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 A/0111/08
Date Received 2 Z FEB 2008
Fee 530
Rem List

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 DRUMCONNER HOMES LTD.	Name JON ANDREWS LTD
Address 13-21 BRIGHTON ROAD, LANCING.	Address CHILCOTE, THREALS LANE, WEST CHILTINGTON, W. SUSSEX RH20 2RF
Tel. No.	Tel No 01798 812584

2. Type of Application (see Note 2)

		State Yes or No
(a)	**Full** planning permission (including changes of use)	YES
(b)	Outline **planning** permission	No —
(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

DRUMCONNER, 13-21 BRIGHTON ROAD, LANCING.

(b) **State** whether applicant owns or controls any adjoining land — Stab Yes or No: No — If yes, **this land must** be edged blue on the location plan

(c) **Area of** site 0.47 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)	SINGLE STOREY EXTENSIONS TO EAST AND WEST ELEVATIONS.

(e) State whether the proposal **involves**:-

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

4. **Particulars of Use** of Buildings or Land: state (a) Present use feST / NURSING HOME
(b) If vacant, the last use

6. 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)	YES	If yes, complete part 2 of form C.P. 1	YES
(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?		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? (ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.)	(i) SOAKAWAYS (ii) MAINS.		

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)

4x 496/04 4 x DESIGN/ACCESS STATEMENT.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 570.00

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

DATE 15.2.08 SIGNED [redacted]

on behalf of DRUMCONNER HOMES LTD
(insert applicant's name if signed by an agent)

9. Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
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 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 / 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 DRUMCONNER HOMES LTD.

Date 15.2.08.

WEST SUSSEX

ADUR DISTRICT COUNCIL

Application No.

(For official use only)

PLANNING **APPLICATION FORM PART 2**

Additional information required in respect of Applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

4 copies of this form should be submitted

N.B. Please use GROSS figures only (external measurement). All measurements are to be given in metric (89/617 EEC Directive)

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No Ad0111/08
DATE
RECEIVED 22 FEB 2008

1.	In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be Installed. Please relate your answer to question 5 below.	M/A.
2.	Name and address of proposed occupier and type of business	DROMCONNER HOMES LTD 13-21 fe^ IGHTON ROAD, LANCING.
3.	Is the proposal related to an existing use on or near the site? If so, please explain the relationship.	State Yes or No YES EXTENSIONS TO EXISTING feT-i^K-ooms
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No NO.

5. Details of floor areas and uses	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a) What is the amount of industrial floor space?	(a) ..... m^2	..... m^2	..... m^2
(b) What is the amount of office floor space?	(b) ..... m^2	..... m^2	..... m^2
(c) What is the amount of retail floor space?	(c) ..... m^2	..... m^2	..... m^2
(d) What is the amount of storage or warehousing floor space?	(d) ..... m^2	..... m^2	..... m^2
(e) Other uses (please specify)	(e) ..... m^2	..... m^2	..... m^2
REST / NURSING HOME.	1563 m^1	107 m^2	1670 m^2
TOTALS	1563.	107	1670

6. Staff	Office Male	Office Female	Industrial Male	Industrial Female	Other Staff Male	Other Staff Female
(a) Number of staff in existing premises on the site	(a)	2			5	38
(b) How many new staff will be employed on the site as a result of the development?	(b)					0
(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(c)					

P.T.O.

C.P.1(Pt.2)

7.	In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing Homes, eta please specify (a) public floor space (Total) (b) seating capacity (c) bar floor area (d) bedrooms as appropriate	(a)..... sq.m. (b)..... (c)..... sq.m. (d)..... 47 / 7 single / double
8.	What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site? (Please show location of such provision on the plans and distinguish between parking for operational needs and other purposes) State number of spaces	SEE BLOCK PLAN car..... 22 ..... lorry..... NIL.
9.	What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles but separately specify those used by employees driving to work)	10 - 12 per day.
10.	What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	ADC. COLLECTIONS
	HAZARDOUS MATERIALS	State Yes or No
11.	Will the proposed use involve the use or storage of any hazardous substances?	NO. If 'YES' please indicate

Design & Access Statement
Proposed Extensions to form En-suites at
Drumconner
13-21 Brighton Road, Lancing

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0110/08
DATE RECEIVED 22 FEB 2008

Proposed Use

The application is for the ground floor extension to this existing Residential Care Home to provide en-suite accommodation to eleven of the existing ground floor bedrooms.

