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.

FOR OFFICIAL USE ONLY
App. No. Anglo33467
Date Received 05 JUL 2007
Fee £30

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 MR. M. SOUTH & MR. J. HUNT	Name MR. T. SHOREY
Address 59 BOUNDSTONE LANE, LANCING, BN15 9QR	Address 30 WEMBLEY AVENUE, LANCING, BN15 9JZ
Tel. No. [redacted]	Tel. No. 01903 764776

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	X
(iii) External appearance	X
(iv) The means of access	✓
(v) Landscaping of the site	X

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

57 - 59 BOUNDSTONE LANE, LANCING, BN15 9QR.

(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 0.11 hectares/~~sq. metres~~

Dimensions of the application site and distances from 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)	13 NO. FLATS.

(e) State whether the proposal involves:-

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

4. Particulars of **Use** of Buildings or Land: state (a) Present use 1 HOUSE + 1 BUNGALOW
(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?	YES	If yes, how many units? Please indicate their positions on plans	2
(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 SOAKAWAYS
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) TO LOCAL SEWER

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.

922/3/01 SITE PLAN 1:200
922/3/02 STREET ELEVATION 1:200

7. **Fees** (See Note 7)
If a fee is submitted please give the amount £ 530

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

DATE 1.6.07 SIGNED [redacted]

on behalf of MR. M. SOUTH & MR. J. HUNT.
(insert applicant's name if signed by an agent

9. Certificate under Section 65 of the Town and Country Planning Act, 1990 (Article 12A of the G DO 1988)

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 a 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~~ ——— ~~given requisite notice to every person other than~~ ~~*myself,~~ ——— ~~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. M. SOUTH & M. J. HUNT

Date 1.6.07

Ordnance Survey®

Siteplan Data™



...NCIL
...SION
PLAN
NO.
DATE
05 JUL 2007

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Metres

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Centre Coordinates: 517544 104874

National Grid sheet reference at centre of this Siteplan: TQ1704NE

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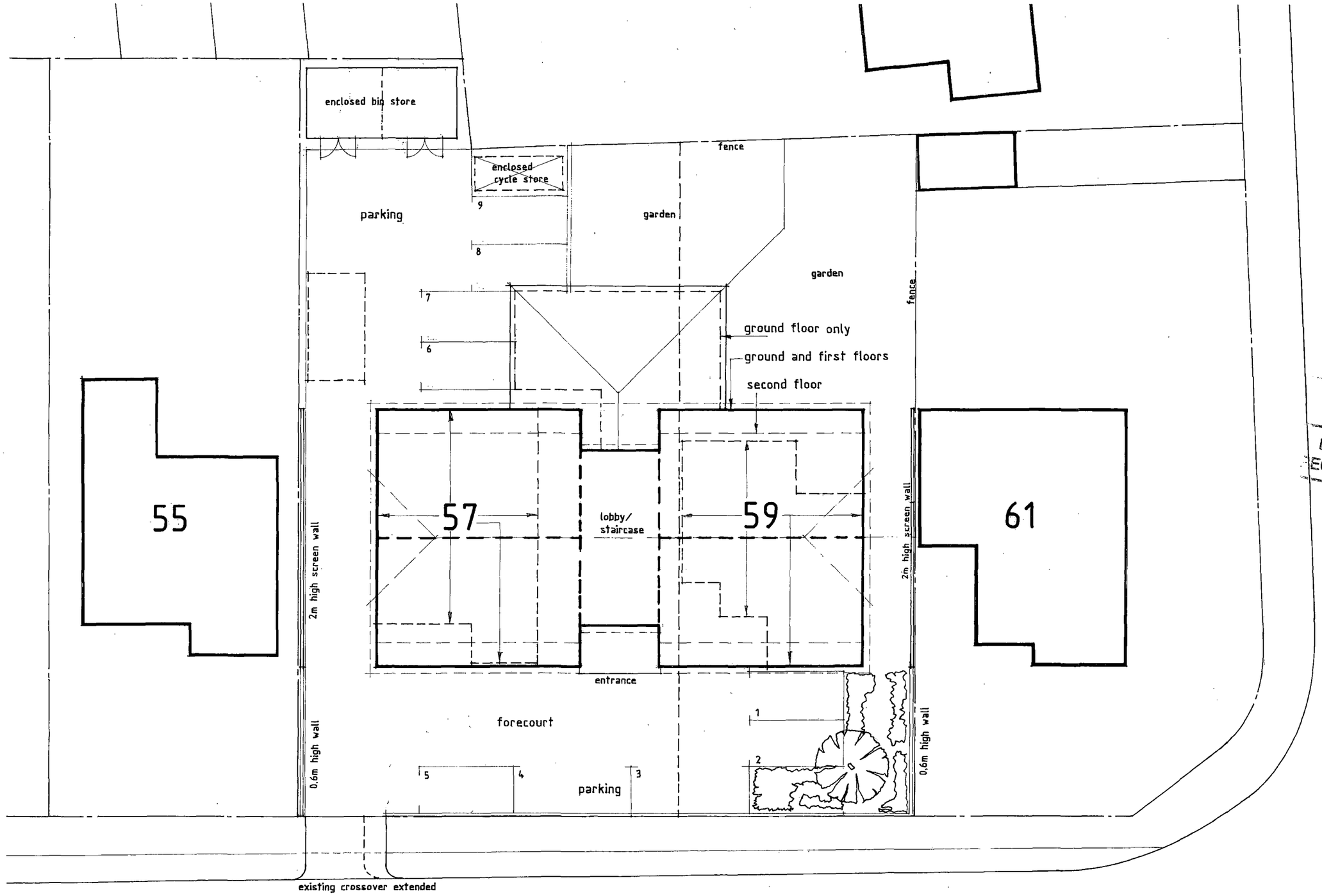
57 BOUNDSTONE LANE
LANCING
BN15 9QR



PLANNING COUNCIL
PLAN NO. Ad0334/07
DATE RECEIVED 02 JUL 2007

Accommodation :-
Ground Floor = 5 x 2 bed
First Floor = 4 x 2 bed
Second Floor = 4 x studio
Two bed units will equal 65sq.m. each and studio units will equal 55sq.m. eac
Second floor will be contained within roof space

Rev. A - layout amended ..... 30.5.07.

Proposed New Flats at 57- 59 Boundstone Lane, Lancing, West Sussex, BN15 9QR.

