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. AP/07/0907
Date Received 20 NOV 2007
Fee £0
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 Mrs. S. Miles.	Name R.J.REYNOLDS Architectural Services.
Address 124 Upper Shoreham Road Shoreham by Sea West Sussex BN43 6TD	Address 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL
Tel. No.	Tel. No. 01273 462889

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	☑
(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

124 Upper Shoreham Road Shoreham by Sea West Sussex BN43 6TD

(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 1378 ± 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)	Proposed demolition of an existing chalet bungalow to be replaced

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	No
(ii)	Alteration or extension of building(s)	No
(iii)	Construction of a new } vehicular access to a highway } pedestrian	No No
(iv)	Alteration of an existing } vehicular access to a highway } pedestrian	Yes Yes
(v)	Closure of existing access	No
(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 agricultural 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) To soakaway
(ii) How will foul sewage be disposed of? (ii) To main 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)
Drawings 1576/ P1 B; & P3 A Plans & Elevations 1 : 100 Block Plan 1: 200 Site Location Plans 1:1250. Road Layout Drawings 1576 / P4 & P5 at 1 ; 500

7. Fees (See Note 7)
If a fee is submitted please give the amount £ Nil. Previous application ADC/0387/07

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

DATE 9th. November 2007 SIGNED [redacted]

on behalf of Mrs. S. Miles
(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

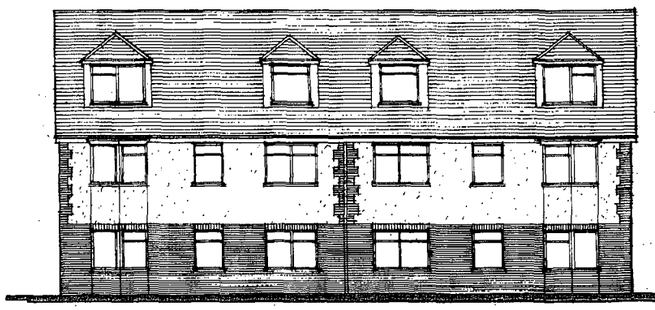
*3. *I have / The applicant has ~~given requisite notice to every person other than~~ *myself / himself/herself ~~who, on the day~~ 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

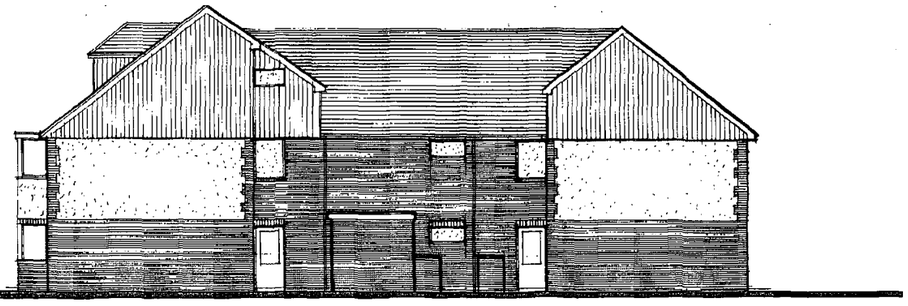
*Delete where inappropriate

Signed [redacted] Mrs. S. Miles.

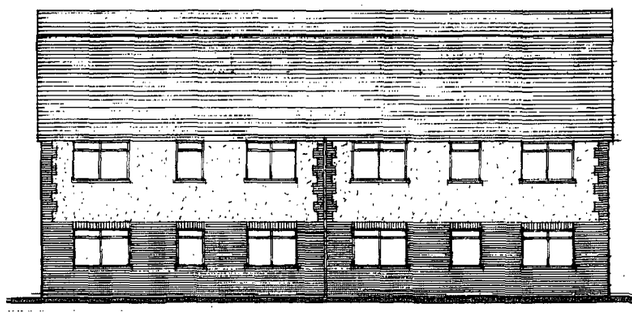
Date 9th. November 2007



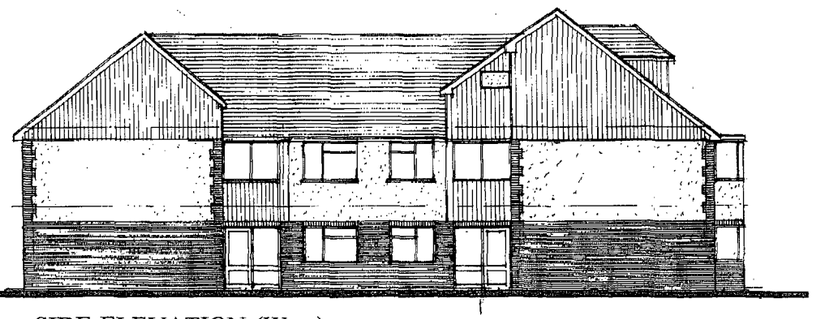
FRONT ELEVATION (South)