Amount

All of the existing eleven bedrooms will benefit from en-suite 'wet' rooms (showerhead, w.c. and basin) of approximately 3.3 sq. metres plus a typical increase in bedroom space of 4.8 sq.m.

Layout

The chosen layout is similar to that of the recently completed en-suite accommodation adjacent to the inner courtyards and provides private w.c. and washing facilities, together with care-assisted shower facilities for each of the residents. The additional floor area created in the bedrooms also brings the overall floor areas above accepted National guideline minimums and provides an additional sitting area for the room occupants.

Scale

The single storey nature of the proposals will appear subservient to the existing property and retains the original flat roof profile for the majority of it's length. The narrow nature of the extensions will have only a minimal impact upon the existing car park and garden areas and will not adversely affect the running of the home.

Landscaping and Appearance

The proposals will have elevational materials to match the existing building and be similar to the most recently approved extension proposals elsewhere on the home. Roof profiles will match exactly those of the existing buildings. The proposals will have no implications upon the landscaping of the site.

Context

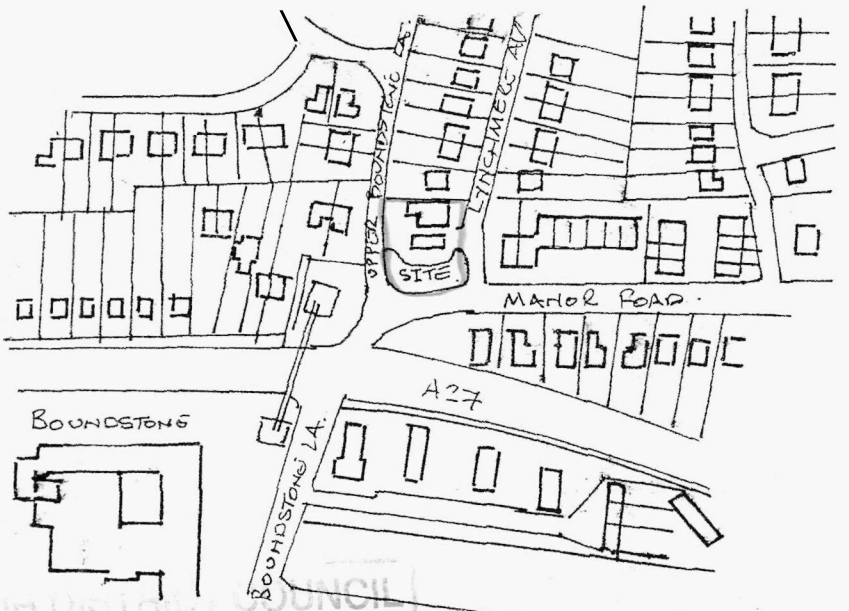
The provision of en-suites to serve existing bedroom accommodation is entirely compatible with National guidelines on such matters and the increase in bedroom floor areas as a consequence will result in the rooms exceeding the National minimum bedroom size requirements. The extension of the property will raise no new issues in respect of overlooking or overshadowing and will have no affect on car parking numbers or amenity space. Consequently, there are no issues which conflict with the objectives of the Local Plan.

Cont'd

Access

Access into any of the existing accommodation is not affected by the proposals. The en-suite accommodation conforms to a layout previously constructed and approved by the Local Health Authority and Social Services, and provides private facilities preferred by the residents. Access and the location of the building in the wider context are not issues affected by these proposals.

