# 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 ADC071767
Date Received 23 JAN 2008
Fee 265
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)

Name M.J. PROPERTIES Ltd
Address 96 Western Road. Hove. East Sussex
Tel. No. BN3 1NA. [redacted]

Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)

Name ROY.C.KING FRICS.
Address 361 Upper Shoreham Rd Shoreham. BN43 5NB
Tel. No. 01273. 453619.

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: Meeting Hall Site. fronting Private Road. and East of First Avenue.

(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 832 ~~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) TWO: Demolition of Meeting Hall and erection of ~~two storey~~ two. 3 bedroom houses and ~~three~~. 2 bedroom houses

(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 | No / No |
| (iv) | Alteration of an existing ) 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 Meeting Hall
~~(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? | 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) Soakaways
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) Foul 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. All measurements are to be given in metric (89/617 EEC Directive)

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

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

DATE 21 . 11 . 07 SIGNED [redacted]

on behalf of M. J. Properties Ltd
(insert applicant's name if signed by an agent)

N.B. Certificate under Section 65 of the Town and Country Planning Act. 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
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 M. J. Properties Ltd

Date 21 . 11 . 07

_____ in 95

# Roy C. King

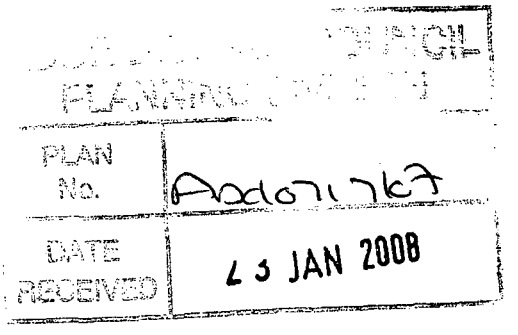
Chartered Building Surveyor
361 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5NB
Telephone/Fax: (01273) 453619 Mobile: (07946) 540873



Roy C. King. FRICS.


RCK/JS/ADC-FA10

23rd November 2007




Planning/Development Control
Adur District Council
Civic Centre
Ham Road
SHOREHAM-BY-SEA
West Sussex
BN43 6PR

Dear Sir/Madam,

**RE: MEETING HALL, OFF PRIVATE ROAD EAST OFFIRST AVENUE, LANCING**

Following the issue this year of a Planning Refusal to our client's proposal for the construction of five small houses in two blocks on the above site, we have carefully studied the reasons for refusal and the detailed report prepared earlier by Planning/ Development Control and we now submit a further application for Outline Planning Consent which we believe takes account of the various matters which caused concern to the various Departments and to local residents. This application follows meetings held with your Planning Officers.

The current application indicates the provision of four small houses in two blocks with parking for five vehicles and an extensive area laid out between the two blocks to facilitate turning of vehicles within the site and space for visitors or service vehicles. Enclosed bin areas and secure cycle storage have also been included.

The west block of two houses remains largely as submitted on the previous application but the east block, being now reduced in width by deletion of one house, allow the provision of additional space between the bungalows in Orchard Way and the projected chalet bungalow on land to the north.

Previous negotiations with West Sussex County Council Transport Planning Services and the Highways Agency have confirmed that the provision of this number of parking spaces on the site would be acceptable, subject to the design of the access from the site allowing vehicles to easily enter and exit from First Avenue and thus reducing the use of the A27 exit.


1./

From the First Avenue entrance the lane is wide enough to accept two way traffic at its entrance and the roadway up to the application site is hard surfaced.

Adur District Council Direct Services have confirmed that collection could be made to the development, provided that the road surface was adequate and there was sufficient turning space for vehicles to enter and leave by the First Avenue junction.

A criticism was levelled at the original proposal for a block of six flats which would be out of keeping with the character and detrimental to the residential amenities of the locality, resulting in an overbearing effect. The layout of the proposed blocks will provide a more open effect, the ends of each block facing the adjoining properties in Orchard Way.

The houses themselves have been designed to show compliance with the Council's recommendations for separation distances between dwellings.

On the original application, 24 third party representations and a petition from local residents was presented to the Council. The main objection related to lack of parking within the site and possible aggravation of parking difficulties in the adjoining roads. That application allowed for nil parking and space only for service vehicles.