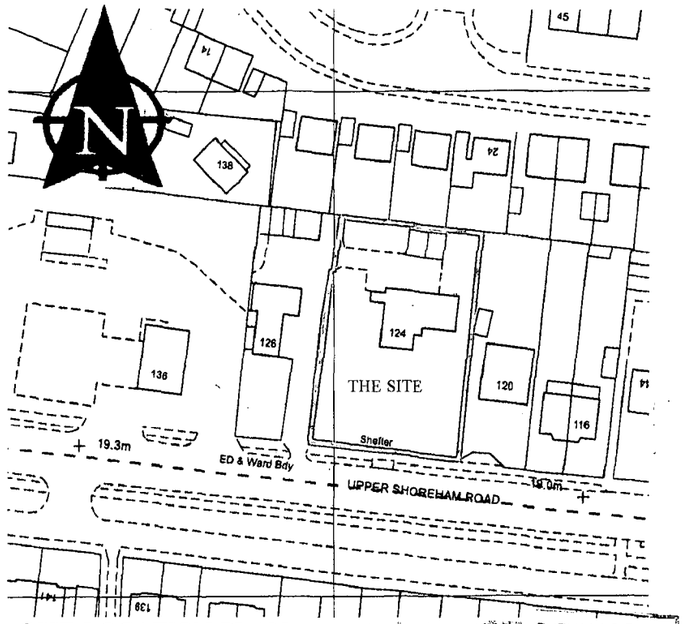
SIDE ELEVATION (East)



REAR ELEVATION (North)



SIDE ELEVATION (West)



SITE LOCATION PLAN

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc066067
20 NOV 2007

DESIGN & ACCESS STATEMENT:

Use: The site is already designated residential although it sits alongside a commercial site previously a petrol station and now used for second hand care sales. The site is located close to most amenities, the Holmbush shopping centre Southlands hospital etc. it has a bus stop immediately outside the site boundary which provides public transport to most other areas including the Shoreham By Sea main line station.

Amount: The site at present provides accommodation for one family, the development would provide accommodation for 32 people in an area which is short of living accommodation. The area is close to Dolphin Road industrial site, Holmbush shopping complex and Southlands hospital which require work staff at all levels.

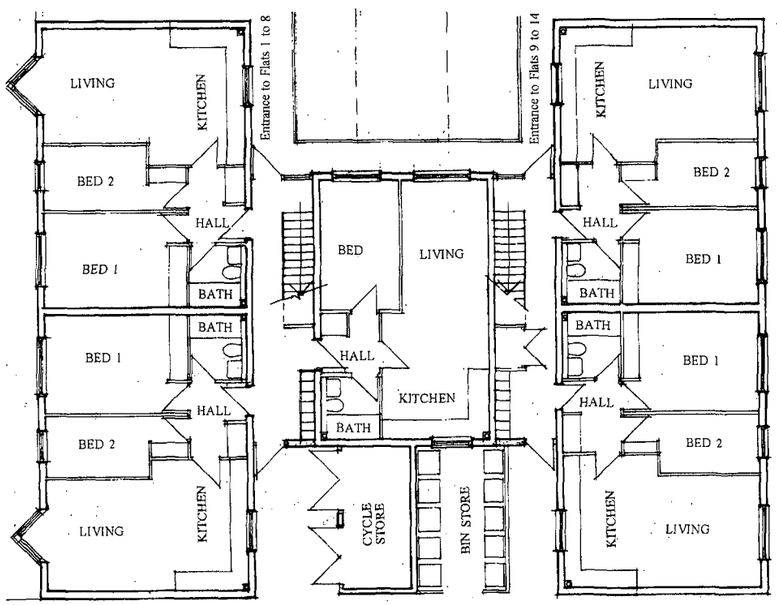
Access: Is off the Upper Shoreham Road with an existing cross over, this is to be relocated and improved with new wider cross over with turn in radii and better site lines provided for access to and from the site. Turning is provided within the site to all vehicles leaving forwards. Access is provided for refuse collection and fire tender and emergency vehicles, the new cross over will be formed in accordance with high way authorities design brief as set out on drawings 1576 / P4 & P5, for site splays and visibility lines.