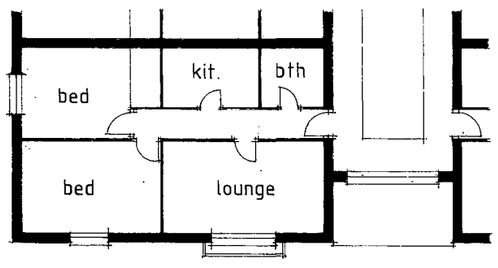
Site Plan

scale = 1;200 date : May 2007

Drawing No. 922/3/01 A



PLANNIN ... SION
PLAN No. ADC0334607
DATE RECEIVED 05 JUL 2007



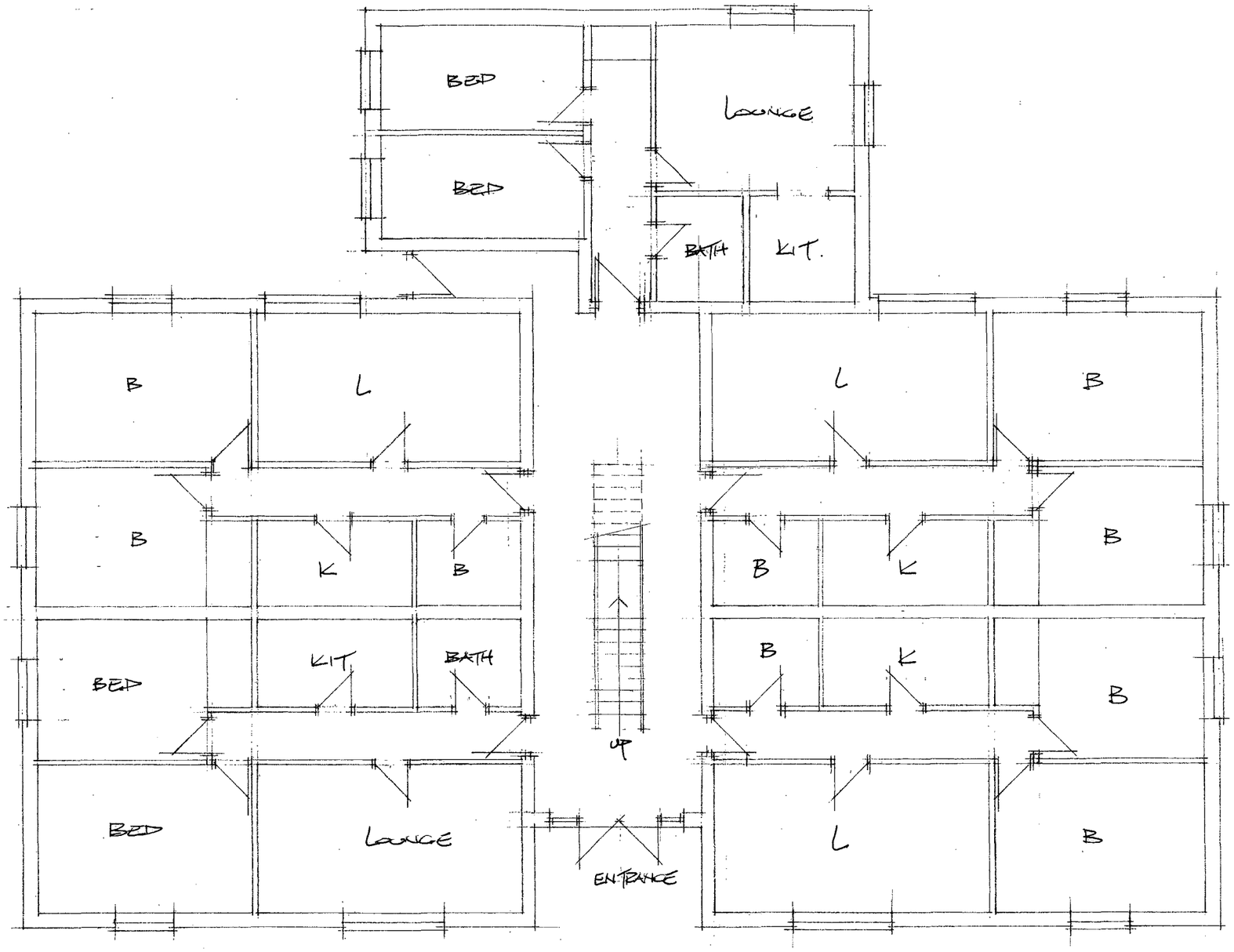
typical plan of two bed unit

Proposed New Flats at 57 - 59 Boundstone Lane, Lancing, West Sussex, BN15 9QR.

Street Elevation

scale = 1:200 date : May 2007

Drawing No.922/3/02.



