Form Ref. No. 838723

ADUR
DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

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/dc/07340/7
Date Received
Fee
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	HAMILTON INVESTMENTS LTD
Telephone	[redacted]
Email	

Do you have an agent? Yes

Address	95 SOUTH STREET
	LANCING
	WEST SUSSEX
Postcode	BN15 8AP

Agent's Details

Title	MR
Forenames	GORDON F
Surname	DIXON
Telephone	01903 - 503546
Email Address	

Address	19 DERWENT DRIVE
	GORING-BY-SEA
	WORTHING
	WEST SUSSEX
Postcode	BN12 6LA

Application Type

(a) Full planning permission (including changes of use) YES

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	ADC073407
DATE RECEIVED	05.12.07

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

FLATS 14 - 17 GREENTREES
COKEHAM LANE
SOMPTING
LANCING
WEST SUSSEX

Does the applicant own or control any adjoining land? Yes

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.10

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development

REPLACEMENT OF EXISTING EXTERNAL CONCRETE STAIRCASE , BY NEW METAL STAIRCASE WITH EXACTLY THE SAME FORMAT OF TREADS AND RISERS AS NOW EXISTS .

THE EXISTING CONCRETE STAIRS ARE CRUMBLING AND BECOMING DANGEROUS .

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) No

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: RESIDENTIAL - FLATS

If vacant, the last use: N / A .

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? Yes

(c) Is the application for an agricultural dwelling or building? No

(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 their position on plans

(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? N / A .

(ii) How will foul sewage be disposed of? N / A . (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

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

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 the 'Floor Areas & Uses' section.

Details of Proposal

Is the proposal related to an existing use on or near the site? _____

If 'Yes', please explain the relationship _____

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

NOT AFFECTED BY PROPOSAL IN ANY WAY

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

NORMAL BIN COLLECTION

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

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).

Plan / Drawing	Number	Scale
STAIR DETAIL	GSS/2	1/50
SITE / LOCATION PLANS	GSS/1	1/500 + 1/1250

Fees

If a fee is submitted, please give the amount £135 Calculated Fee

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] HAMILTON INVESTMENTS LTD

On behalf of: (Insert applicant's name if signed by agent) GORDON F. DIXON

Certificate

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. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] 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

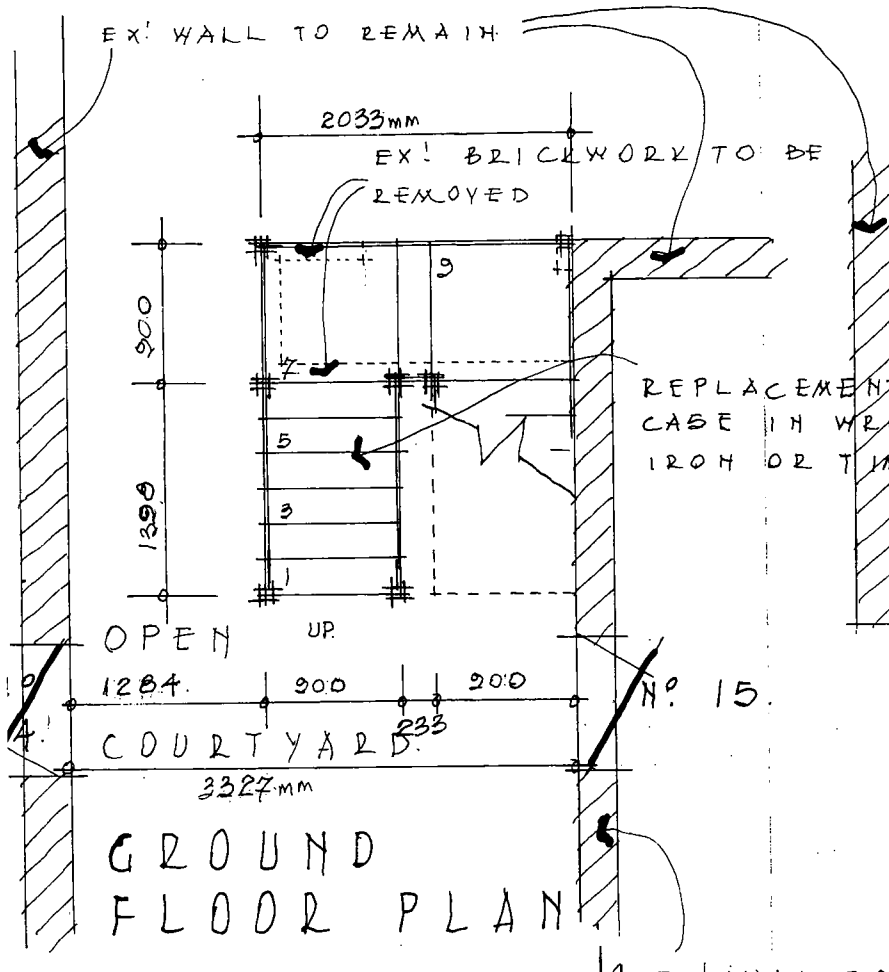
Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements?