Appearance: The external finishes are subject to approval by the local authority, proposed as part multi-stock face brick work with white rendered block between windows bays, Gables & Dormers are to be clad with natural finish vertical ship lap boarding, soffits fascias, gutters and down pipes to be white uPVC windows and doors double glazed white uPVC. Roof areas are to be clad with concrete plain tiles set at 38 degree pitch. Bin Areas are to be formed to suit wheelie bins sized for fortnightly collection which can be within the site or alongside the main road. A flat roofed lockable storage block for 16 bicycles will be provided on the East side of the block.

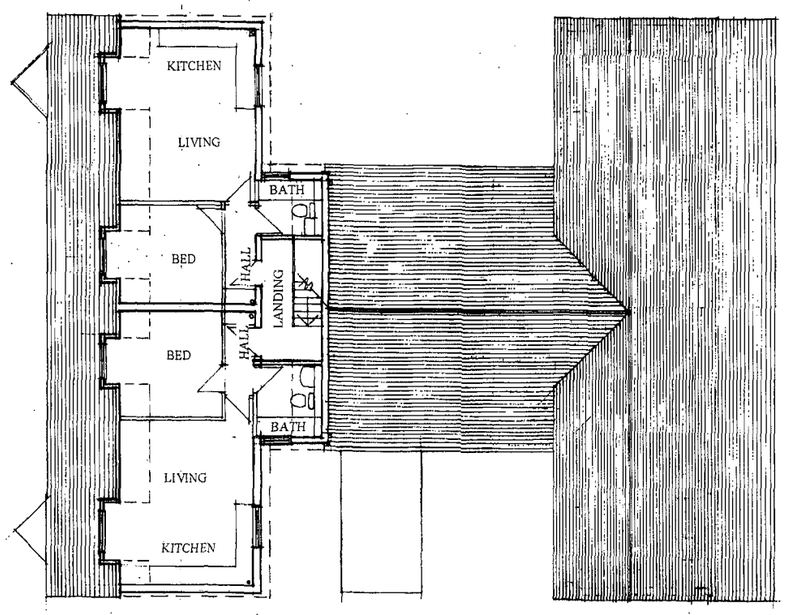
Landscaping: The new service road, footpaths and parking spaces are to be constructed in interlocking block paving, a soft landscaped amenity area is to be formed at the rear of the site as children's play area, and at the front which will include a water feature and seating. The remaining areas of the site are to be open plan with soft landscaping where noted.

Scale: The plan area dimensions are as indicated on drawing 1576 / P3B the height to the ridges of the South wing are set at 9.5 m from finished floor level (FFL) the North wing and link block set at 8.5 m above FFL. Eaves level will be 5 m above FFL the same as a standard 2 storey house

Layout: The layout of the site is as indicated on drawing 1576 / P3B with access routes and footpaths shown allowing vehicle and pedestrian movement to be isolated.



GROUND FLOOR PLAN (First Floor Layout Similar)



SECOND FLOOR PLAN

revision B. Nov. 2007. Flat numbers reduced to 12 at clients request. RJR

revision.A. Oct. 2007. Scheme redesigned on No 124 with 14 flats following planning refusal. RJR