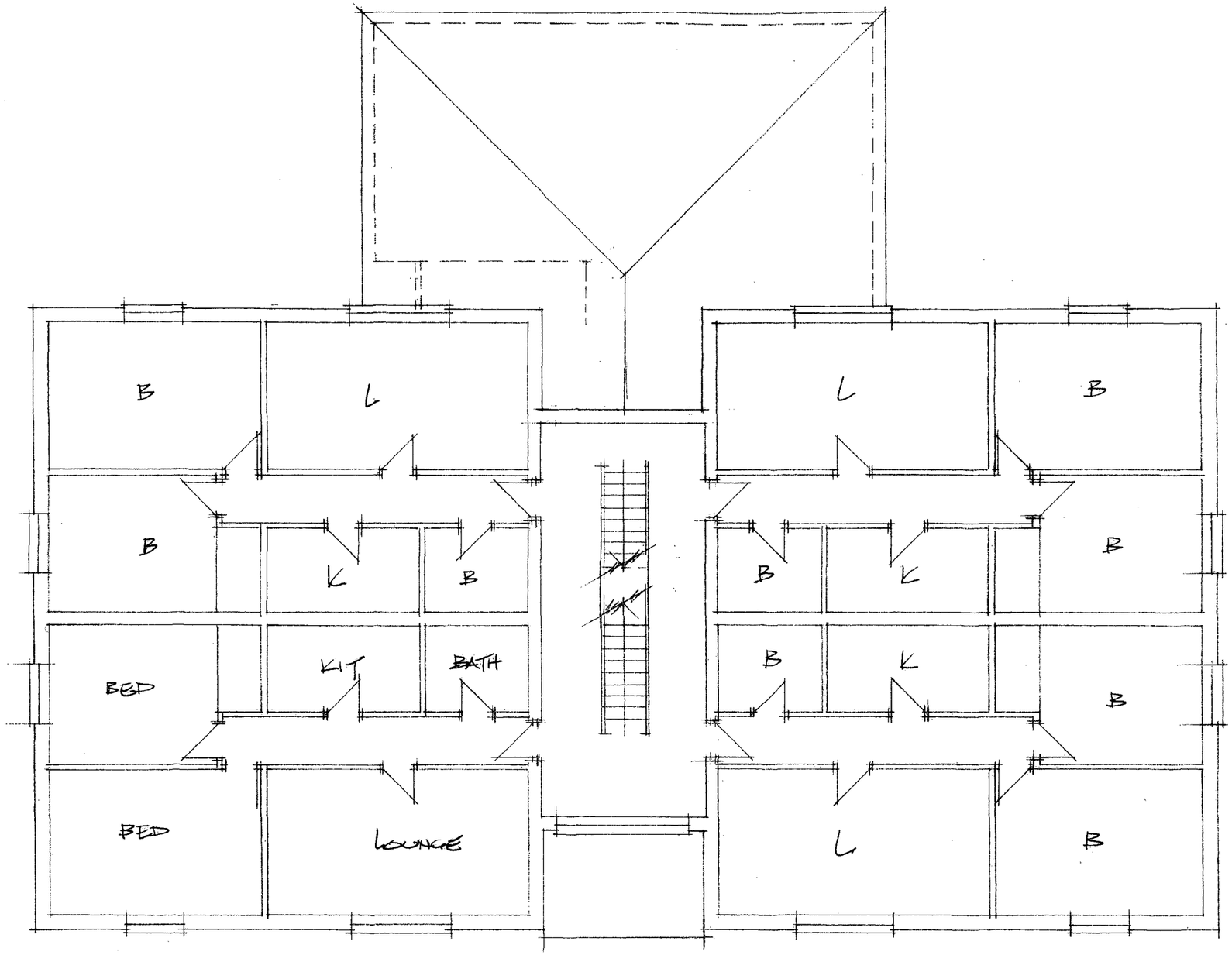
PLANNING COUNCIL
PLAN No. Asd033667
DATE RECEIVED 05 JUL 2007

Proposed New Flats at 57- 59 Boundstone Lane,
Lancing, West Sussex, BN15 9QR.

GROUND FLOOR PLAN

scale = 1:100 date : July 2007

Drawing No. 922/3/04



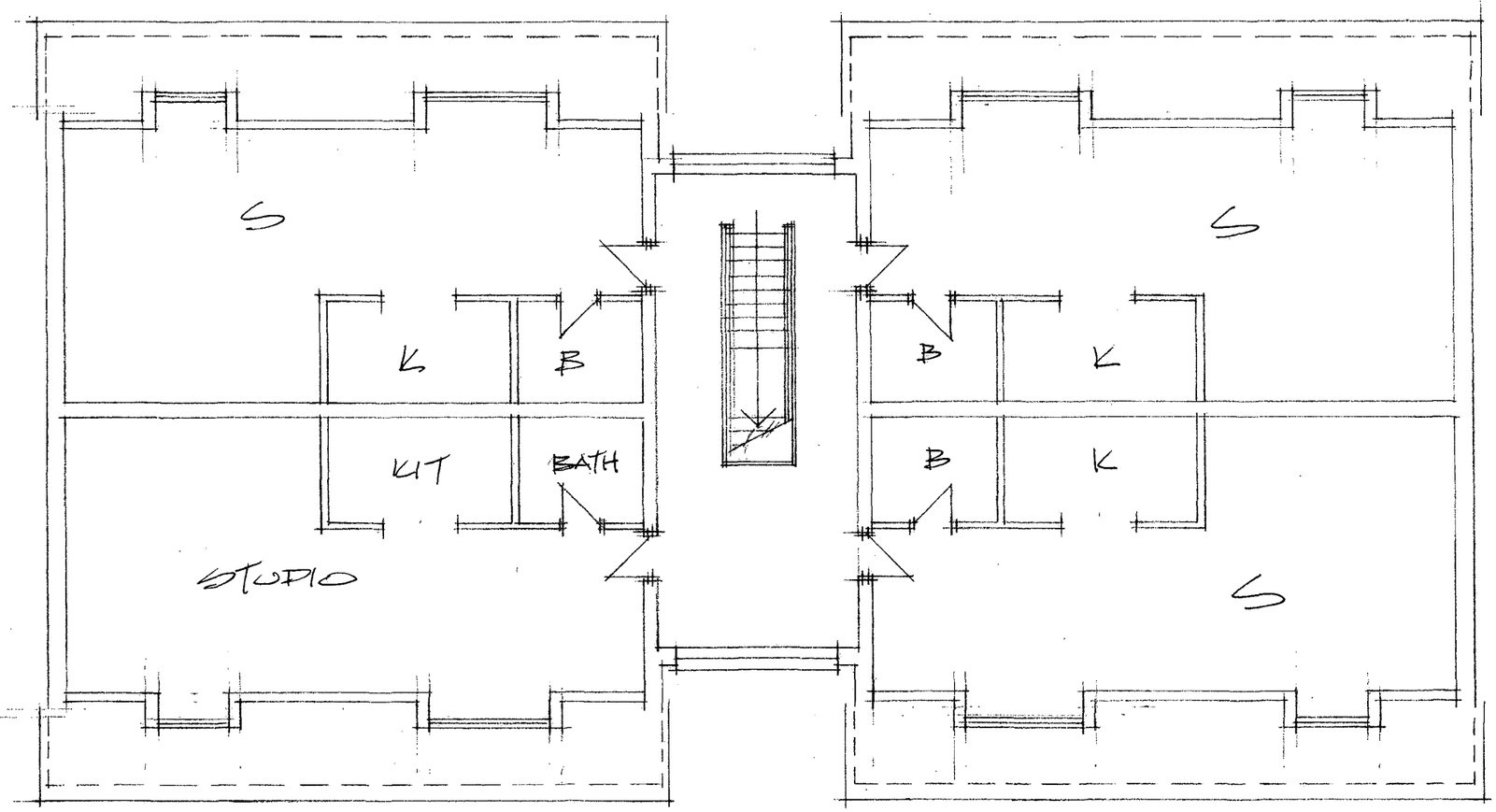
PLANNING COMMITTEE
PLAN No. AWD/0336/07
DATE RECEIVED 05 JUL 2007

Proposed New Flats at 57- 59 Boundstone Lane,
Lancing, West Sussex, BN15 9QR.

