Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Adur & Worthing councils

ADUR & WORTHING
PLANNING SERVICES
AWDM/1326/12
19 OCT 2012

Application for Planning Permission and conservation area consent for demolition in a conservation area. Town and Country Planning Act 1990

ublication of applications on planning authority websites.
lease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: McRae Smith Ltd

Street address: 46 Surrenden Crescent

Town/City: Brighton

County: East Sussex

Country: UK

Postcode: BN1 6WF

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

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: Gavin | Surname: Mustion

Company name: Philips Chartered Surveyors

Street address: 78 The Old Coach House Philips Chartered Surveyors
Lower Street

Town/City: Pulborough

County: West Sussex

Country: United Kingdom

Postcode: RH20 2AZ

	Country Code	National Number	Extension Number
Telephone number:		01798 873222	
Mobile number:			
Fax number:			

Email address: gavin@philips-surveyors.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Planning Resubmission of Proposed Redevelopment (ADC/0005/10) and Proposed Parking (ADC/0005/09), combining these two permission's into one unified scheme, as follows:
Demolition of derelict shop (No.64) and conversion of (No.62) into two maisonettes (one two-bedroom and one-three bedroom). Construction of three new residential dwellings to No.64 with new external areas to provide cycle storage, refuse storage, and resident parking spaces.

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

4. Site Address Details

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

House: Suffix:

House name: 62 - 64

Street address: New Road

Town/City: Shoreham-by-Sea

County: West Sussex

Postcode: BN43 6RB

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

Easting: 521865

Northing: 105093

Description:

Existing tool hire shop in poor disrepair and vacant for several year.

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: Ms First name: Hannah Surname: Barker

Reference: ADC/0005/10

Date (DD/MM/YYYY): 11/09/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Meeting with Planning Officer to discuss revised proposals

5. 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 Drawings 1854/12-PL4 and 1854/12-PL6

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:

New Refuse bin stores to be provided for each dwelling to house two 140lt bins, one for refuse waste and one for recyclable waste (5No. bin stores hosing 10No. bins in total)

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

See note above

3. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing tool hire shop is in disrepair. Any works to the improve the existing shop for commercial use would not be financially viable, combined with its location 10 minutes away from the main commercial heart of Shoreham-By-Sea and recent housing developments to Surry Street and proposed development to the ParcelForce building to Brighton Road. The demolition of the No.64 single storey prefab section of the hire shop and removal of certain items to No.62 allows for the the site to be developed into new residential units, a more financially viable option in-keeping with its historic, current and future residential surroundings.

10. Materials

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

Walls - description:

Description of *existing* materials and finishes:

No.62 - Solid brickwork walls with painted render finish
No.64 - Prefabricated walls to prefab unit and lean-to painted and rendered retaining walls

Description of *proposed* materials and finishes:

No.62 - Existing solid brickwork externally rendered external walls to be retained, Existing doors and windows to be removed and walls altered to suit changes of openings and made good with render repairs where required and painted white to match existing in exterior grade emulsion paint. All internal partitions to be stripped out and renewed along with new floors to suit new design.
No.64 New Units 1-3 - New walls to be constructed using a Super Insulated Masonry (SIM) thin joint single skin blockwork wall system with insulation fixed to the exterior face of the block wall and render in a reinforced pre-mixed and pre-coloured render system in colour white to match No.62.

Roof - description:

Description of *existing* materials and finishes:

Pantiled 36 degree hipped roof

Description of *proposed* materials and finishes:

No.62 - Existing 36 degree hipped pan tiled roof to be removed and new 36 degree pitched gabled slate roof with new parapet to allow construction of new units 1-3.
No. 64 New Units 1-3 - Each unit to have a new 36 degree pitched gabled slate roof with new parapet to each gable to allow for the stepped nature of the complete footprint on the roof to abut each other with an adequate weather sealed junction.

Windows - description:

Description of *existing* materials and finishes:

No. 62 - White UPVC casement window to Brighton Road Side and timber sash windows to upper floor, glazed shop front shop windows to ground floor.

Description of *proposed* materials and finishes:

All windows to be white UPVC casement windows in sash style, windows to Bright Road to be acoustic grade windows with windows to lower ground floors to be flood protection windows.

Doors - description:

Description of *existing* materials and finishes:

No.62 - Solid panelled timber door recessed to shop front.
No.64 - Powder coated Steel Security door.

Description of *proposed* materials and finishes:

New doors to be solid composite wood grain effect front entrance doors to be fitted to new recessed opening. Door style to be a four panelled door with upper panels being glazed and lower panels being solid, and white UPVC small scale French doors to balconies to match windows.

Boundary treatments - description:

Description of *existing* materials and finishes:

Majority of boundaries formed with site buildings except Southern Boundary White painted render retaining walls to parking and lean-to area.

Description of *proposed* materials and finishes:

Where existing and new buildings not forming boundary new cast reinforced retaining walls, white rendered finish with new railing system to tops and open fronted to new bin/cycle store and parking area.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing tarmacadam surfaced car parking (3No. spaces) with existing drop kerb entry.

Description of *proposed* materials and finishes:

Existing parking area to be utilised along with existing grassed parcel of land to eastern end of site to form new Refuse/cycle store area and new parking are to provide 5 No. spaces. Surfacing to be grey block paviours with matching brick edging. Existing drop kerb entry to be extended to include additional area from grassed area.

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None except low wattage lighting to recessed front doors

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:

Drawings - 1854/12-EX1, EX2, PL1, PL2, PL3, PL4, PL5 & PL6.
Design and Access Statement - 1854/12-DAS

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	3	5	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	10	10
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ 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):

Drawings 1854/12-EX1, PL1, PL2, PL4, PL6

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

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

Derelict tool hire shop vacant for several years

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site:

Tool Hire Shop

When did this use end (if known) (DD/MM/YYYY)? 01/01/2009

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

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

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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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			3		
Flats/Maisonettes		1	1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 5

Market Housing - Existing

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

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	5
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use 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)
A1	Shops Net Tradable Area	420.0	420.0	0.0	-420.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0

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

B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	420.0	420.0	0.0	-420.0

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	0	0	0
Proposed employees	0	0	0

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
Other							☒

22. Site Area

What is the site area? 376 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:

N/A

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
Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Gavin Surname: Mustion

Person role: Agent Declaration date: 20/09/2012 ☒ Declaration made

26. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete 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: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Gavin Surname: Mustion

Person role: Agent Declaration date: 20/09/2012 ☒ 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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒ Date 20/09/2012