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. AW/0002/08
Date Received 12 FEB 2008
Fee 220
Rem. List

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 ASHMAN PROPERTIES LTD	Name JON ANDREWS LTD
Address 74 CRABTREE LANE, LANCING BN15 9PJ	Address CHILCOTE, THREALS LANE, WEST CHILTINGTON, W SUSSEX RH20 2RF
Tel. No.	Tel. No. 01798 812517

2. Type of Application (see Note 2)

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

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

60-66 BUSTICLE LANE, SOMPTING.

(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 0.08 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)

DEMOLITION OF EXISTING BUILDING AND ERECTION OF BLOCK OF EIGHT SELF CONTAINED FLATS AND ASSOCIATED PARKING.
~~RESERVED MATTERS FOLLOWING S/79/04/TP~~

(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	YES / 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 SHOP / LIVING ACCOMMODATION.
(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	1
(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) SOAKAWAY.
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) MAINS.

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)
4x 497/01
4x 497/02 4 x DESIGN & ACCESS STATEMENT.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 2120-00.

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

DATE . . . . . 11.2.08. . . . . SIGNED . . . . [redacted] . . . . . .

on behalf of ASHMAN PROPERTIES LTD.
(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 / The applicant has given requisite notice to every person other than * myself / himself/herself 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

*Delete where inappropriate

Signed . . . . [redacted] . . . . . .

On behalf of ASHMAN PROPERTIES LTD.

Date . . . . . 11.2.08. . . . . .

BP 47.0 June 95

Design & Access Statement

Proposed Flats at

60-66 Busticle Lane

Sompting

PLANNING DIVISION
PLAN No. A0d0092108
DATE RECEIVED 12 FEB 2008

Proposed Use

The proposals are for the demolition of an existing detached building consisting of a retail unit with associated living accommodation, and the erection of a three storey block of eight self-contained flats with associated car parking.

Amount

The proposals will provide 3 No one bedroom flats, 4 No two bedroom flats and 1 No three bedroom flat.

Layout

The proposals broadly follow the layout granted Outline Planning Permission under Ref S/79/04/TP with all flats being served by a central stair/lift arrangement. Each flat unit will have an internal hallway serving all the habitable rooms. As with the outline scheme all the habitable rooms will face east/west thus eliminating the potential for overlooking into the adjacent properties, and the accommodation on the second floor has been extended into the rear roofspace and it is now served by rooflights rather than the previously indicated side dormers. The layout now makes provision for the required lift plant room and the lift itself has been repositioned to provide the required minimum headroom over the lift shaft.

Scale

The building scale follows that of the originally submitted illustrative proposals. Minor adjustments have been made to the rear roof structure to allow for the additional one bedroom unit, although the raising of the roofline will have no affect on the amenity spaces of the adjoining properties. The overall height of the building, when viewed as part of the street scene, will provide an incremental step between the bungalow to the south (No 58) and the block of flats to the north (No 68).

Landscaping & Appearance

The proposals will retain small lawned areas to the building permeter together with modest raised planting areas adjacent to the front elevation and highway. Existing screen hedging will be retained to the south and east boundaries in addition to a new 1.8m high fence/wall along the south boundary as requested by the adjoining owner. The building design incorporates a traditional style hipped pitched roof, containing the second floor accommodation, with a modest front and rear dormer arrangement. The elevations below the roof will be of face brickwork with coloured UPVC windows.

