Planning Services, Adur District Council

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

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

PLANNING

PLAN No. A006347/08

02 JUL 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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: E Surname: Godanci

Company name

Street address: Tosca Restuarant
41 High Street

Town/City Shoreham-by-Sea
County: West Sussex
Country:
Postcode: BN43 5DD

	Country Code	National Number	Extension Number
Telephone number:			
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: First Name: Rex Surname: Adams

Company name: RJA Planning & Building Consultants Ltd.

Street address: 16
Greenacres

Town/City Shoreham-By-Sea
County: West Sussex
Country: England
Postcode: BN43 5WY

	Country Code	National Number	Extension Number
Telephone number:		01273 467297	
Mobile number:		07971375739	
Fax number:			

Email address: rex.adams@ntlworld.com

3. Description of the Proposal

Please describe the proposed development including any change of use:
Proposed new frontages to 39 & 41 High Street, Shoreham-by-Sea

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: 39 Suffix:

House name: 41

Street address: High Street

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5DD

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

Easting: 521474

Northing: 105001

Description:

5. Pre-application Advice

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

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

7. Waste Storage and Collection

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

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

If Yes, please provide details:

As existing

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):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Rendered stall risers

Windows - description:

Description of *existing* materials and finishes:

Timber frames

Description of *proposed* materials and finishes:

Aluminium frames

Doors - description:

Description of *existing* materials and finishes:

Timber frames

Description of *proposed* materials and finishes:

Aluminium frames

10. Materials (continued)

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:

02 Layout, 03 Layout, 04 Elevations
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

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):

02 Layout

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 [X] Main sewer [ ] Pond/lake

[ ] 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:

Restaurants

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

19. All Types of Development: Non-residential Floorspace

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

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
A3							☒

22. Site Area

What is the site area? 00.00 hectares

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 B)

Certificate of Ownership - Certificate B
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

26. Certificates (Certificate B - continued)

Notice recipient	Date notice served
Name: Mr & Mrs T Ngyuen Number: 81 Suffix: Street: Upper Brighton Road Locality: Broadwater Town: Worthing Postcode: BN14 9HZ	01/07/2008
Name: Brighton & Hove Property Management Ltd Number: 197 Suffix: Street: Church Road Locality: Town: Hove Postcode: BN3 2AH	01/07/2008

Title: Mr First name: E Surname: Godanci

Person role: Applicant Declaration date: 01/07/2008 ☒ 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: E Surname: Godanci

Person role: Applicant Declaration date: 01/07/2008 ☒ 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 01/07/2008

Design & Access Statement
For Installation of New Frontages
At:
39 & 41 High Street
Shoreham-by-Sea

DUR DISTRI... INCIL
PLANNING D... N

PLAN No.	A0063467/08
DATE RECEIVED	02 JUL 2008

Client:

Versey Ltd.

Statement Compiled By:

RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

Date:

July 2008

USE:
The application site is currently known as Nia Café (39) & Tosca Restaurant (41) situated on the south side of the High Street. Both properties are restaurants with an A3 use class. These will be opened up internally to form one restaurant.

AMOUNT:
The existing timber and glass frontages are to be replaced with new polyester powder coated aluminium framed glazed doors and windows built off a low level rendered masonry wall. A new display sign will serve both properties. The proposal does not create any additional floor space.