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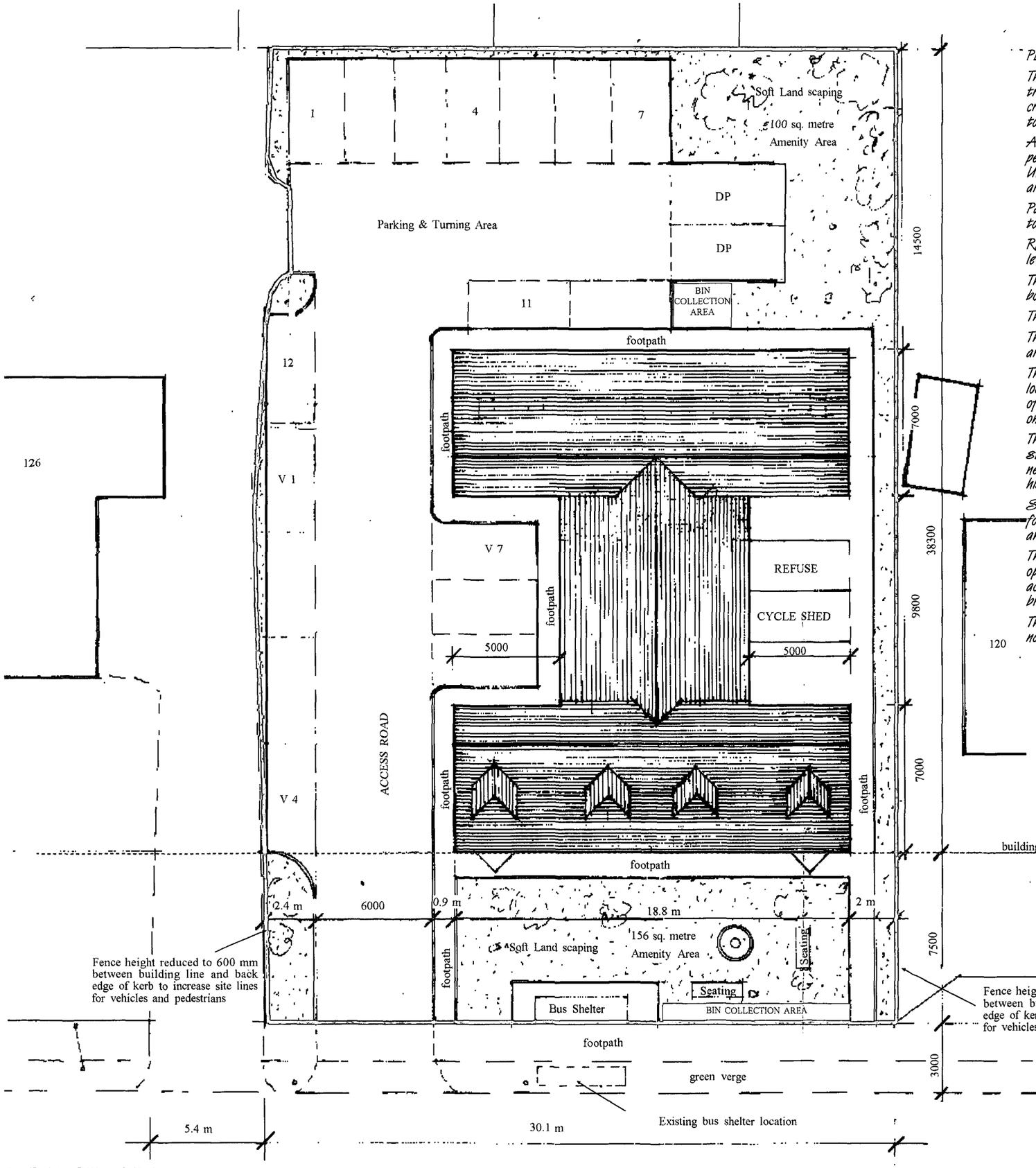
CLIENT Mrs. S. Miles

PROJECT 124 Upper Shoreham Road Shoreham by Sea West Sussex. BN43 6TD

Demolition of a chalet bungalow to be replaced by a Proposed Development of 12 flats

DRAWING Site Location Floor Plans & Elevations

scale	date	drawing
1:1250 & 1:200	April. 07	1576/ P1 B



SITE LAYOUT PLAN

PLANNING PROPOSALS:

The proposals are to demolish an existing chalet bungalow and other out buildings and clear the site leaving tree planting in the soft landscape areas. Move the existing bus shelter on to the site and form a new wider cross over to high way standards with a 6 m wide service road . The existing crossover into the site are to be removed and the paving and grass edge made good.

A single block of flats is to be constructed providing 8 No 2 bedroom 3 person flats and 6 No 1 Bed 2 person Flats as a 2 storey block with flats within the front roof space all with open planning living areas. Unit sizes are design to housing association sizes of 45 sq. metres and 57 sq. metres internal floor areas in conformity for Lifetime Homes Standards.

Parking is to be provided at the rate of 1.2 spaces for 1 bed and 1.7 spaces for the 2 bed flats giving a total of 19 spaces 3 number being sized for disabled persons vehicles.

Ramp access is to be provided at ground floor level with wide opening doors for wheel chair users on ground level only.

