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. Adc011268
Date Received 25 FEB 2000
Fee 0
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 Mr P. Hudson	Name David Brookwell
Address	Address 99 WESTMINSTER DRIVE BOGNOR REGIS PO21 3RG
Tel. No.	Tel. No. 01243-264928

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

121 GRINSTEAD LANE LANCING

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

(c) Area of site 227 ~~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)	demolition of ex garage and outbuilding erection of 2 two bedroom flats and provision of two additional parking spaces

(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)	yes
(iii)	Construction of a new access to a highway) vehicular	yes
	) pedestrian	yes
(iv)	Alteration of an existing access to a highway) vehicular	yes
	) pedestrian	yes
(v)	Closure of existing access	no
(vi)	Change of use only	no

4. Particulars of Use of Buildings or Land: state (a) Present use
(b) If vacant, the last use house, garage + garden.

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 agricultural 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) to ex outfall to public 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)
68/1B 1:100 1:200 1:50 + 1:1250 location plan.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ resubmission of. ADC. 0593/07

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.
DATE ~~30-01-08~~ 21-02-08 SIGNED [redacted]
on behalf of Mr P Hudson
(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 Mr P Hudson
Date ~~30-01-08~~ 21-02-08

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0593/07
DATE RECEIVED 25 FEB 2008

Adur ref. ADC/0593/07/INVAL
2 two bedroom flats
121 Grinstead Lane Lancing

Design and access statement

current use

The property is a three bedroom semi-detached dwelling with out-buildings forming a store and garage on a site measuring 400 sq.m. It is one of a number of dwellings in this locality built to a similar design and on similar plot sizes.

The adjoining dwelling has been extended by a similar footprint to that forming the proposal.

proposal

To demolish the existing outbuildings and erect two 2 bedroom flats with separate environmental spaces.

The proposal also seeks an additional parking space to provide a space for the existing dwelling.

design

It is proposed to follow in all respects the composition and quality of materials and use windows of the same pattern to ensure that the extension will harmonize with no 121 Grinstead Lane and the adjoining dwellings.

need

The existing site has an excessively large garden by present standards and the proposal will leave it with an appropriate garden area. The remaining space will support suitable environmental space for

two flats in the central area of Lancing where demand for this type of accommodation is high.

access

Grinstead Lane connects closely to the A259 and the A27. The site is very close to bus routes and is within comfortable walking distance from the railway station.

David J Brookwell
21.02.08

Laurence
SHAW
ASSOCIATES

TRAFFIC ENGINEERING
CONSULTANTS
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PLANNING DIVISION
PLAN No. AB/11/00
DATE RECEIVED 25 FEB 2011

MR DAVID J BROOKWELL

121 GRINSTEAD LANE, LANCING
WEST SUSSEX, BN15 9DR

PROPOSED PARKING

1.0 Introduction

1.1 As you are fully aware, the parking as proposed in the development, both originally and in the revision, is for three parking spaces – one space for each unit of the development and one space for the existing house.

1.2 These parking spaces are to be situated in what is currently the front garden area following the removal of the existing garage of the existing house.

1.3 The three parking spaces are the most that can be provided within the site because of the existing pedestrian refuge, providing a safe place for people to cross Grinstead Lane, and the existing tree on the footway outside 121 Grinstead Lane which limit the access to the property.

1.4 It is proposed to resite the lamp column outside the property so that the proposed parking arrangement can be introduced safely.

2.0 PPG 13

2.1 The current Planning Policy Guidance Note 13 has been in use since March 2001 and describes the government objectives regarding transport and planning and how planners, traffic engineers and transport planners can work together to promote sustainable transport and reduce the need to travel especially by the car.

2.2 When the current PPG13 document came into use, a major update was the change from minimum car parking standards to maximum parking standards. PPG13 states that parking takes up a large amount of space and that reducing the amount of parking in new development is essential, as part of a package of planning and transport measures to promote sustainable travel choices.

2.3 PPG13 recommends local authorities not require developers to provide more spaces than they themselves wish, other than in exceptional circumstances.