The current development provides such parking facilities as recommended by West Sussex County Council Transport Advisory.

Comments were made about the adequacy of the access road and that the road was private and maintained by residents of Eighth Avenue and Grinstead Lane. The Meeting Hall site was provided with 14 car parking spaces and shared responsibility for maintenance.

A comment was made that children played in the access road and the increased traffic would be a hazard to their safety. The roadway has private garages along the whole of its length and is continually in use. The current use as a Meeting Hall includes 14 car parking spaces as against the present proposal for five. The whole of the site is covered in tarmac and there is no vegetation.

Great care has been taken to ensure that the development would not result in intrusive overlooking to the adjoining properties in Orchard Way and comply with the Council's Policy in that respect. The Structure Plan encourages re-use of previously developed land (brown field) and PPG3 (2000) encourages the economic use of urban land before considering release of greenfield sites.

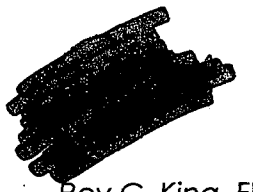
The applicant's intention is to provide low cost affordable housing within a central area at an acceptable distance from local shopping and other amenities and the transport infrastructure.

Failure to redevelop this site with an acceptable development will result in the area becoming derelict and subject to illegal occupation and vandalism which would be wholly detrimental to the amenities of surrounding properties.

2./

My clients have lodged a formal Appeal against the Refusal of permission for the five houses on this site and copies of the Appeal documents will be sent under separate cover. It is hoped however that favourable consideration of the current application would result in this Appeal becoming superfluous.

Yours faithfully,



Roy C. King. FRICS.

Chartered Surveyor

Encl.

# MEETING HALL SITE, EAST OF FIRST AVENUE, LANCING, WEST SUSSEX

## DESIGN & ACCESS STATEMENT
in connection with application for Outline Planning Consent
for erection of four houses

ADUR DISTRICT COUNCIL
PLANNING DIVISION

| | |
|---|---|
| PLAN No. | Ado71767 |
| DATE RECEIVED | 23 JAN 2008 |


### 1. USE

The site is situated on the south side of a service road with access from First Avenue, Lancing, and to the north the A27. This service road mainly gives access to garages at the rear of properties in Eighth Avenue and Grinstead Lane.

The site is at present occupied by a single storey meeting hall, now unused. The building is accessed by wide entrance gates from the service road and includes the provision of 14 parking spaces on an area fully covered with tarmac.

### 2. AMOUNT

The current Outline Planning application is for demolition of the meeting hall and the erection, in two blocks, of four two storey houses with parking spaces and a brick paved access road with bays for visitor parking and terminating in a large hammerhead.

### 3. LAYOUT

The two blocks have been positioned on the site to maintain acceptable separation of major windows to habitable rooms from block to block and also from existing bungalows and houses on adjoining sites.

### 4. SCALE

The proposed houses are of two storeys in height with standard pitch tile covered roofs. They have been positioned to maintain adequate separation between flank walls and properties to the south in accordance with Adur Guidelines.

Two houses, those on the northern side of each block, have rooms positioned within the roof void providing an additional bedroom. The windows to these rooms will be of limited size, those to the west overlooking vacant land and to the east the backs of properties in Grinstead Lane.

### 5. LANDSCAPING

This outline application does not indicate details of landscaping proposals. The existing site is 100% covered with the meeting hall and tarmac parking areas.

## 6. APPEARANCE

This application does not seek approval to design or appearance of the proposed houses but future applications for detailed approval will ensure that materials selected for construction will have due regard to the existing surrounding developments and will utilise traditional materials.

## 7. ACCESS

Vehicular access to the site through the existing private roadway has been negotiated with the Highway Authority subject to the limitation of six parking spaces and the design of the access from the private roadway, discouraging the turning of vehicles in a northerly direction onto the A27.

The design of the hammerhead within the development will allow the turning of service vehicles in order that they can leave the site in a forward direction.

12th December 2007

w.c. cisterns to have 4/2 dual flush, basin taps with flow regulators, shower fitting maximum 4.5 flow rated.