The site boundaries on the West North & East up to building line are to be enclosed with 1.8 m high close boarded fences reduced to 600 mm high from building line to back edge of pavement

The site dimensions are 30.1 m frontage x 45.8 m depth giving a total site area of 1378 sq. metres.

The New block gives a total foot print size 350 sq. metres giving 25% site ground cover. The remaining area of 1000 sq metres is used for parking, access road and amenity.

The refuse bin storage will be adjacent to the rear ground floor rear entrance doors and a collection points located adjacent to the Back edge of footpath on the Upper Shoreham Road or within the site. The movement of refuse to the collection points will be undertaken by the maintenance attendants as one of their duties on the appointed day.

The site is on mains drainage and surface water will be taken to soak away or to a underground grey water storage tank which will pump feed roof tanks over the centre wing of the building for toilet cisterns etc. The nearest Bench mark indicates a level of 19.3 metres above ODN is not in a flood plain and there is no history of flooding in the area due to run off or ponding due to heavy rainfall.

Subject to planning approval solar panel water heating units could be located on the South facing roof slopes for energy saving purposes for each flat. Plus solar energy panels with battery storage facilities for stair and circulation lighting.

The main entrance and rear entrance doors will be operated using card release locks which will also be operated by remote release from the flats with a CCTV camera and telephone link for visitors requiring access. The exterior of the building is to have PIR controlled subdued lighting using low level vandal proof brick lights and illuminated bollards with delayed action switch off for security.

The existing Bus shelter is to be relocated back into the site to improve the site vision lines for vehicles but not altering the bus stop location unless deemed necessary by the transport authority.

COUNCIL
PLANNING DIVISION
PLAN No. Anc1069010?
DATE 20 NOV 2007

revision A. Nov. 2007. Flat numbers reduced at clients request. RJR

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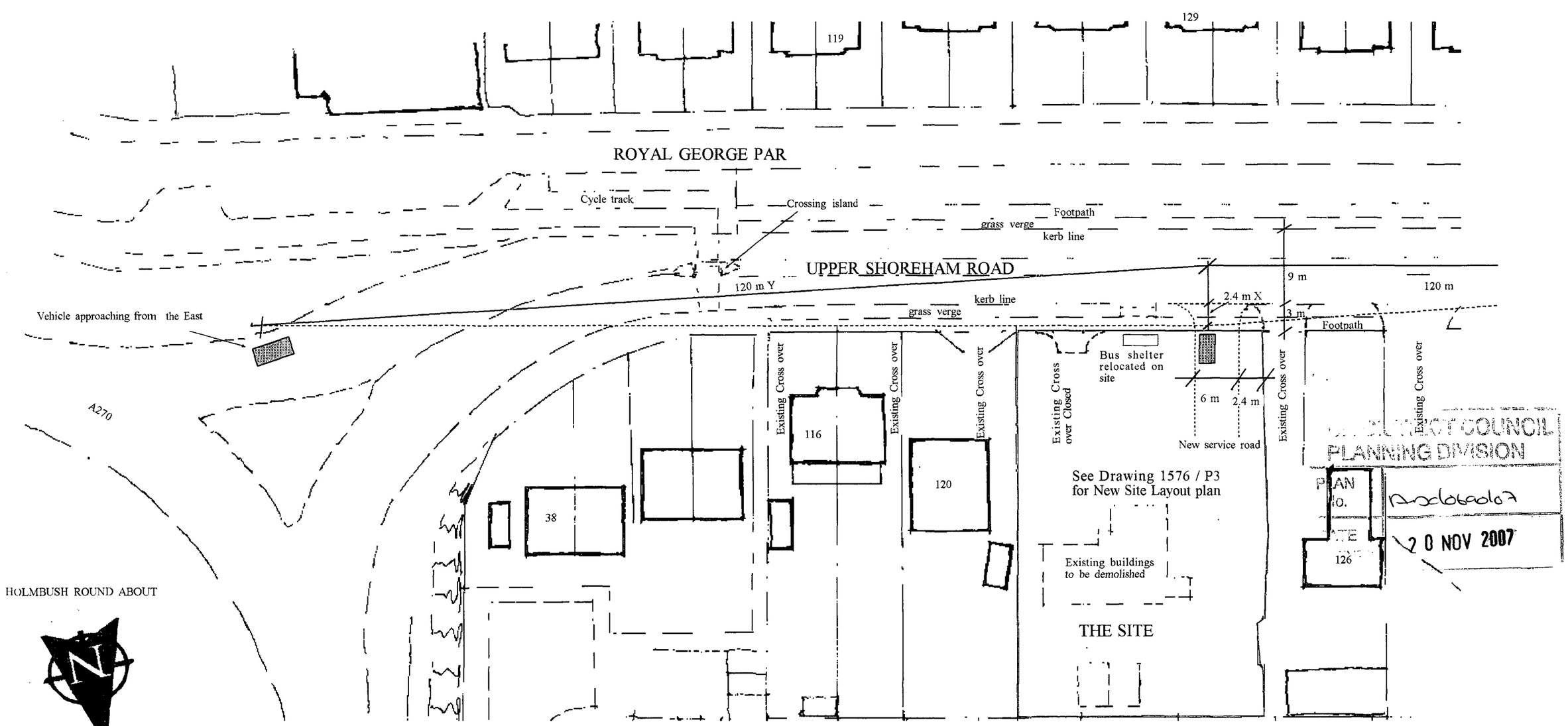
CLIENT	Mrs. S. Miles
PROJECT	124 Upper Shoreham Road Shoreham by Sea West Sussex. BN43 6TD Demolition of a chalet bungalow to be replaced by a Proposed Development of 12 flats
DRAWING	Site Layout Plan