3.0 121 Grinstead Lane

3.1 A visit to the site shows that the location is situated close to the town centre of Lancing, at approximately 600m–700m from the centre, the road is served by bus stops, that there are no parking restrictions in place on the stretch of the road anywhere near the site and there is a railway station in the town centre.

3.2 Grinstead Lane is served by one bus service, the route 7, which links with Worthing and local shops, while there are 3 bus routes which are in easy walking distance of 300m from the site, which link with the Worthing town centre to the west and Shoreham and Brighton to the east.

3.3 The railway station at Lancing has services directly to Brighton to the east with connections to London and Eastbourne, and to the stations of Worthing and Havent to the west, with direct connections to Portsmouth and Southampton. Trains run at approximately 12 minute intervals in both directions throughout the day.

3.4 The site is also close to amenities, including shops, health facilities (including a doctors' surgery and a dentist) and there are schools within walking distance.

3.5 Although there are no parking restrictions on Grinstead Lane, on-street parking is very limited near the site. Grinstead Lane has a wide central hatched road marking through its length which limits on-street parking and on the eastern side of Grinstead Lane parking is limited on both sides of the site, mainly because of private crossovers which serve all the adjoining properties.

3.6 It should be noted that the current proposed parking provision for the site and the proposed resiting of the lamp column by the site would further limit on-street parking.

4.0 Conclusions

4.1 The proposed development at 121 Grinstead Lane is designed to make the best use of the land available by using the existing house and by using the available land to provide two flats. The site is located close to amenities including schools, libraries and health care and is served by very good public transport links to nearby railway stations and the local shopping centre.

4.2 The site is small, the available space for off-parking is limited and on-street parking in the vicinity is very limited because of existing vehicular crossovers.

4.3 PPG13 requires that local authorities set their parking standards as maximum spaces rather as minimum spaces and that developers should not provide any more parking than they require.

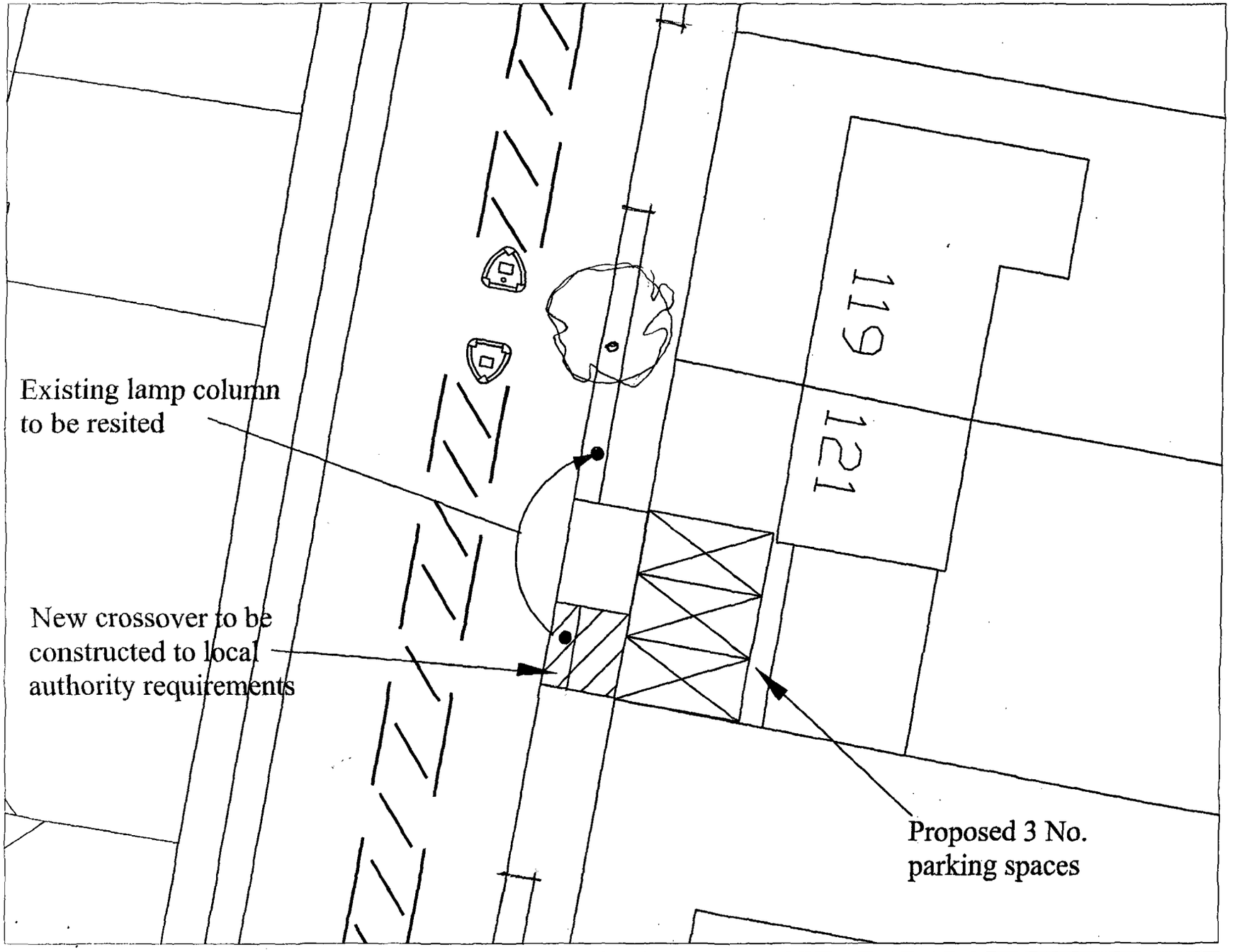
4.4 The WSCC has indicated that they would not reduce the number of spaces required for this development despite the guidance in PPG13.