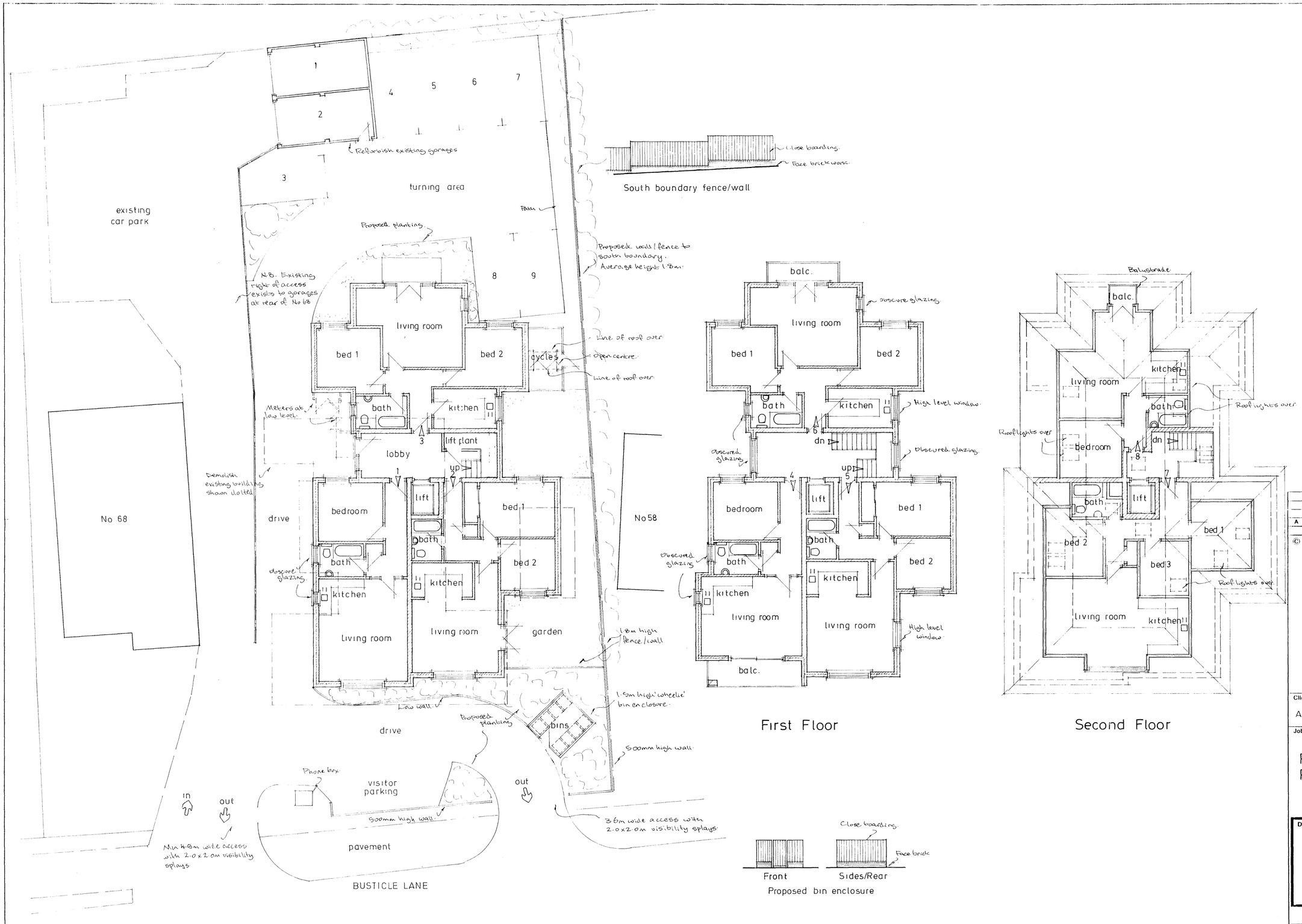
Cont'd

Context

The proposals broadly follow the footprint of the illustrative proposals granted Outline Planning Permission, and will make more intensive use of a previously developed site in this urban environment in preference to the use of Green Field sites. The scheme raises no new issues in respect of overlooking or overshadowing and, as such, accords with the objectives of the Local Plan.

Access

The site stands in a highly sustainable location on a significant public transport route. Additionally, provision has been made for the secure storage of cycles. Access to within the building will be available for wheelchair users and the lift will provide access to all floors.



A	Date	Revisions

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Ashbo2408
12 FEB 2008

Client
Ashman Properties Ltd

Job Title
Proposed Redevelopment.

Drawing Title
60-66 Busticle Lane, Sompting.