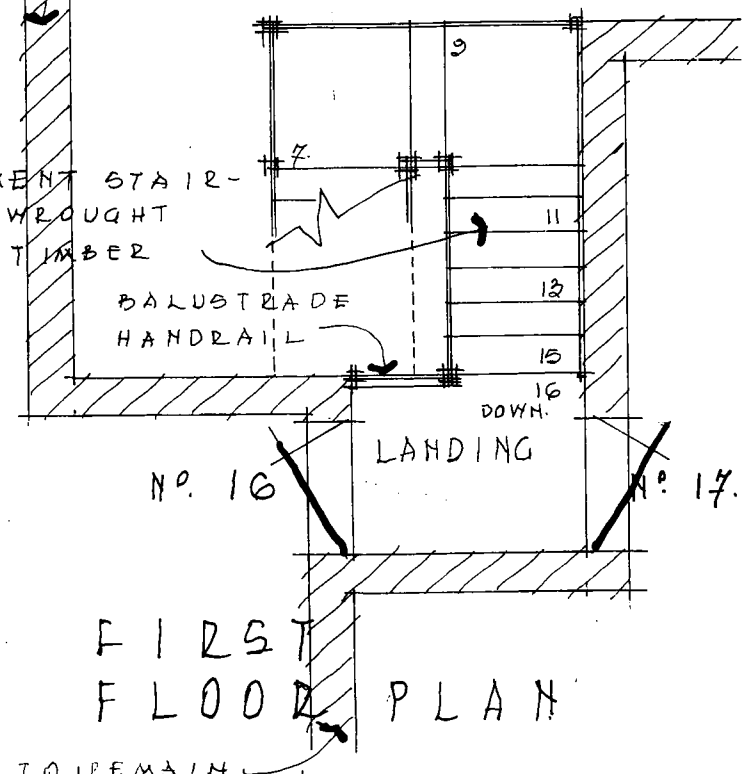
Signed: [redacted] Date: 30. Nov. 2007

On behalf of: HAMILTON INVESTMENTS LTD

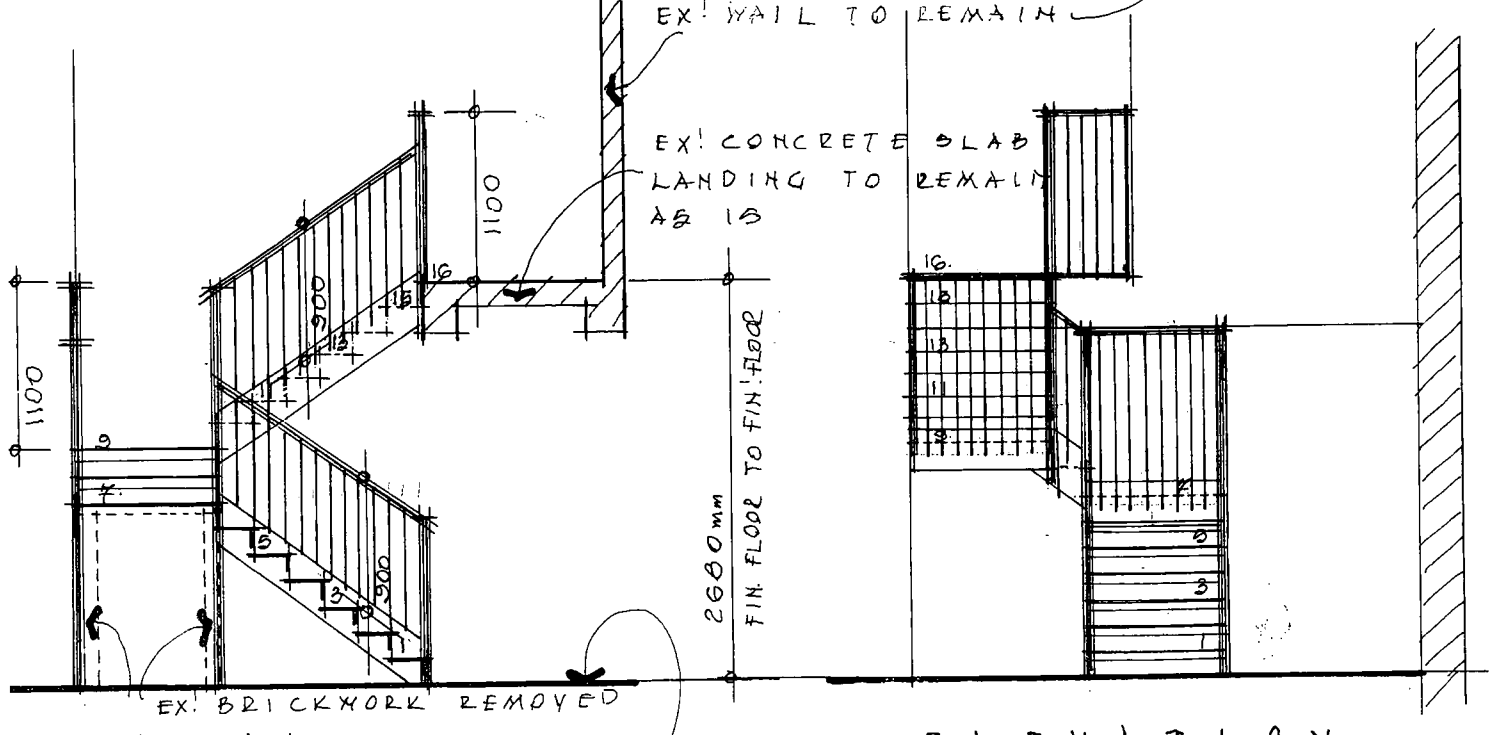
For •
Hamilton
Investments Ltd.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