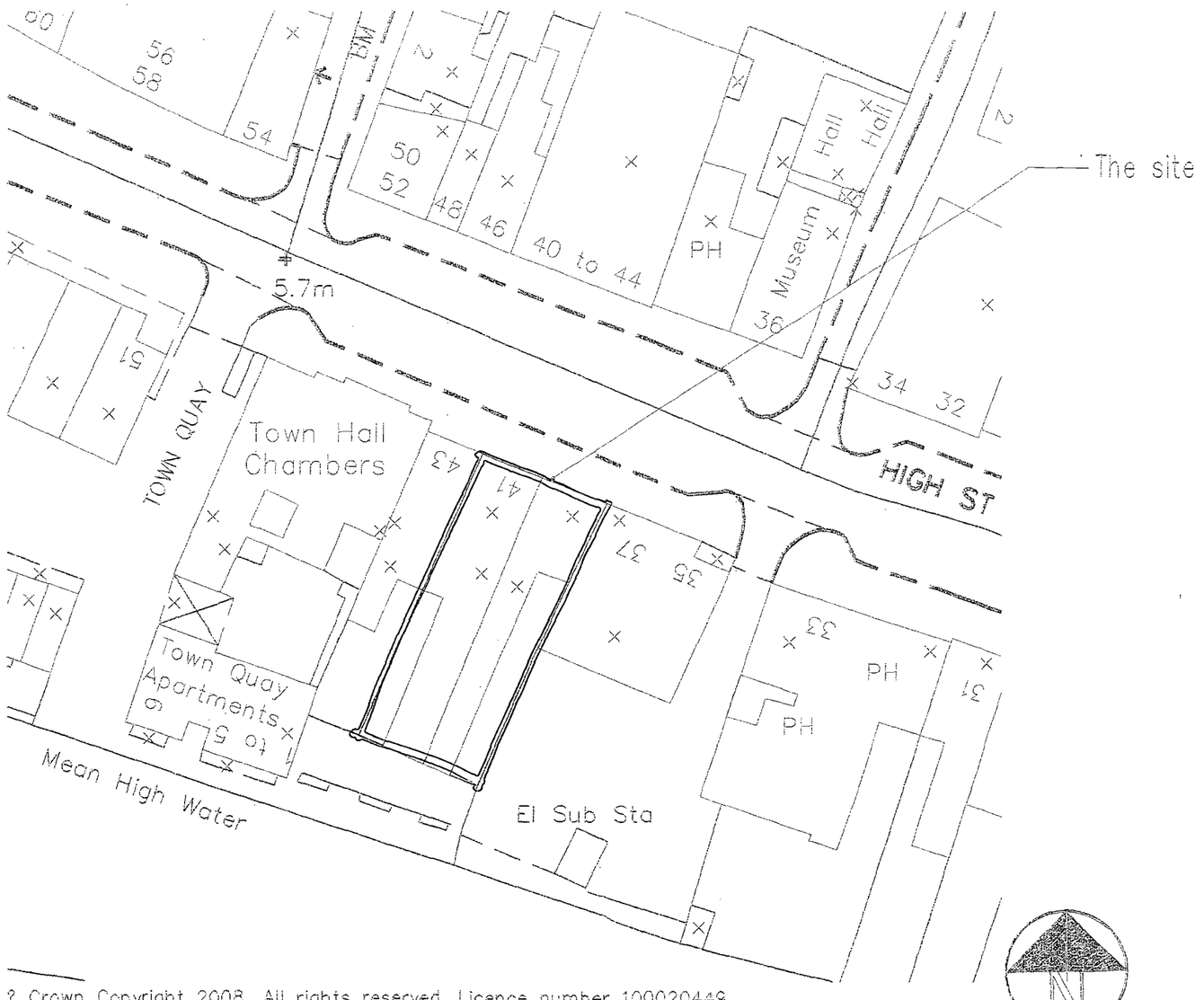
LAYOUT:
The internal layout is not considered to be part of this application .

SCALE:
The height and width of the new doors and windows are in keeping with the existing frontages.

LANDSCAPING:
No landscaping is associated with this application

APPEARANCE:
The proposed frontages will be symmetrical as far as possible. The existing pilaster to the east end of No. 39 will be replicated on the western end of No. 41. The frontages will not detract from the appearance of the residential buildings above.

ACCESS:
Access into the restaurant will be via the new level threshold entrance door situated at No. 39. The door to No. 41 will be used as an emergency exit only.