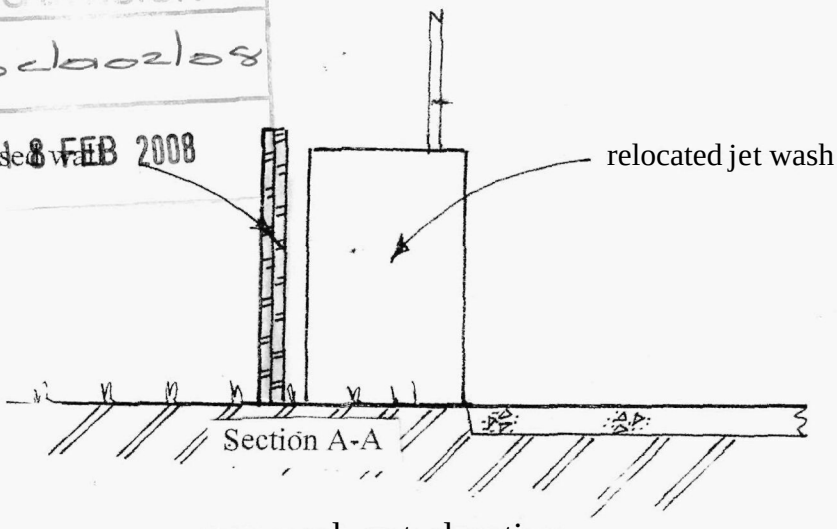
drg.no.G003



north

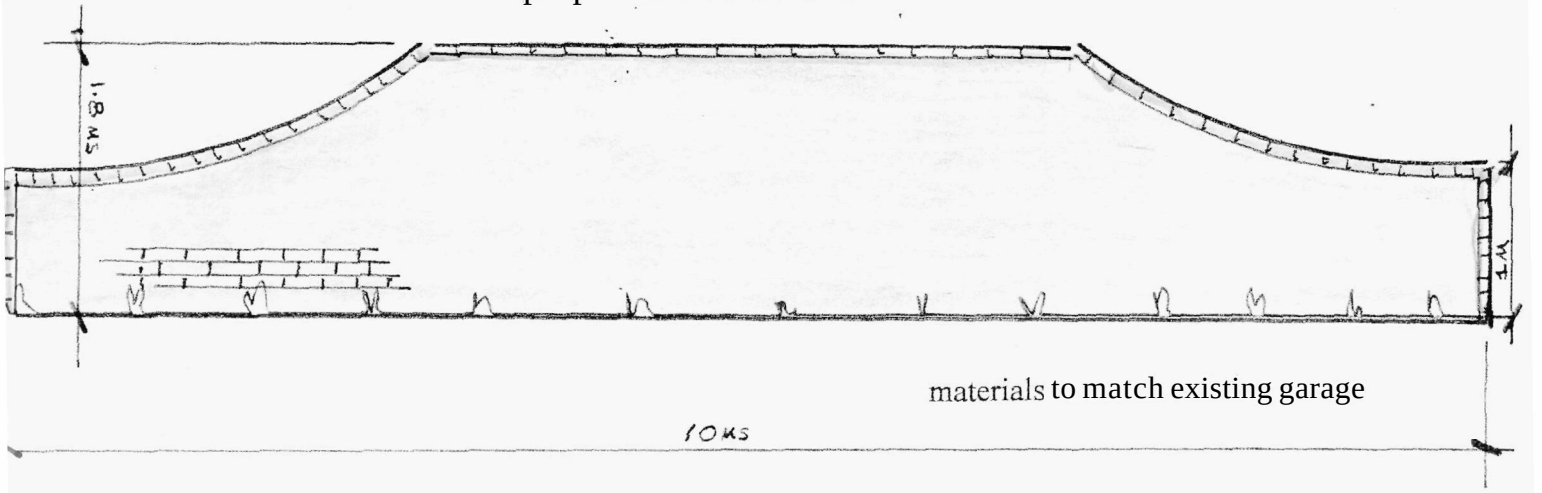
LOCATION PLAN 1/2500

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD 0602/08
DATE RECEIVED 18 FEB 2008