FIRST FLOOR PLAN

scale = 1:100 date : July 2007

Drawing No. 922/3/05



PLANNING COUNCIL
PLAN No. A/06/0336/07
DATE RECEIVED 11 JUL 2007

Proposed New Flats at 57- 59 Boundstone Lane,
Lancing, West Sussex, BN15 9QR.

SECOND FLOOR PLAN

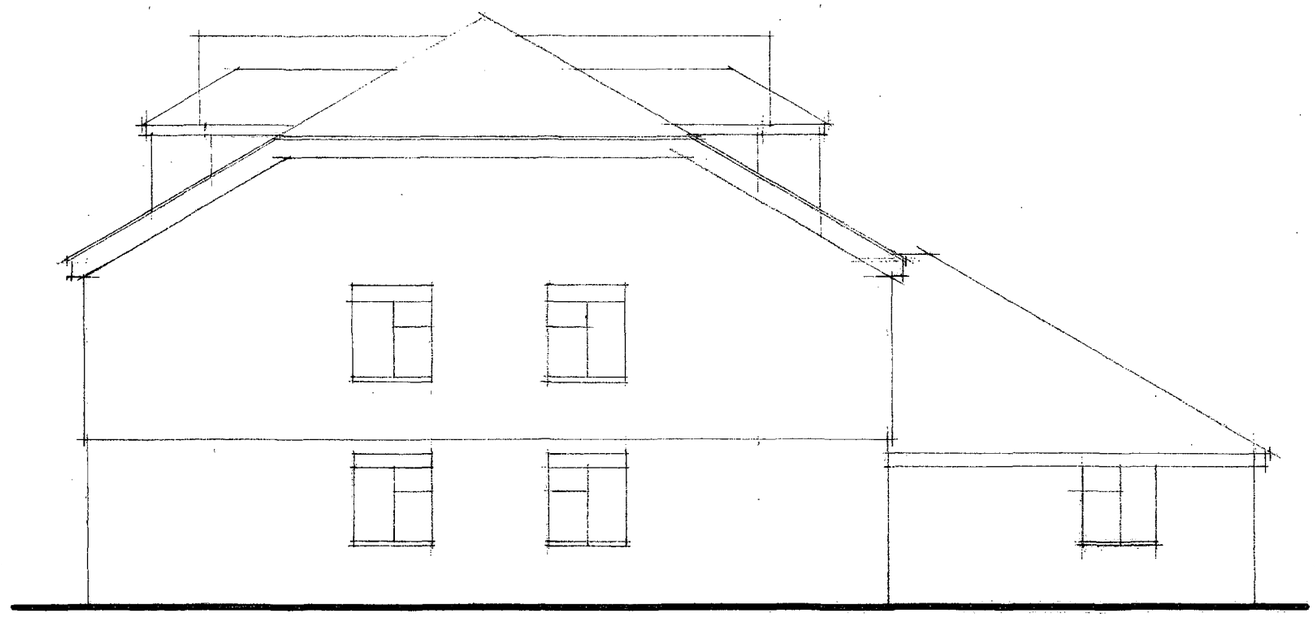
scale = 1:100 date : July 2007

Drawing No. 922/3/06



FRONT ELEVATION – EAST

PLANNIN... ...NCIL
PLAN No. A0d033467
DATE RECEIVED 05 JUL 2007



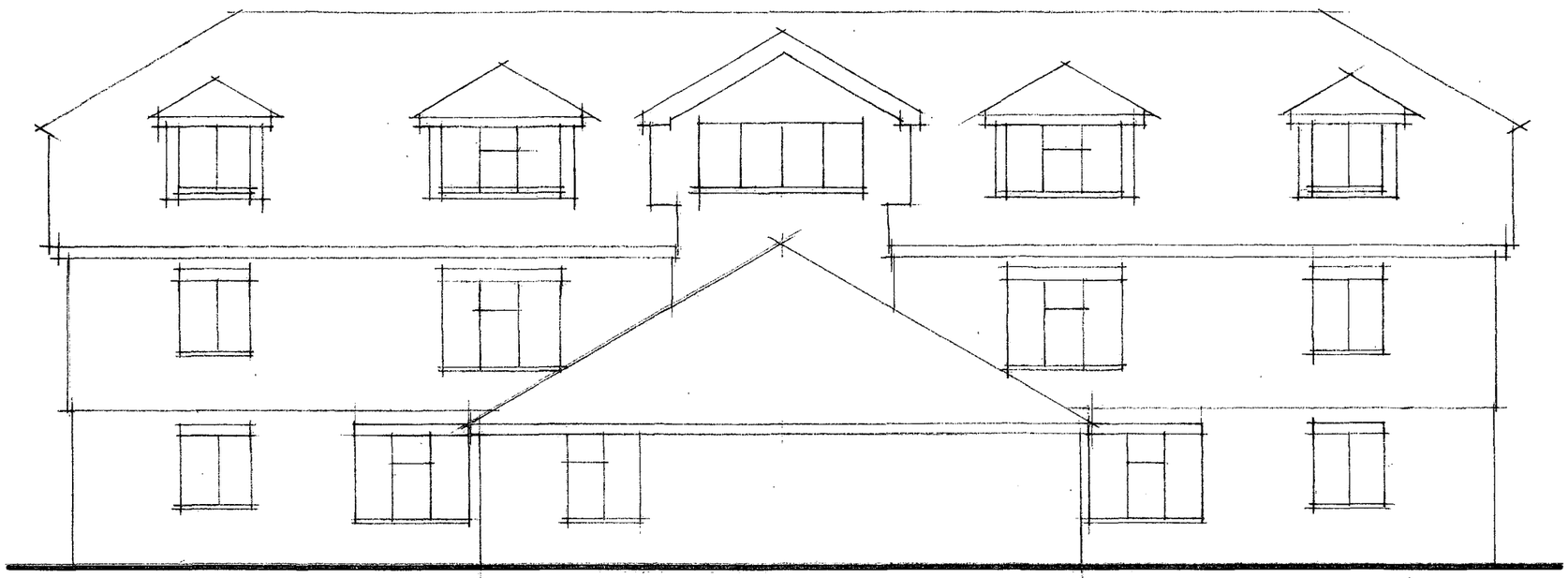
SIDE ELEVATION – NORTH

Proposed New Flats at 57- 59 Boundstone Lane,
Lancing, West Sussex, BN15 9QR.