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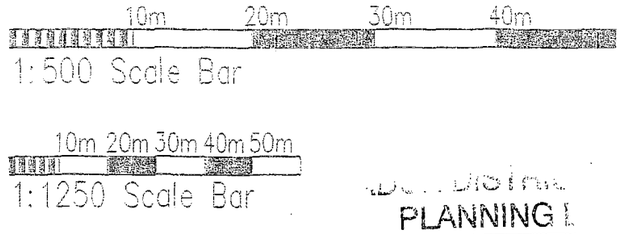
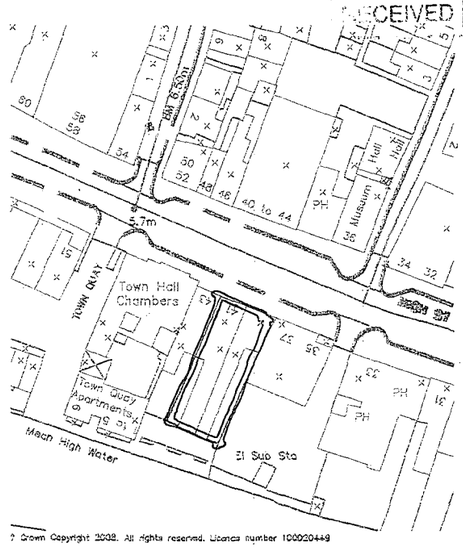
Block Plan
1:500



PLANNING
PLAN No. Acc/0347/08
DATE RECEIVED 02 JUL 2008



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Location Plan
1:1250

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RJA Planning & Building Consultants
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

