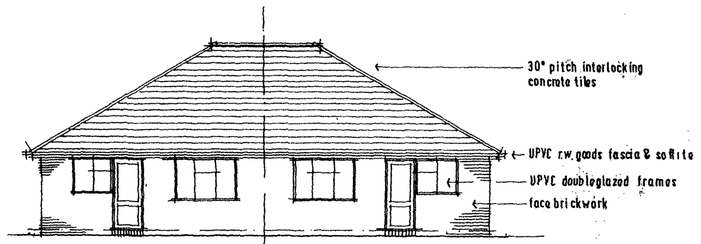
7.0 ACCESS

7.01 Access to the properties would be via two new pedestrian footways, linking the properties to Abbey Road and two new garages serving both properties. The proposal is therefore pedestrian and cyclist friendly and it is confirmed that the dwellings will be constructed to have regard to the requirements of the Disability Act.



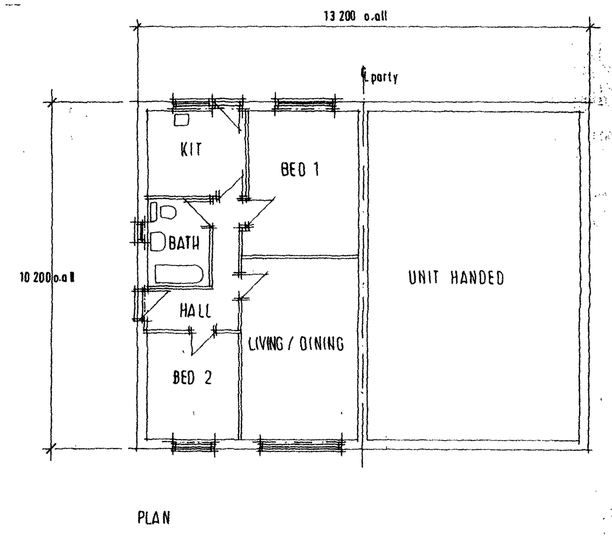
NORTH EAST [front]

SOUTH EAST [north west handed]

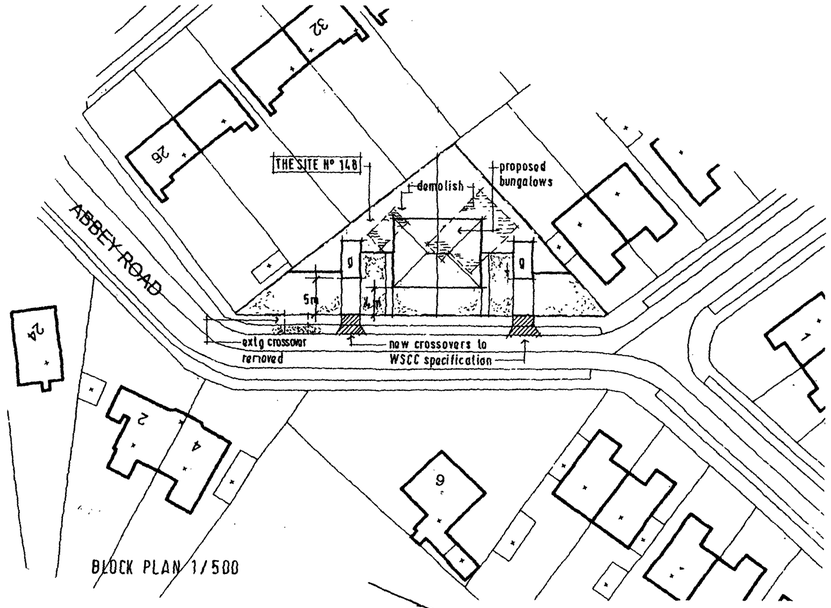


SOUTH WEST [rear]

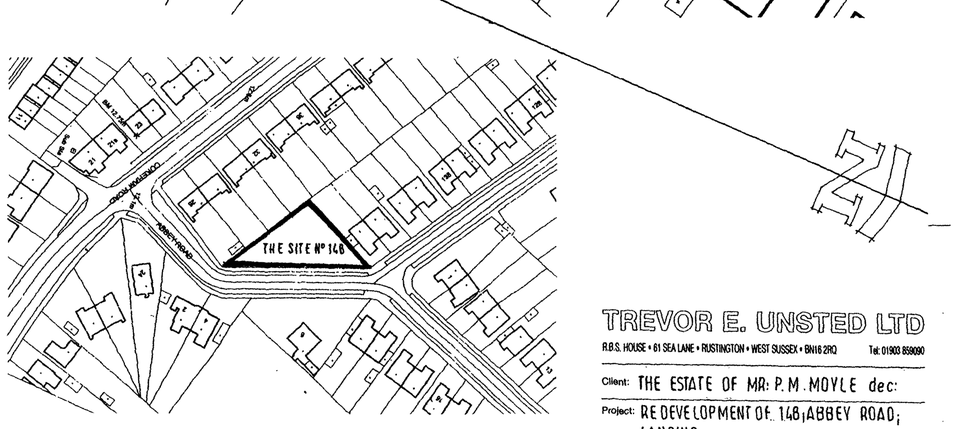
ELEVATIONS & PLAN ARE SUPPLEMENTARY INFORMATION ONLY & NOT PART OF THE APPLICATION.



PLAN

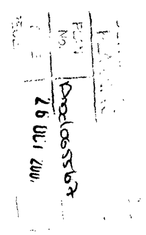


BLOCK PLAN 1/500



LOCATION 1/1250

SITE ANALYSIS
SITE AREA 0·07 ha·
PARKING 4 N°· SPACES
ACCOMMODATION
2 N°· 2 BED BUNGALOWS [semi-detached]



TREVOR E. UNSTED LTD
R.B.S. HOUSE • 61 SEA LANE • RUSTINGTON • WEST SUSSEX • BN16 2RQ Tel: 01903 859090

Client: THE ESTATE OF MR: P.M.MOYLE dec:

Project: RE DEVELOPMENT OF 148 ABBEY ROAD;
LANCING;
W/SUSSEX;

Drawing:

Scale: 1:100

Date: JULY 2007

Drawn: tu.

Copyright [redacted]

Drawing No.: 07/333/1

Revisions:

The contractor must check all dimensions and levels on site and no dimensions are to be scaled from drawings.

It is the contractor's responsibility to ensure compliance with all statutory authority requirements, carry out works with total regard to existing and retained structure. Works and materials to latest CP/BS.

Drawing to be read in strict accordance with engineer's information where applicable.

All structural timber C16 unless otherwise noted. All structural and external timber pressure impregnated with preservative, cut ends site swabbed with Cuprinol or similar treatment.

Local authority to witness satisfactory test on all new and effected foul/storm drain