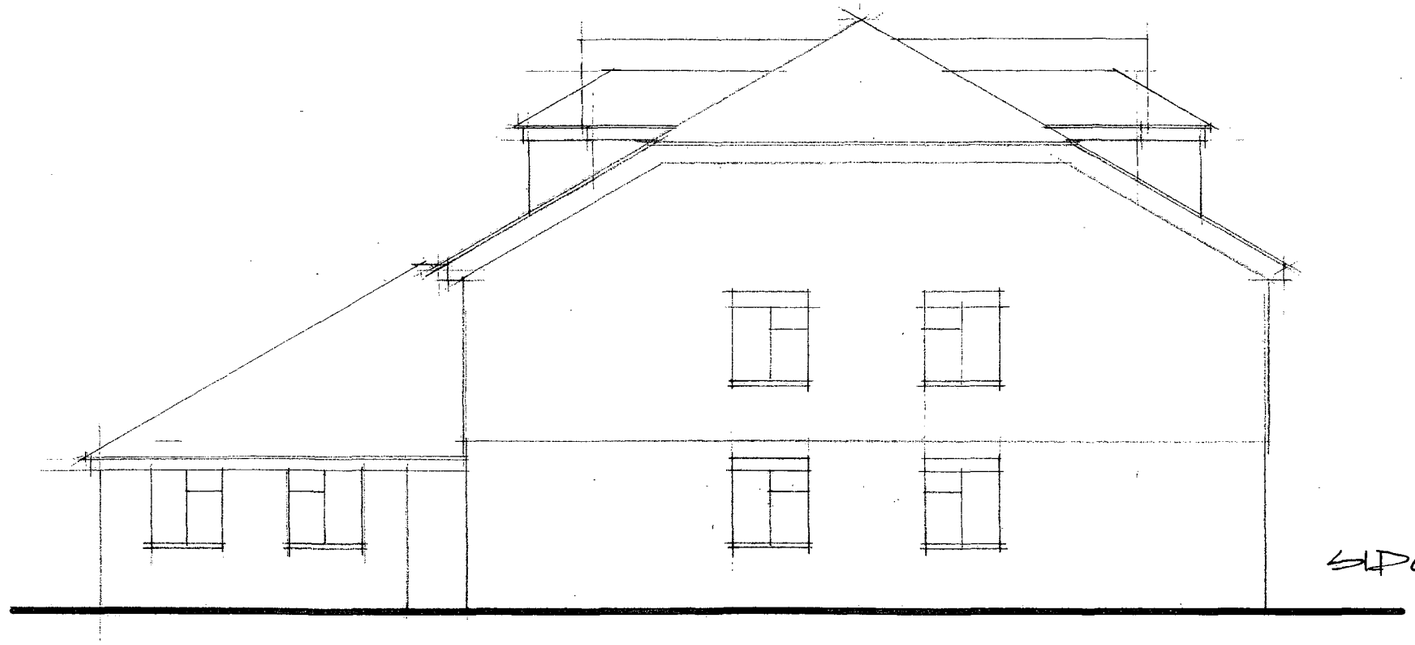
FRONT & SIDE ELEVATIONS.

scale = 1:100 date : July 2007

Drawing No. 922/3/07



REAR ELEVATION - WEST



SIDE ELEVATION - SOUTH

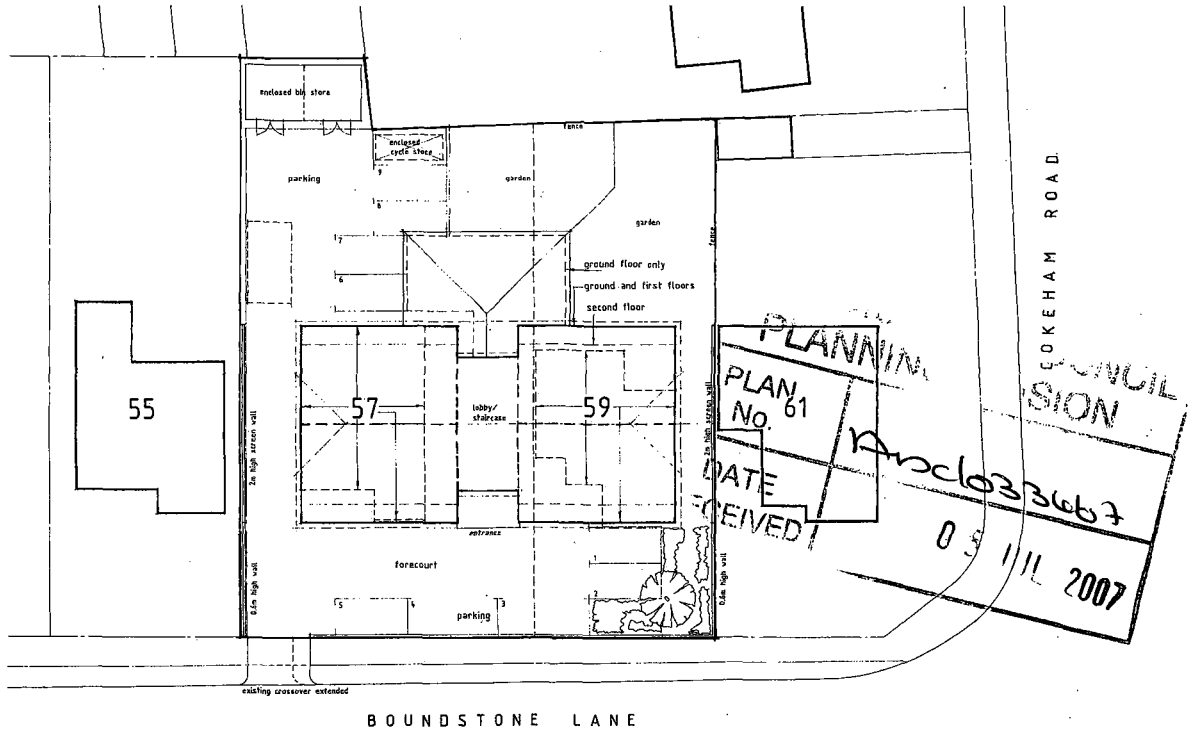
PLANNING COMMISSION
PLAN No. A06336/07
DATE RECEIVED 05 JUL 2007

Proposed New Flats at 57- 59 Boundstone Lane,
Lancing, West Sussex, BN15 9QR.

REAR & SIDE ELEVATIONS

scale = 1:100 date : July2007

Drawing No. 922/3/08



Proposed New Flats at 57- 59 Boundstone Lane, Lancing, West Sussex, BN15 9QR.