scale	date	drawing
1:200	Oct. 07	1576/ P3 A



COUNCIL
PLANNING DIVISION
PLAN No.
DATE
20 NOV 2007

PLAN OF ROAD IN RELATIONSHIP TO SITE ENTRANCE For a left turn looking East towards Brighton

revisions

PLANNING NOTES:

The Highways authority requirements for a 40 mph limit road is 120 m (Y) with 2.4 m (X) splay line in either direction which can be achieved along a kerb line looking West as the road has a turn onto the Holmbush Round about looking East. The distance from kerb line to back edge of footpath is 3 m which affords a greater visibility distance in both directions.

Along this section of road the Upper Shoreham Road has a wide carriageway 9 m with 3.5 m lanes with a 2 m wide overtaking strip between which allows traffic turning West to filter in to the flow from the East and to allow for vehicles from the East to turn into the site.

The present access cross over from No 124 is restricted as it has 1.8 m high boundary walls plus a bus shelter which restricts the site lines to the West. The new proposals include setting the bus shelter back to the rear of the footpath removing this problem.

At Present there are no pedestrian visibility distances, the new proposals are to have an open plan frontage with 2.4 m pedestrian visibility to the West and 5 m to the East which is a requirement of new cross over.

The new cross over is to be formed as a bell mouth with a 6 m wide cross over to allow vehicle entry from the Upper Shoreham Road whilst a vehicle is leaving the site plus allow for larger vehicles such as refuse collection, delivery and emergency fire engines etc. to enter the site which will have turning facilities at the rear.

The development of the site will have 12 allocated bays for residents with 7 further bays for visitor parking which based on usage will give approximately 50 vehicle movements per day. A cycle storage building will be provided for 16 bicycles to encourage the use of this mode of transport, as there cycle track links to the South and North through the Bay tree estate. There is also a bus stop travelling East which will be retained outside the site and the Bus stop for travelling West is less than 120 m from the site entrance on the opposite side of the road which can be reached via a crossing island ..