4.5 As you are aware, there were no other planning issues involved in the Adur decision other that the WSCC parking objections.

4.6 Given all the above, I would suggest that the proposed development, with only the modified parking arrangements as changes, is submitted as planning application to Adur District Council. If the application is again refused, and having considered the reasons for the objections and the actual situation with regard to the site and its location I would agree with you that the chances of succeeding with this application on appeal would be very good indeed.

Dated 19th February 2008

L E Shaw



Proposed Arrangment

NOTES

Laurence
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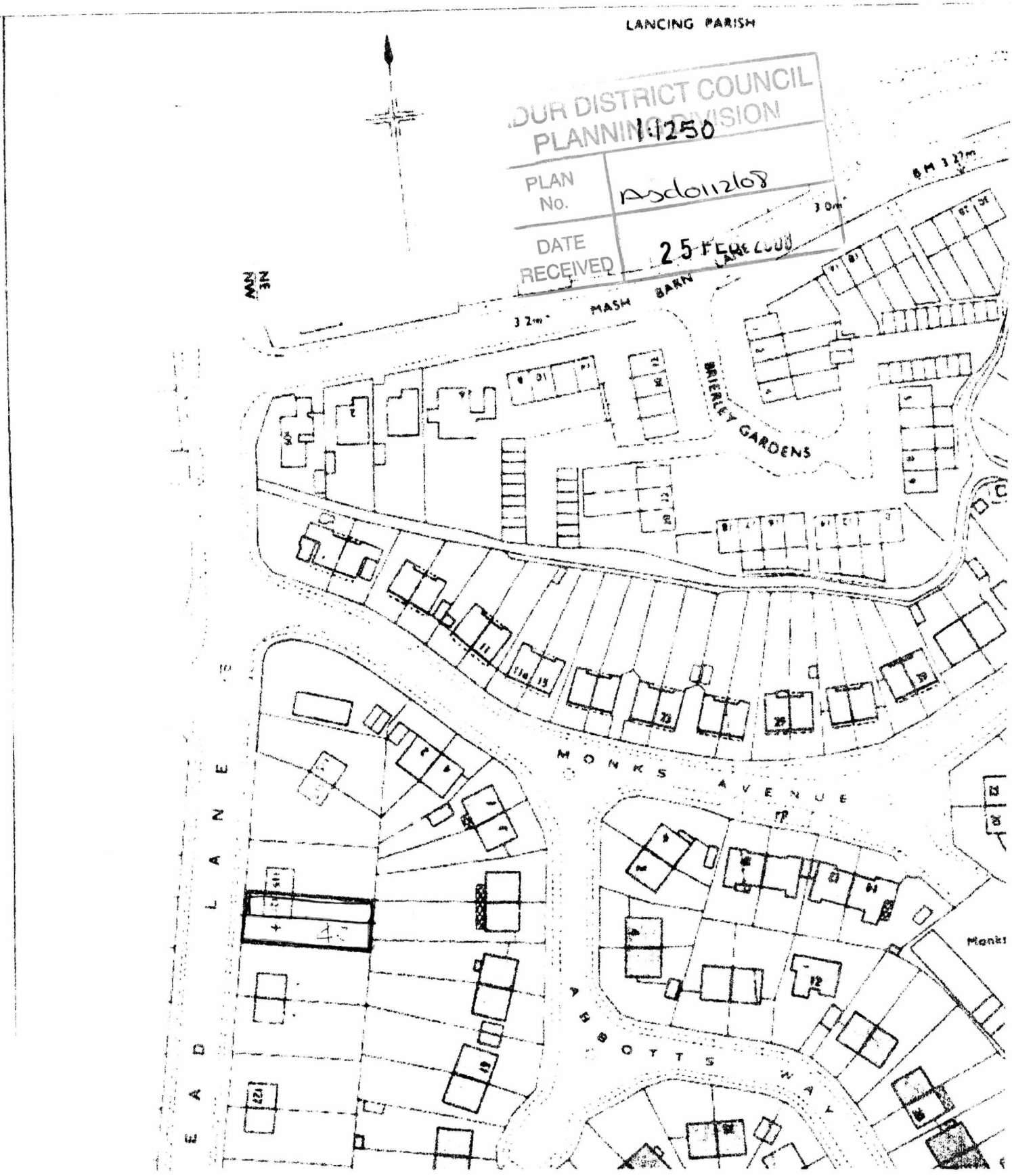
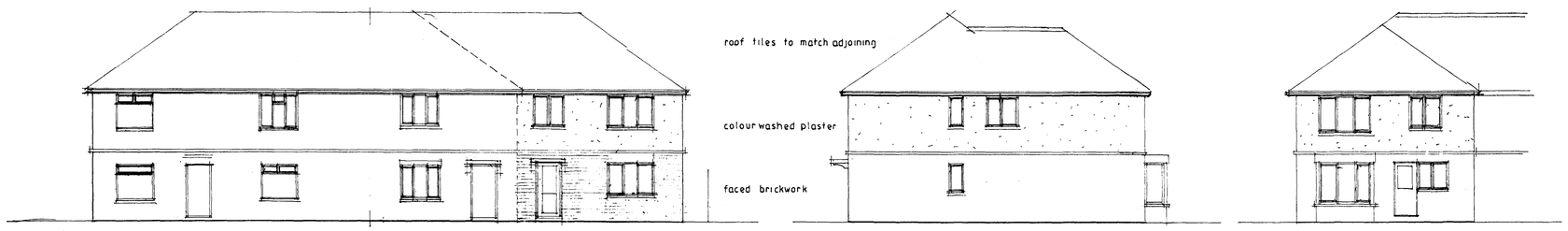
Project	121 Grinstead Lane Lancing
Client	Mr David J Brookwell on behalf of Mr Peter Hudson
Drg. No.	LSA/DC/DJB/07/02/3
Scale	1:200
Date	December 2007
File Ref.	LSA/DC/DJB/07/02