Block Plan

scale = 1:500 date : June 2007

Drawing No. 922/3/03

REF: 922/2.1

Design & Access Statement

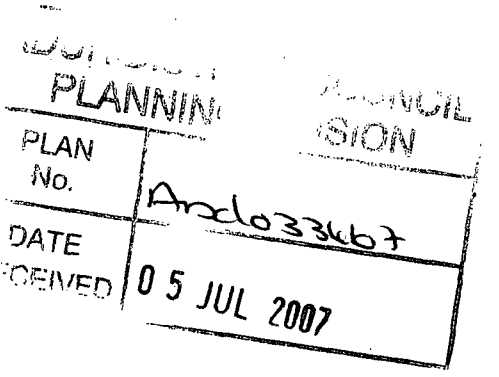
For

New Flats on Three Floors

At

57-59 Boundstone Lane
Lancing, West Sussex, BN15 9QR

June 2007



- The purpose of the development is to replace one three bedroom bungalow and one four bedroom house with nine two bedroom flats and four studio flats – twenty two bedrooms total.

- The flats are to be located on three floors.

Ground floor	=	5 two bedroom units
First Floor	=	4 two bedroom units
Second Floor (Within roof space)	=	4 one bedroom studio flats

- It is intended that each two bedroom unit will measure a minimum of 65 cubic metres and each studio unit will measure 55 cubic metres.

- Accommodation for disabled persons will be provided on the ground floor with the staircase servicing the upper floor suitable for ambulant disabled persons.

- Parking will be provided within the forecourt and rear yard areas – 9 total including disabled persons space.

- An enclosed cycle store will be provided within the rear yard area.

- An enclosed bin store will be provided within the rear yard area.

- Access to the site will be via the existing widened crossover and will provide a minimum 3.5m wide drive to the rear yard.

- The external materials of the building will be tiles, bricks and render to match the surrounding buildings. Unoccupied ground areas will be planted out with suitable forma.

- A 2m high masonry screen wall will be provided between this site and the existing buildings on the adjoining sites.

gta civils ltd - consulting engineers

HIGHWAY ASSESSMENT REPORT AND STAGE 1 SAFETY AUDIT AT 57 – 59 BOUNDSTONE LANE LANCING BN15 9QR

PLANNING ... COUNCIL
PLAN No. Arc/0334/07
DATE RECEIVED 05 JUL 2007

for

Mr M South & Mr J Hunt
59 Boundstone Lane
Lancing
West Sussex
BN15 9QR

unity house, 2 albert drive, burgess hill, west sussex rh15 9tn
tel: 01444 871 444 fax: 01444 871 401 web: www.gtacivils.co.uk

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3.0 EXISTING SITUATION

4.0 THE PROPOSAL

5.0 SPEED OBSERVATION

6.0 TRAFFIC GENERATION

7.0 DISCUSSION

8.0 CONCLUSION

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APPENDIX B: DRAWING NO. 922/3/01A
APPENDIX C: TRICS DATA
APPENDIX D: STAGE 1 SAFETY AUDIT
APPENDIX E: PHOTOGRAPHS

Date	Issue	Compiled By	Checked By
25 June 2007	1	AR	NS

1.0 EXECUTIVE SUMMARY

1.1 The site of 57 Boundstone Lane, Lancing was visited to assess the suitability of a highway access for the construction of a block of flats on the site of 57 & 59 Boundstone Lane.

1.2 The Highway Safety Standards indicate that it would be possible to share the widened existing access to No. 57.

1.3 The report contains recommendations in the Safety Audit that can be included in the detailed design.

2.0 INTRODUCTION

2.1 Terry Shurey of 30 Wembley Avenue, Lancing commissioned **gta** civils ltd to investigate the highway implications of creating an enlarged access at No. 57 Boundstone Lane to serve a block of flats.

2.2 This Report is required in connection with the Planning Application for the development.

2.3 This Report seeks to consider the standard of the visibility, width and the level of traffic generation along with a stage 1 safety audit on the proposals .

2.4 In the preparation of this report we have:

- Visited and photographed the site
- Studied the drawings.
- Measured the visibility splays

2.5 This report has been prepared for Mr. M. Smith and Mr. J Hunt and no responsibility is accepted to any third party for all or part of this report in connection with this or any other development.

3.0 EXISTING SITUATION

3.1 Boundstone Lane is a secondary distributor road linking Sompting with Lancing via Cokeham Road.

3.2 The site is close to a mini roundabout at the junction of Boundstone Lane and Cokeham Road (See site plan in Appendix A)

3.2 The road is 7.8m wide and is:

- within a 30mph speed limit,
- served by street lighting,
- used as a bus route and
- mainly fronted by residential development.

3.3 The drive to No. 57 Boundstone Lane serves an existing bungalow and is shared with No. 55 at a double width crossover (See Photo's 1 & 2)

3.4 No. 59 Boundstone Lane is a house and currently enjoys its own vehicular crossover.

3.5 There is currently a 1.8m wide footway separated from the carriageway by a 1.3m verge.

3.6 The road outside the site is very straight and wide and would normally attract higher speeds however the mini roundabout some 60m north of the site reduces speeds outside the property to below the 30mph speed limit.

4.0 THE PROPOSAL

4.1 The proposal is to demolish No's 57 & 59 Boundstone Lane and erect a block of 13 flats (See Drawing No.922/3/01A Appendix B)

4.2 The new block of flats proposes to be accessed via a widened vehicular crossover that currently serves No. 57 Boundstone Lane.

4.3 The visibility from the proposed access is good to the right and has in excess of a 2.4m x 90m visibility splay (See Photo 3) and the visibility to the left is also in excess of 2.4m x 90m (See Photo 4)

4.4 The visibility splay to the left gives view of vehicles turning out of Cokeham Road via the roundabout approximately 60m away.

5.0 SPEED OBSERVATION

5.1 A speed survey is not considered necessary as the 'Y' distance visibility meets the standard for a 30mph speed limit as laid down in "Places, Streets & Movements" a companion guide to "Design Bulletin 32" published by DETR and used by Highway Authorities to establish the visibilities.

5.2 Observations made on the site indicate that vehicles were passing the site below the 30mph speed limit.

5.3 Vehicles turning right from Cokeham Road into Boundstone Lane at the mini roundabout were observed and checked by trial runs to be carrying out this manoeuvre at approximately 15mph.

5.4 If the new "Manual for Streets" standards are applied the visibility requirement to the above turning vehicles would only need to be approximately 17-25m towards the access and as 60m visibility is available to these vehicles it would appear to be well within the standards laid down.