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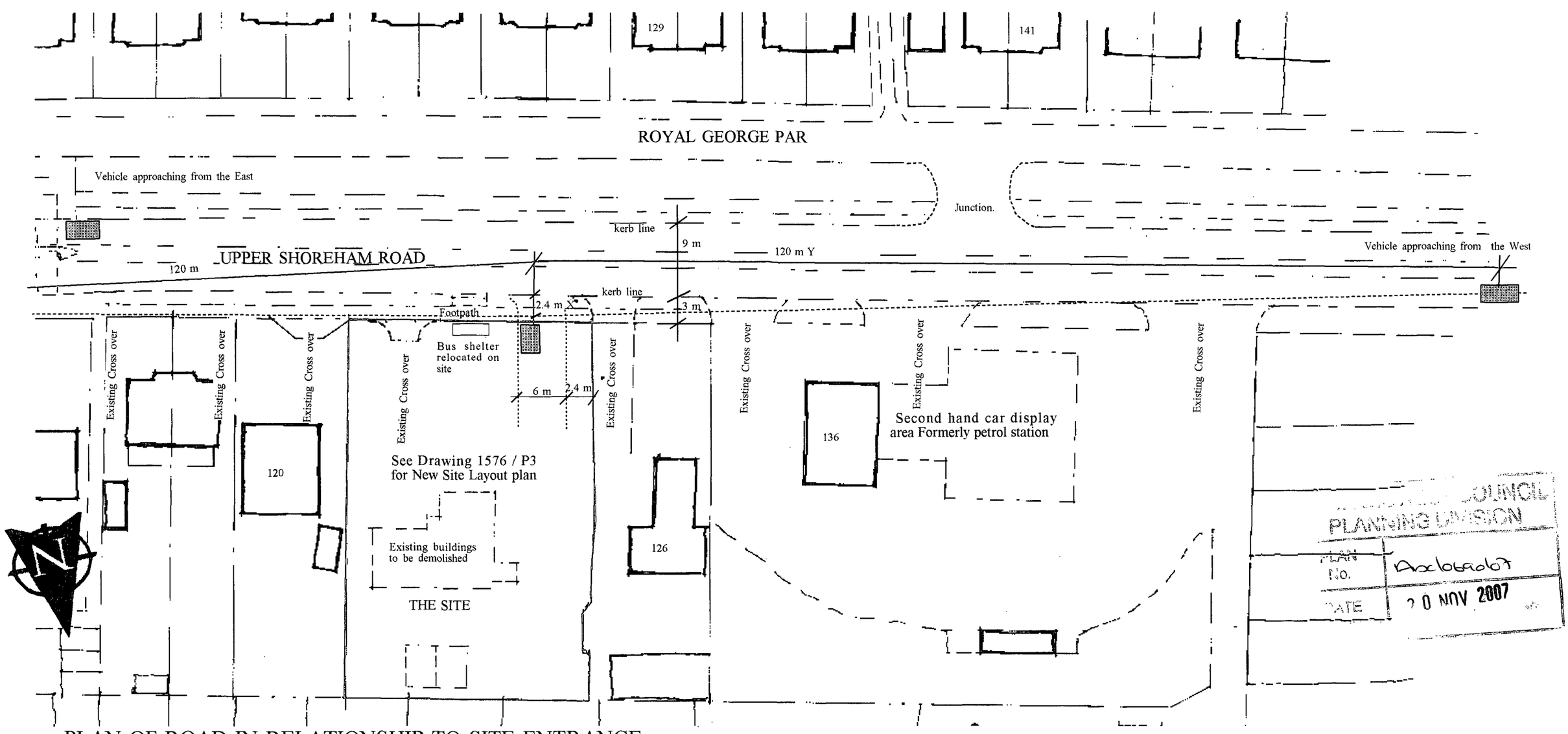
CLIENT	Mrs. S. Miles.
PROJECT	124 Upper Shoreham Road Shoreham by Sea West Sussex. BN43 6TD Demolition of a chalet bungalow to be replaced by a Proposed Development of 12 flats.
DRAWING	Road Layout & Vision Lines for new access road into Site. Sheet 1

scale	date	drawing
1:500	Oct. 07	1576/ P4



PLANNING DIVISION
PLAN No. Axclaaaa07
DATE 20 NOV 2007

PLAN OF ROAD IN RELATIONSHIP TO SITE ENTRANCE For a right turn looking west towards Shoreham by Sea

revisions

PLANNING NOTES:

The Highways authority requirements for a 40 mph limit road is 120 m (Y) with 2.4 m (X) splay line in either direction which can be achieved along a kerb line looking West as the road has a turn onto the Holmbush Round about looking East. The distance from kerb line to back edge of footpath is 3 m which affords a greater visibility distance in both directions.

Along this section of road the Upper Shoreham Road has a wide carriageway 9 m with 3.5 m lanes with a 2 m wide overtaking strip between which allows traffic turning West to filter in to the flow from the East and to allow for vehicles from the East to turn into the site.

The present access cross over from No 124 is restricted as it has 1.8 m high boundary walls plus a bus shelter which restricts the site lines to the West. The new proposals include setting the bus shelter back to the rear of the footpath removing this problem.

At Present there are no pedestrian visibility distances, the new proposals are to have an open plan frontage with 2.4 m pedestrian visibility to the West and 5 m to the East which is a requirement of new cross over.