Tel: 01273 467297
Fax: 01273 467297
Email: rex@rjapbc.co.uk

Project:
39 & 41 High Street
Shoreham-By-Sea
Westt Sussex

Title:
Location & Block Plans

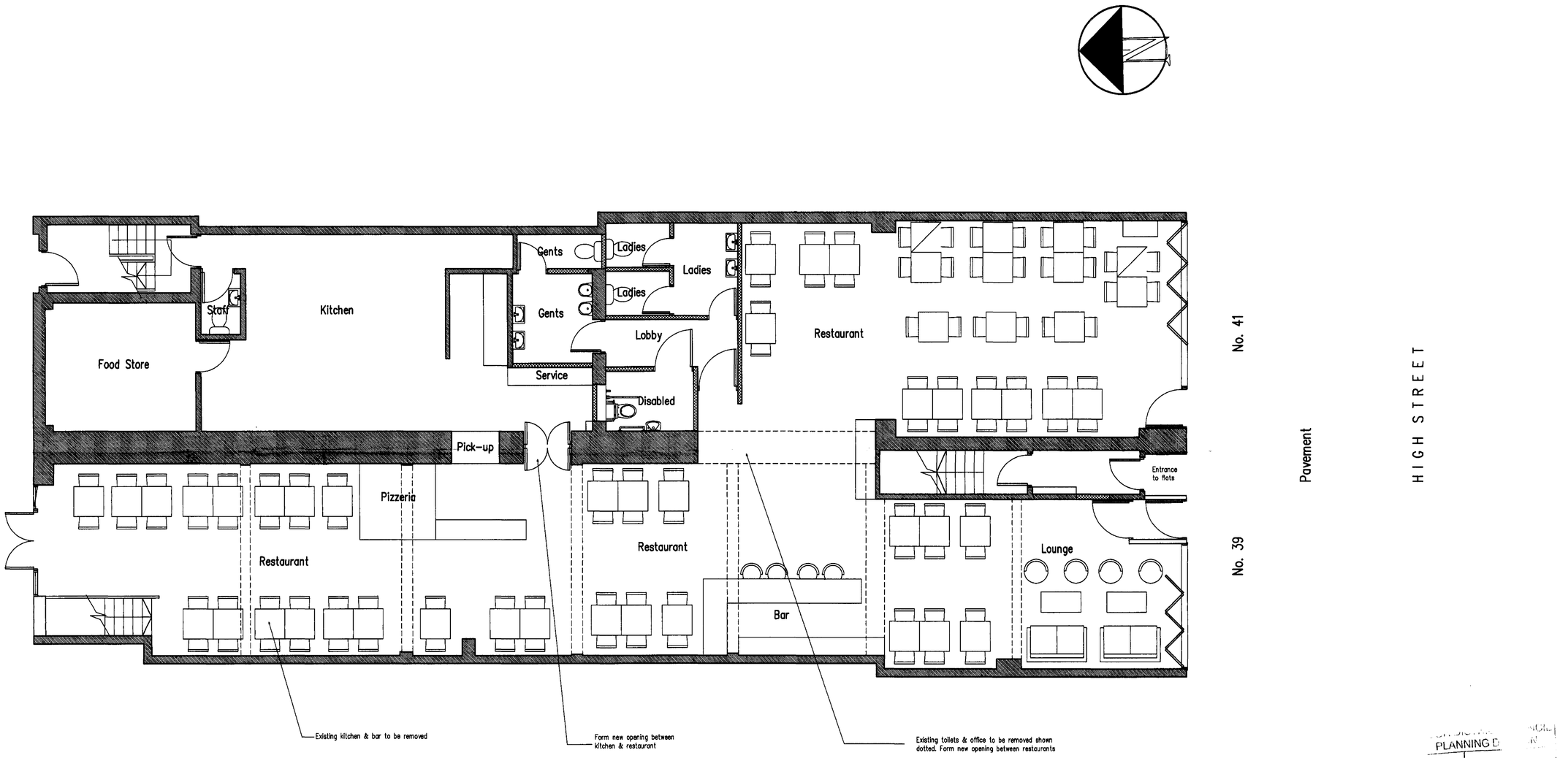
Client:
Versey Ltd

Scale:
1:1250, 1:500 @ A3

Date: Drawn:

Drg. No. Loc Rev'n

DO NOT SCALE FROM THIS DRAWING



PLANNING D
PLAN No. A06/3768
DATE RECEIVED 02 JUL 2008

Proposed Ground Floor Plan

1m 2m 3m 4m 5m
1:50 Scale Bar

RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

t/f: 01273 467297 mob: 07971 375739
e: rex.adams@ntlworld.com

PROJECT: 39 & 41 High Street, Shoreham-By-Sea, West Sussex		
DRAWING TITLE: Floor Plans As Proposed		
CLIENT: Versey Ltd.	DWG NO: 07219-02	REVISION:
SCALE: 1:50 @ A1	DATE: 23.02.07	DRAWN: rex

DO NOT SCALE FROM THIS DRAWING



Existing Elevation



Proposed Elevation

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0317/08
DATE RECEIVED 02 JUL 2008

