Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
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ADUR DISTRICT COUNCIL

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ardaus108
DATE 03 OCT 2008

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Charles | Surname: Partridge

Company name: LAREDON LTD

Street address: 1 St.John's Mews Cottages
John Street

Town/City: Shoreham-by-Sea
County: Sussex
Country: UK
Postcode: BN435EU

	Country Code	National Number	Extension Number
Telephone number:	[redacted]		
Mobile number:			
Fax number:	[redacted]		

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Nathan | Surname: Mooncie

Company name: TURNER ASSOCIATES

Street address: 19a
Wilbury Avenue
Hove

Town/City: Brighton
County: East Sussex
Country: UK
Postcode: BN3 6HS

	Country Code	National Number	Extension Number
Telephone number:	01273	203230	
Mobile number:			
Fax number:	01273	321687	

Email address: nathan@taarchitects.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Redevelopment of 26 East Street, Shoreham-by-Sea to incorporate the following:
1. Conversion of first floor residential premises above existing bank to form 2 x 2 bed and 1 x 1 bed flats (bank to be retained).
2. Demolition of existing garages to the north of the bank fronting East Street and erection of a new single storey shop unit with 2 bed maisonette over.
3. Creation of new public twitten between the above premises into the site.
4. Part demolition of rear section of shop store and flat over to the rear of 7-9 New Road and conversion and alteration to form a 1 / 2 bedroom cottage, existing shopfront to be retained.
5. Part demolition of no 3 New Road together with alterations to form a 2 bed house with new rear garden.
6. Formation of new part ground floor and first floor maisonette over existing vehicular entrance way to be retained, together with new garden.
7. Demolition of 12 existing garages to the rear of 26 & 27 East Street and erection of 4 new 2 bed cottages with a total of 12 new car spaces for the development.

The foregoing will create a total of 8 new residential units together with the retention of 3 units and a new shop unit, together with associated parking, gardens, cycle and bin storage and pedestrian access to East Street, vehicular access to New Road retained.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

● postal address of the site (including full postcode where available)

House: 26 Suffix:

House name:

Street address: East Street

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5ZN

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 521666

Northing: 105088

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Hannah Surname: Barker

Reference:

Date (DD/MM/YYYY): 24/07/2007 (Must be pre-application submission)

Details of the pre-application advice received:

General support in principal for scheme. Please see attached correspondance as Appendix A of TA 245 Design & Access Statement.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ◉ Yes ○ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ◉ Yes ○ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ◉ Yes ○ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ drawings(s)

Please see our attached site plans for illustrations of the proposed pedestrian pathway providing a new public right of way through the site connecting East Street with New Road, together with a new public seating area.
Please refer to our attached drawings:
TA 245/03; TA 245/20; TA 245/21; TA 245/22 & TA 245/23.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Please see our attached drawings TA 245/20; TA 245/21; TA 245/22; & TA 245/23.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Please see our attached drawings TA 245/20; TA 245/21; TA 245/22; & TA 245/23.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

White rendered masonry.

Description of *proposed* materials and finishes:

White rendered masonry.

Roof - description:

Description of *existing* materials and finishes:

Natural slate or tile.

Description of *proposed* materials and finishes:

Natural slate or tile.

Boundary treatments - description:

Description of *existing* materials and finishes:

Wooden fencing and bungeroosh walls.

Description of *proposed* materials and finishes:

1.8m high close boarded wooden fencing to match existing with existing bungeroosh walls to be retained.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac and concrete.

Description of *proposed* materials and finishes:

Brick / block pavers in red (pedestrian pathway) and buff (vehicular access) colours.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see our attached TA 245 Design & Access Statement.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	24	12	-12
Cycle spaces	0	10	10

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please see our attached proposed site plan drawing TA 245/20.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

[ ] Sustainable drainage system [ ] Main sewer [ ] Pond/lake

[X] Soakaway [ ] Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

On East Street the current use is A2 bank below on the ground floor and C3 dwellinghouses above at first floor; mixed retail and residential. Whereas on New Road the current use is one A1 Butcher's shop on the ground floor and C3 dwellinghouse above at first floor surrounded by C3 dwellinghouses on both sides for the remainder of the road.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		6			
Flats/Maisonettes	1	4			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 11

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes	1			1	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 3

Overall Residential Unit Totals

Total proposed residential units	11
Total existing residential units	3

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◉ Yes ○ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

19. All Types of Development: Non-residential Floorspace (continued)

A1	Shops Net Tradable Area	39.4	23.6	15.8	-7.8
	Total	39.4	23.6	15.8	-7.8

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	2
Proposed employees	1	1	2

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒
C2							☒
D1							☒
D2							☒
Other							☒

22. Site Area

What is the site area? 1,536 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr | First name: Nathan | Surname: Mooncie

Person role: Agent | Declaration date: 22/09/2008 | ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr | First Name: Nathan | Surname: Mooncie

Person role: Agent | Declaration date: 22/09/2008 | ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 22/09/2008