Scale 1:100

Date | Drawn by

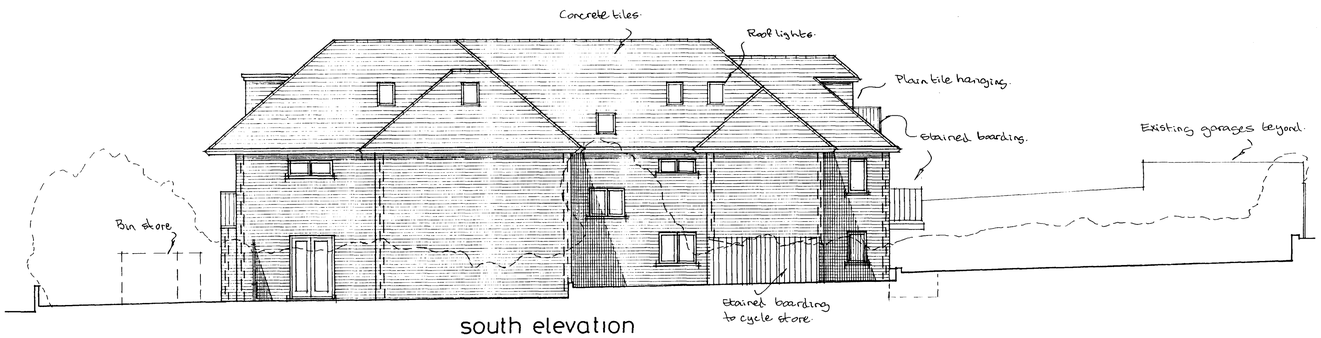
Drg No. 497/01 | Rev.



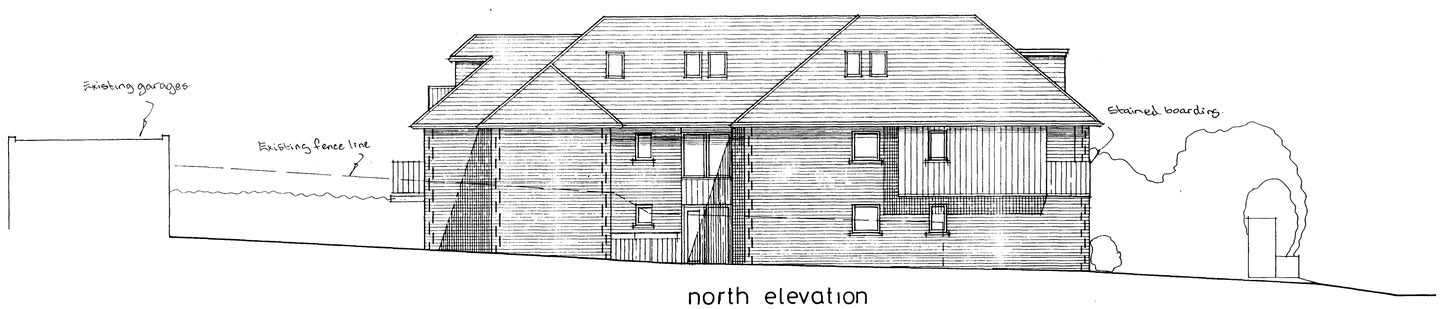
west elevation



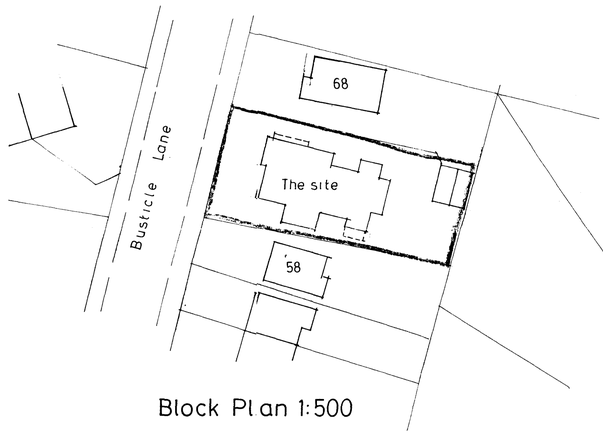
east elevation



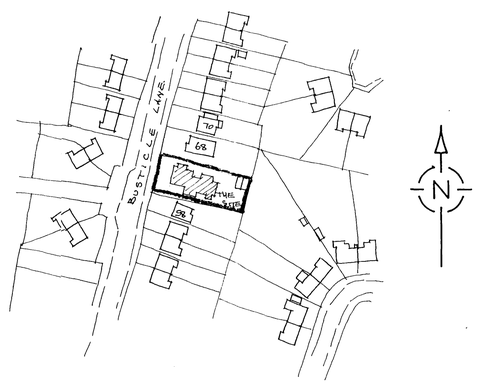
south elevation



north elevation



Block Plan 1:500



Site Plan 1:1250

A	Date	Revisions

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PLANNING DIVISION
PLAN No. Ac/00a2/08
DATE 17 FEB 2008

Client
Ashman Properties Ltd

Job Title
Proposed Redevelopment

Drawing Title
60-66 Busticle Lane, Sompting.

Scale 1:100

Date | Drawn by

Drg No. 497/02 | Rev.

841 x 594mm A1