DUR DISTRICT COUNCIL
PLANNING DIVISION
1:1250
PLAN No. Asd0112108
DATE RECEIVED 25 FEB 2008

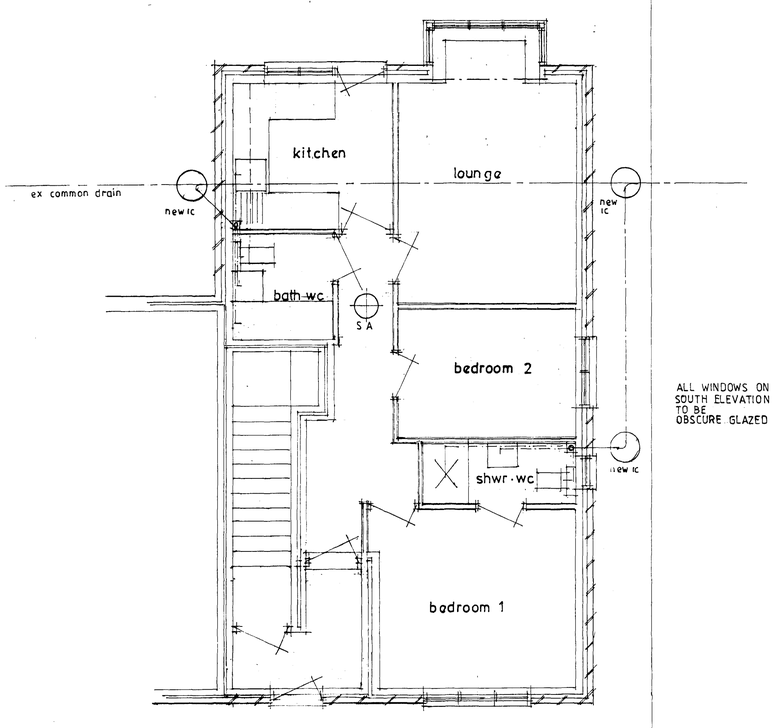


west

south

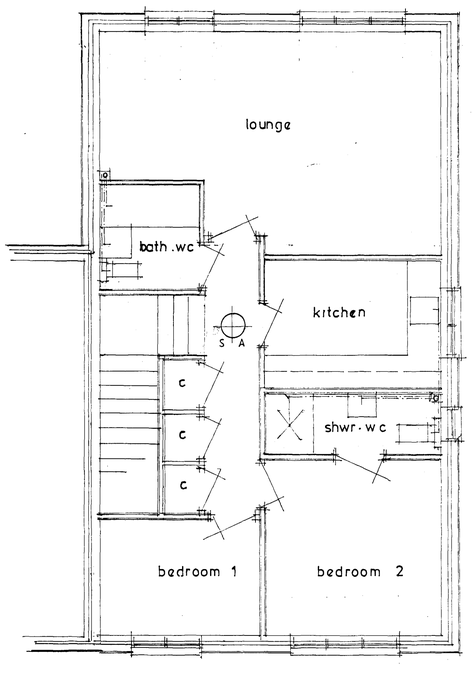
east

elevations



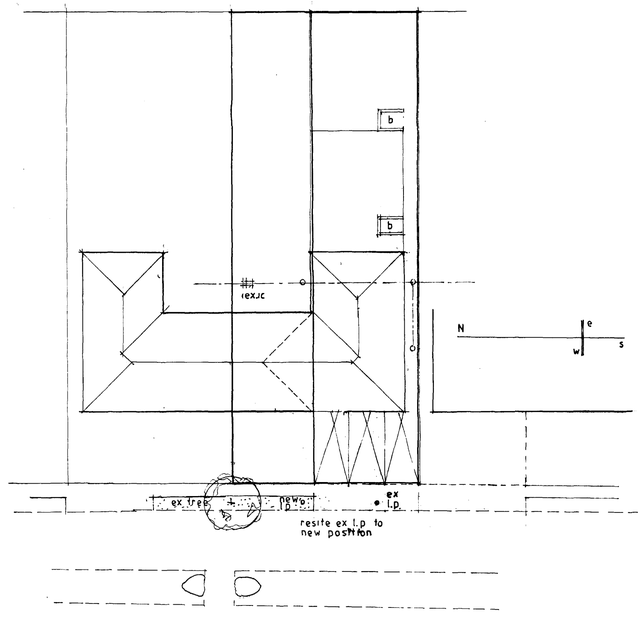
ALL WINDOWS ON SOUTH ELEVATION TO BE OBSCURE GLAZED

GROUND FLOOR



FIRST FLOOR

plans



site layout

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ad01268
DATE RECEIVED 25 FEB 2008

proposed flats
121 Grinstead Lane
LANCING
for
Mr P Hudson

plans, elevations & site layout

PLAN NO	618/18
SCALES	1:50 1:100 1:200
DATE	07/07

DAVID J BROOKWELL
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