The new cross over is to be formed as a bell mouth with a 6 m wide cross over to allow vehicle entry from the Upper Shoreham Road whilst a vehicle is leaving the site plus allow for larger vehicles such as refuse collection, delivery and emergency fire engines etc. to enter the site which will have turning facilities at the rear.

The development of the site will have 12 allocated bays for residents with 7 further bays for visitor parking which based on usage will give approximately 50 vehicle movements per day. A cycle storage building will be provided for 16 bicycles to encourage the use of this mode of transport, as there cycle track links to the South and North through the Bay tree estate. There is also a bus stop travelling East which will be retained outside the site and the Bus stop for travelling West is less than 120 m from the site entrance on the opposite side of the road which can be reached via a crossing island ..

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CLIENT Mrs. S. Miles

PROJECT 124 Upper Shoreham Road Shoreham by Sea West Sussex. BN43 6TD
Demolition of a chalet bungalow to be replaced by a Proposed Development of 12 flats

DRAWING Road Layout & Vision Lines for new access road into Site. Sheet 2

scale	date	drawing
1:500	Oct. 07	1576/ P5

PLANNING D
PLAN No. Arc/0690/07
DATE RECEIVED 20 NOV 2007

"124 UPPER SHOREHAM ROAD"
SHOREHAM BY SEA, WEST SUSSEX

PROPOSED ACCESS ARRANGEMENTS

Road Safety Audit
Preliminary Design - Stage 1

October 2007

1 INTRODUCTION

1.1 This report describes the results of a Stage 1 Preliminary Design Road Safety Audit, carried out on the proposed site access arrangements to "124 Upper Shoreham Road", Shoreham By Sea, West Sussex, in connection with proposed demolition of an existing chalet bungalow and out buildings and replacement with residential redevelopment of 14 flats. The Safety Audit was carried out at the request of R J Reynolds, Architectural Services, 82 Greenacres, Shoreham By Sea, West Sussex, BN43 5XL, on behalf of Mrs S Miles.

1.2 The object of this audit is to identify any existing safety related problems that may be exacerbated, or any new problems that may be introduced, by the proposed works. No details of traffic flows or any recorded accidents were available for this Audit.

1.3 The audit team comprised Ted Smith and Martin Brownsey, Senior Highways Engineers specialising in Highway Safety and Traffic Engineering, who have operated independently of the design team responsible for the scheme and had no involvement with the design of the proposals.

1.4 The procedures followed by the audit are as described in the Highways Agency's Design Standard "Road Safety Audit", HD 19/03 (DMRB Volume 5: Section 2, Part 2) and its incorporated categories of checklists. The Audit has examined and reported only on the road safety implications of the scheme as presented in the drawings listed in the Appendix to this report, and has not examined or verified compliance of the design with any other criteria or standard.

1.5 This audit was carried out during October 2007, comprising of an examination of the documents listed in Appendix A. Since a site inspection was carried out during the afternoon of Friday 31st August 2007 and photographs taken in connection with a previous design for this site, a further inspection was considered unnecessary at this stage. During that time it was clear and dry, with light to moderate traffic flows. A few pedestrians and cyclists were also seen.

2 ITEMS RAISED FROM THIS STAGE 1 ROAD SAFETY AUDIT.

2.1 Within the scope of this Stage 1 Preliminary Design Road Safety Audit, no road safety related items are identified within the categories of 'General', 'Local Alignment', 'Junctions', 'Non-Motorised User Provisions' and 'Road Signs, Carriageway Markings and Lighting'.

3 AUDIT TEAM LEADER'S STATEMENT

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

AUDIT TEAM LEADER

Ted Smith
Traffic Safety Consultant
1a The Parade
East Wittering
Chichester
West Sussex
PO20 8BN

Tele 01243 672004
Mob 07774 882168

Signed .....

Date ..... 26th October 2007

AUDIT TEAM MEMBER

Martin Brownsey
MB Projects Ltd
Highways Consultancy
Farthings
Grants Lane
Oxted
Surrey
RH8 0RH

** ** ** ** ** ** ** ** ** ** **

APPENDIX

LIST OF DOCUMENTS EXAMINED

Drawing No	Date	Scale	Description
1576/P3	Oct 2007	1:200	Site layout Plan
1576/P4	Oct 2007	1:500	Road Layout & Vision Lines for new access into site Sheet 1
1576/P5	Oct 2007	1:500	Road Layout & Vision Lines for new access into site Sheet 2

** ** ** ** ** ** ** ** ** ** **