6.0 TRAFFIC GENERATION

6.1 According to TRICS Data Base the proposed change of use could possibly generate a small increase in vehicle movements a day. (See Appendix C)

7.0 DISCUSSION

7.1 It is considered that the available visibility splays are adequate for the proposed development.

7.2 The presence of the existing mini roundabout slows vehicles travelling in all directions.

7.3 There are a number of issues raised by the Stage 1 Safety Audit contained in Appendix D but these are considered to be of a minor nature.

8.0 CONCLUSION

8.1 The proposal to erect a block of 13 flats on the site of No's 57 & 59 Boundstone Lane is found to be acceptable when applying the principles found in "Places, Streets & Movements" and the "Manual for Streets".

8.2 The Safety Audit has identified a number of small matters which can easily be incorporated in the detailed design stage.

Report Compiled by: Allen Rollings B.Sc (Hons), C.Eng, MICE, MIHT

APPENDIX A SITE LOCATION

Ordnance Survey®

Siteplan Data™



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Metres

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Centre Coordinates: 517644 104874

National Grid sheet reference at centre of this Siteplan: TQ17D4NE

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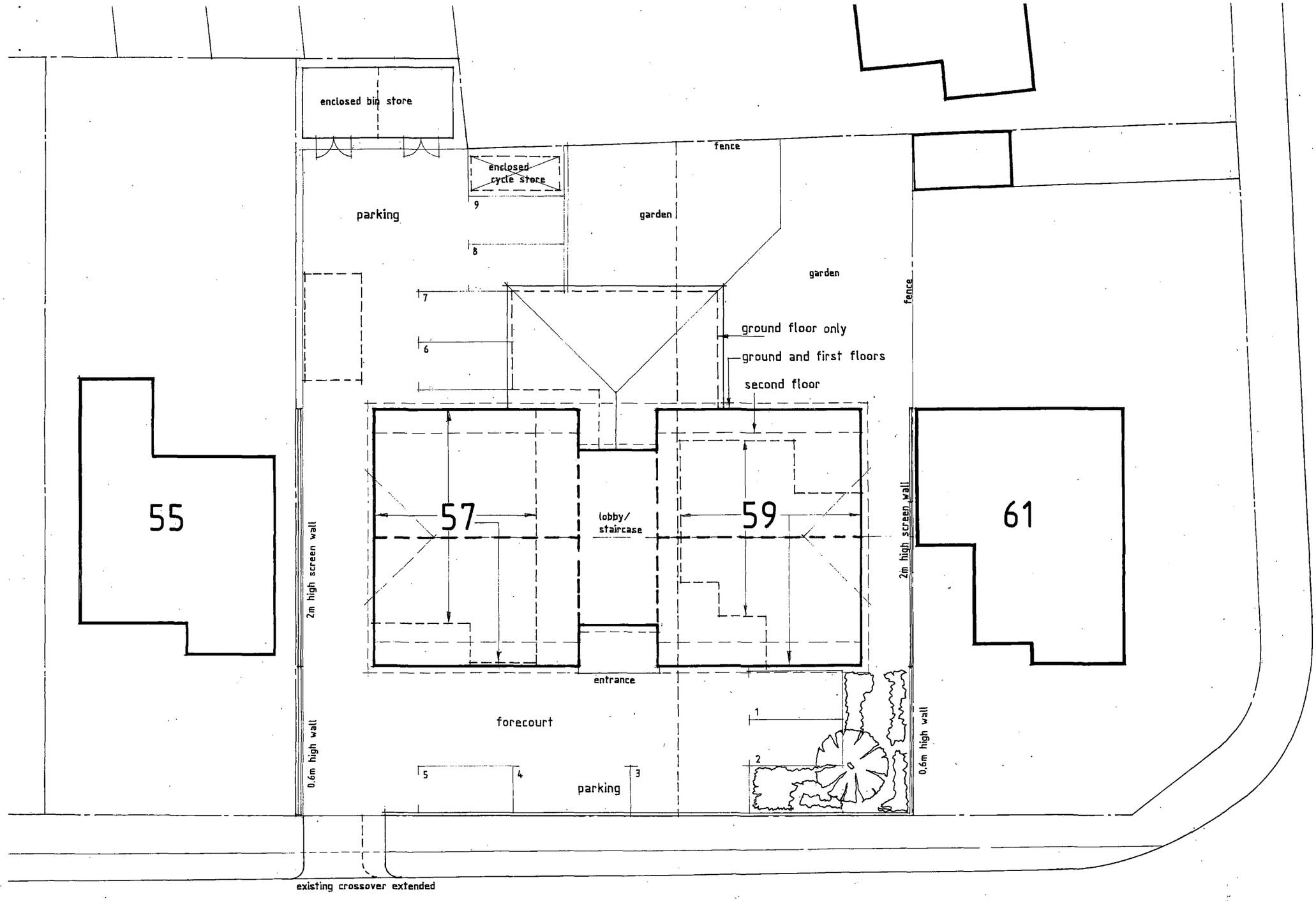
57 BOUNDSTONE LANE
LANCING
BN15 9QR

APPENDIX B Drawing No.922/3/01A



Accommodation :-
Ground Floor = 5 x 2 bed
First Floor = 4 x 2 bed
Second Floor = 4 x studio
Two bed units will equal 65sq.m. each and studio units will equal 55sq.m. each
Second floor will be contained within roof space.

Rev. A - layout amended ..... 30.5.07.

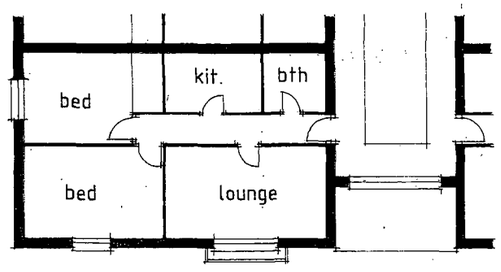
Proposed New Flats at 57- 59 Boundstone Lane, Lancing, West Sussex, BN15 9QR.

Site Plan

scale = 1;200 date : May 2007

Drawing No. 922/3/01 A





typical plan of two bed unit

Proposed New Flats at 57 - 59 Boundstone Lane, Lancing, West Sussex, BN15 9QR.

Street Elevation

scale = 1:200 date : May 2007

Drawing No.922/3/02.