existing forecourt

proposed east elevation

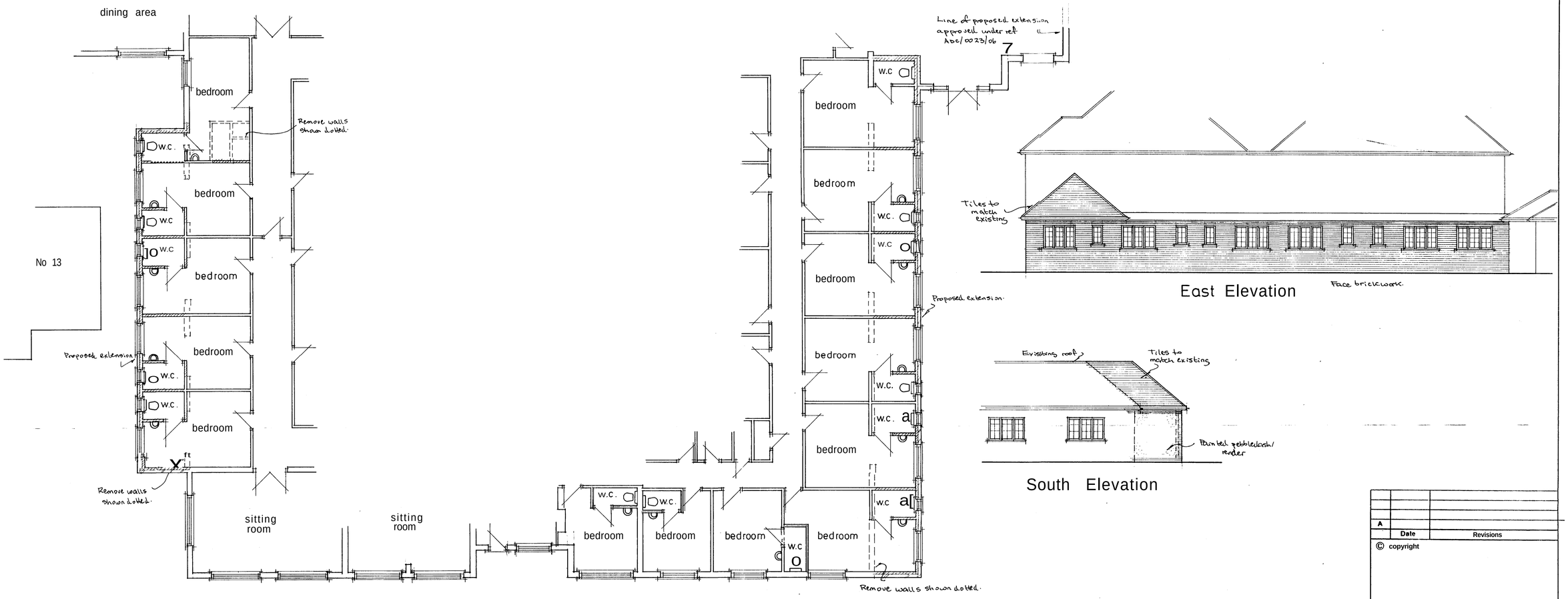


materials to match existing garage

proposed south elevation

Proposed relocation of the existing jet wash system and erection of obscure *glazed* screen @ Manor Road Service Station, Manor Road, Lancing.

sale 1/50



A		
	Date	Revisions

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0108
DATE RECEIVED 22 FEB 2008

Client
Drumconner Homes Ltd

Job Title
Proposed Extensions

Drawing Title
Drumconner,
13-21 Brighton Road,
Lancing.

Scale 1:100

Date | Drawn by

Drg No. 496/04 | Rev.

A1