Provide minimum clear wall length in well ventilated and lit roof as 'Home Office' with 2 double sockets and double telephone point.

First floor joists, stud partitions of timber certified from sustainably managed forests.

Provide sound insulating quilt in floor voids between bedrooms and ground floor habitable rooms.

In each kitchen provide three internal recycling bins with minimum total capacity of 30 litres and with no individual bin smaller than 7 litres.

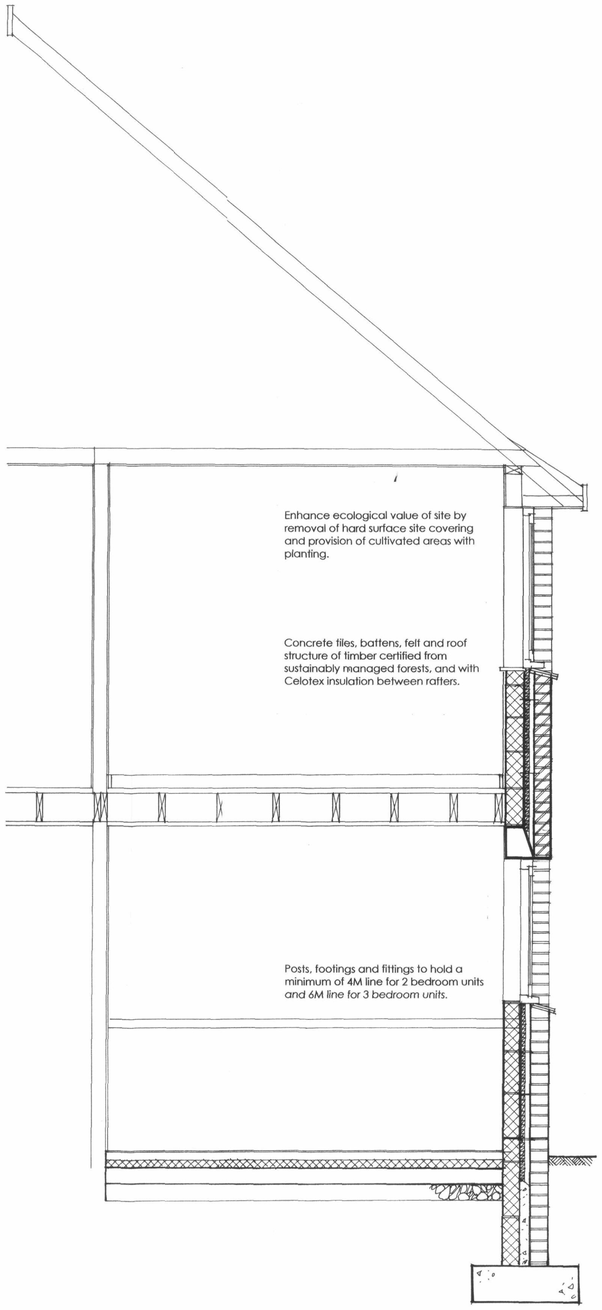
All fixed internal light fittings to be dedicated energy efficient.

External walls, brick outer leaf, Celotex insulation infill, aerated block inner leaf, plasterboard dry lining, giving A rating in the Green Guide for Housing.