APPENDIX C TRICS DATA

Trix Data consistently shows that Houses produce 8-10 vehicle trips /day

The data base however shows that Flats produce only 2.5-3.5 trips per day

The expected trip generation for the existing bungalow and large house would be in the region of 8 + 10 = 18

The expected trip generation for the existing proposed 13 Flats would be in the region of 13 x 3 = 39

An additional 21 vehicle trips is not considered to be significant

APPENDIX D STAGE 1 SAFETY AUDIT

1. INTRODUCTION

1.1 This report results from a request by Terry Shurey of 30 Wembley Avenue, Lancing who commissioned gta to investigate the highway implications of creating an enlarged access at No. 57 Boundstone Lane to serve a block of flats, this work included a Stage 1 Road Safety Audit on the preliminary design of the minor highway works associated a block of flats at No's 57 & 59 Boundstone Lane, Lancing These works comprise of widening an existing access in order to facilitate additional traffic and the filling in of one existing access.

1.2 The object of this audit is to identify any existing safety problems that would be exacerbated or new problems that would be introduced, by the proposed works.

1.3 The audit was carried out during June 2007. The site was visited for the Stage 1 Audit on the evening of 23 June when weather conditions were dry and sunny. Due to the simple nature of the works the site has not been considered necessary to comply completely with the Department of Transports Safety Audit procedure.

1.4 The audit team comprised Allen Rollings B.Sc (Hons), C.Eng, MICE, MIHT Consultant Highway Engineer specialising in Highway Safety and Traffic Engineering and an assistant technician.

1.5 The terms of reference for this audit is the Department of Transport document HD19/03 Road Safety Audit. The checklists within have been used to conduct this audit, and the findings generally follow the order laid down in the lists.

1.6 The audit comprised an examination of the drawings and documents listed in Appendix A of this report and a site visit.

1.7 Each problem identified has been given a location reference and these are shown on the location plan in Appendix B.

2. ITEMS RESULTING FROM THIS STAGE 1 AUDIT

A1 GENERAL

A1.1 No Departures from Standards were reported by the Designer as part of this scheme.

A1.2 Problem Access

The enlarged access to the proposed flats is to be shared with the existing access to No. 55 giving a somewhat wide drop kerb target for vehicles to head for when entering the car park to the flats.

Recommendation

A white line should be painted across the footway and vehicular crossing to assist drivers targeting the appropriate access.

A1.3 Problem Access

It is not clear whether the existing access to No. 59 is to be completely removed and this may cause confusion for strangers visiting the flats by car.

Recommendation

The drop kerbs should be taken up and replaced by standard height kerbs and the verge reinstated across the redundant crossover.

A4 NON-MOTOR VEHICLE PROVISION

A4.1 Problem Proposed Access

The footway outside the proposed flats is likely to be a route to and from the local schools situated at the north end of Boundstone Lane and therefore at certain periods during the school days a volume of school children may well pass the vehicular access.

Recommendation

Ensure that the boundary walls allow for 2m clear visibility above .6m height either side of the access at the highway boundary.

3 AUDIT TEAM LEADERS STATEMENT

I certify that this audit has been carried out in accordance with HD19/03, except no second qualified auditor accompanied the site visit.

AUDIT TEAM LEADER:

Name: ALLEN ROLLINGS BSc (HONS) C. ENG. MICE MIHT

Position: Highways Technical Manager

Organisation: gta Civils Ltd

Address: Unity House
2 Albert Drive
Burgess Hill
RH15 9TN

Signed:

Date: 25/06/07

APPENDIX E PHOTOGRAPHS



PHOTO 1



PHOTO 2



PHOTO 3

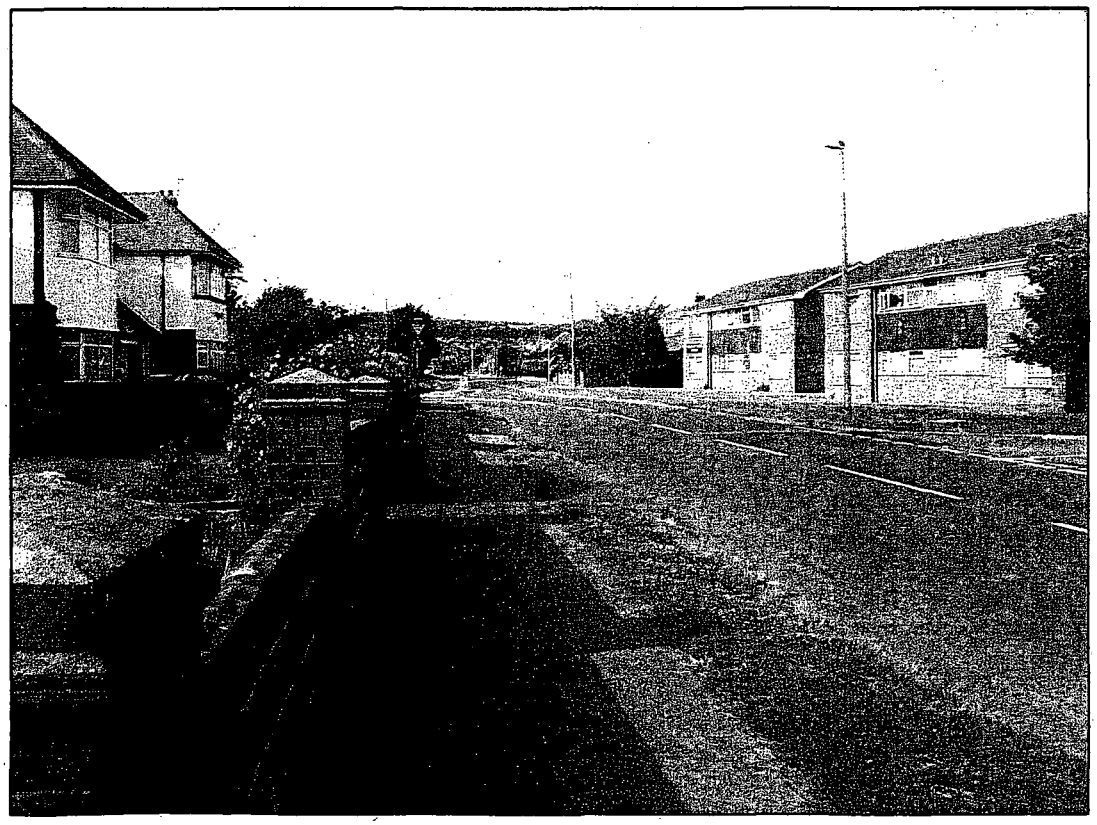


PHOTO 4