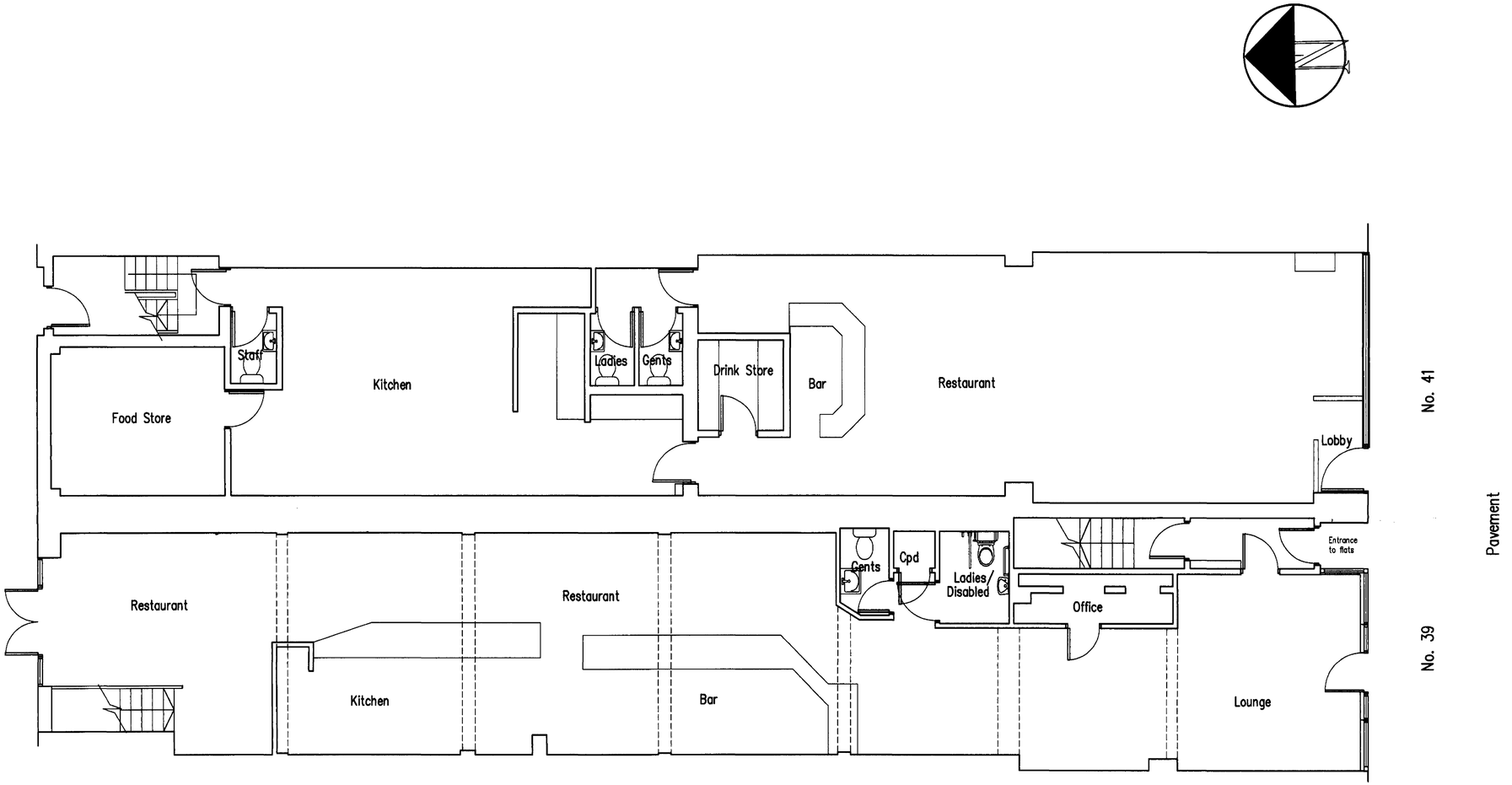
1m 2m 3m 4m 5m
1:50 Scale Bar

RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

t/f: 01273 467297 mob: 07971 375739
e: rex.adams@ntlworld.com

PROJECT: 39 & 41 High Street, Shoreham-By-Sea, West Sussex
DRAWING TITLE: Existing & Proposed Elevations
CLIENT: Versey Ltd.
DWG No: 07219-04
REVISION:
SCALE: 1:50 @ A1
DATE: 23.02.07
DRAWN: rex

DO NOT SCALE FROM THIS DRAWING



PLANNING ... CIL
LAN No. AX6347/08
02 JUL 2008

Proposed Ground Floor Plan

1m 2m 3m 4m 5m
1:50 Scale Bar

RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

t/f: 01273 467297 mob: 07971 375739
e: rex.adams@ntlworld.com

PROJECT: 39 & 41 High Street, Shoreham-By-Sea, West Sussex		
DRAWING TITLE: Floor Plans As Existing		
CLIENT: Versey Ltd.	DWG NO: 07219-03	REVISION:
SCALE: 1:50 @ A1	DATE: 23.02.07	DRAWN: rex