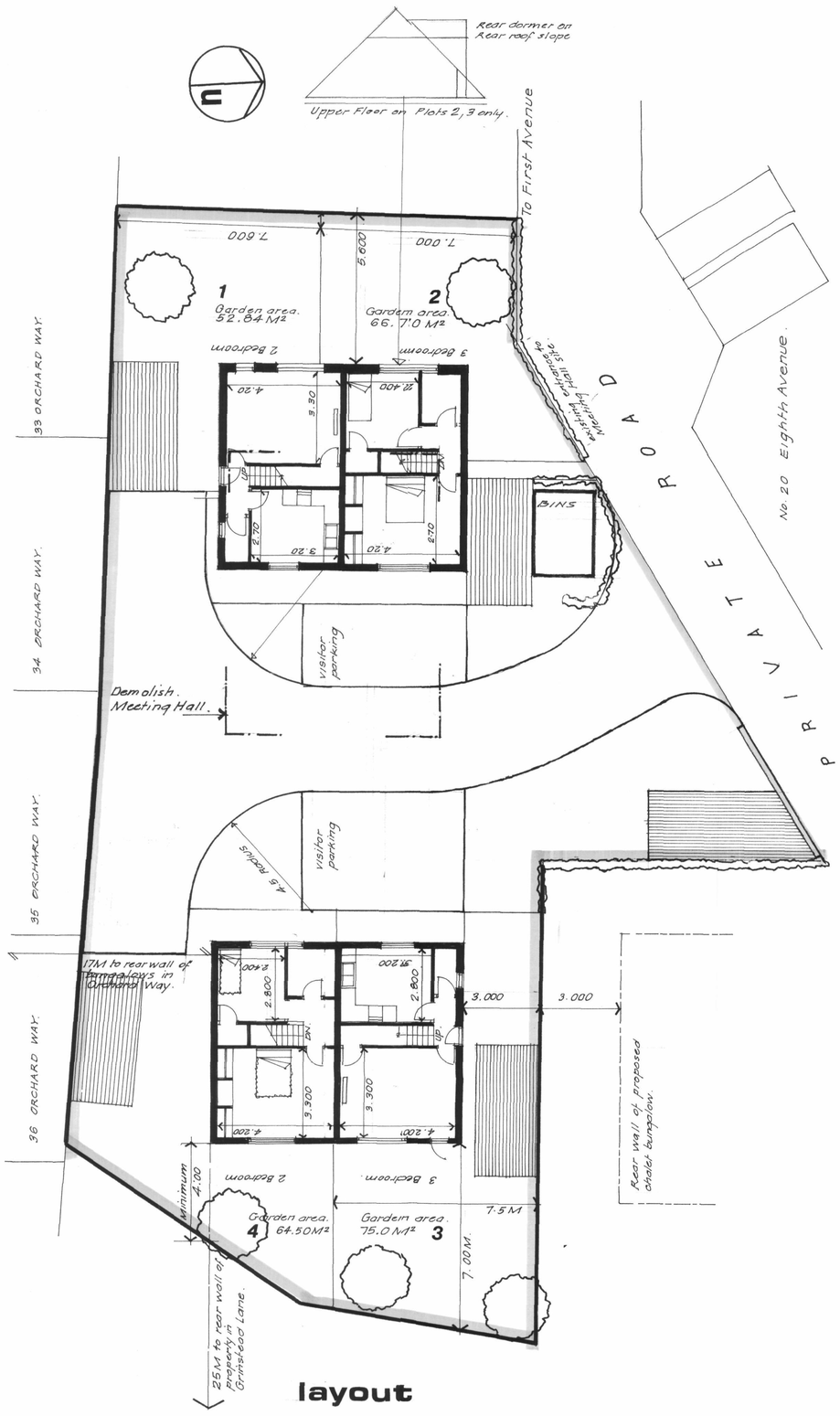
Fridge/freezer with an A+ rating under the Eco Energy Efficiency Labelling Scheme.

Washer/dryer to have a B rating under the Eco Energy Efficiency Labelling Scheme.

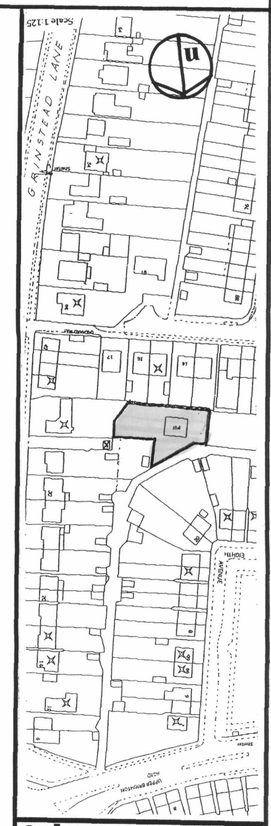
Provide water butts to carry rainwater discharge with overflows to soakaways.




**ecospec**




**layout**




**site**


PLANNING DIVISION
PLAN No. A06/1767
DATE RECEIVED 23 JAN 2008


Meeting Hall Site off private road leading to First Avenue, Lancing
West Sussex

Drawing No. 11,1756

Scale: 1:100

January 2007


Roy C. King. FRICS.
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