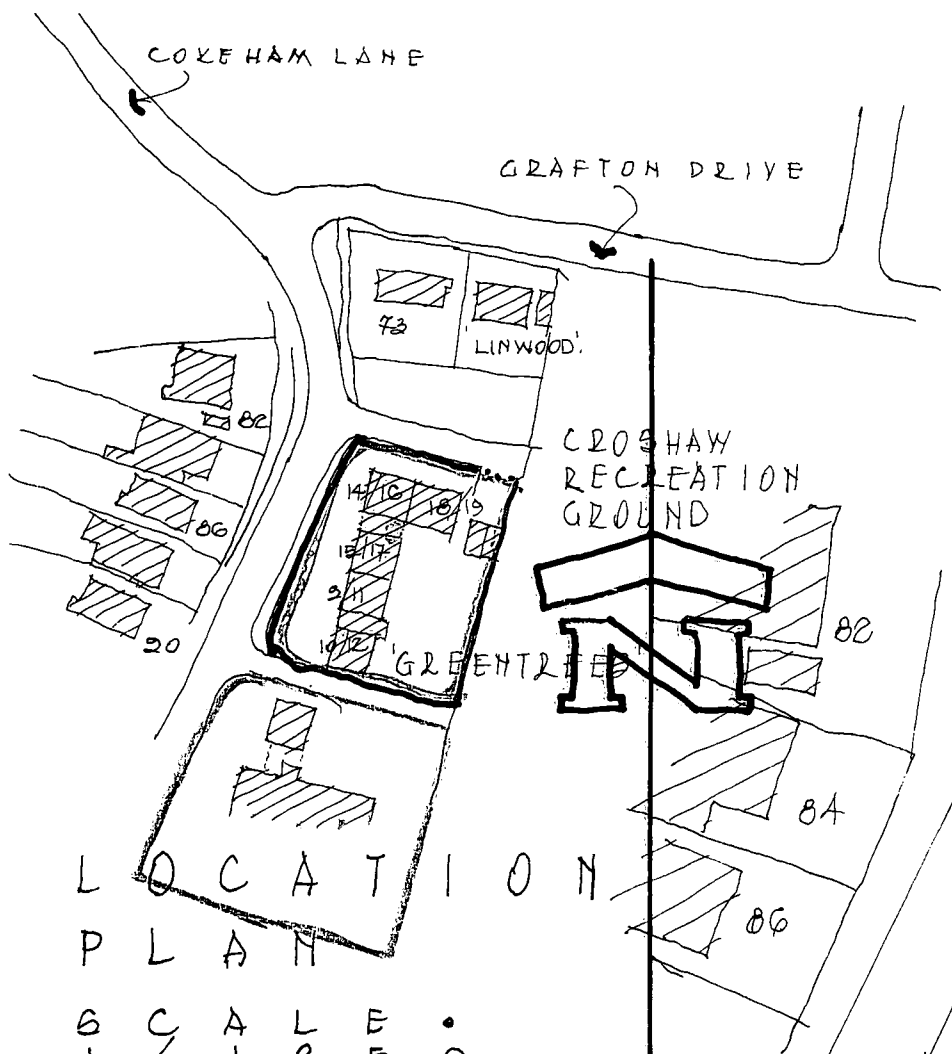


SECTION.

ELEVATION FROM REAR.

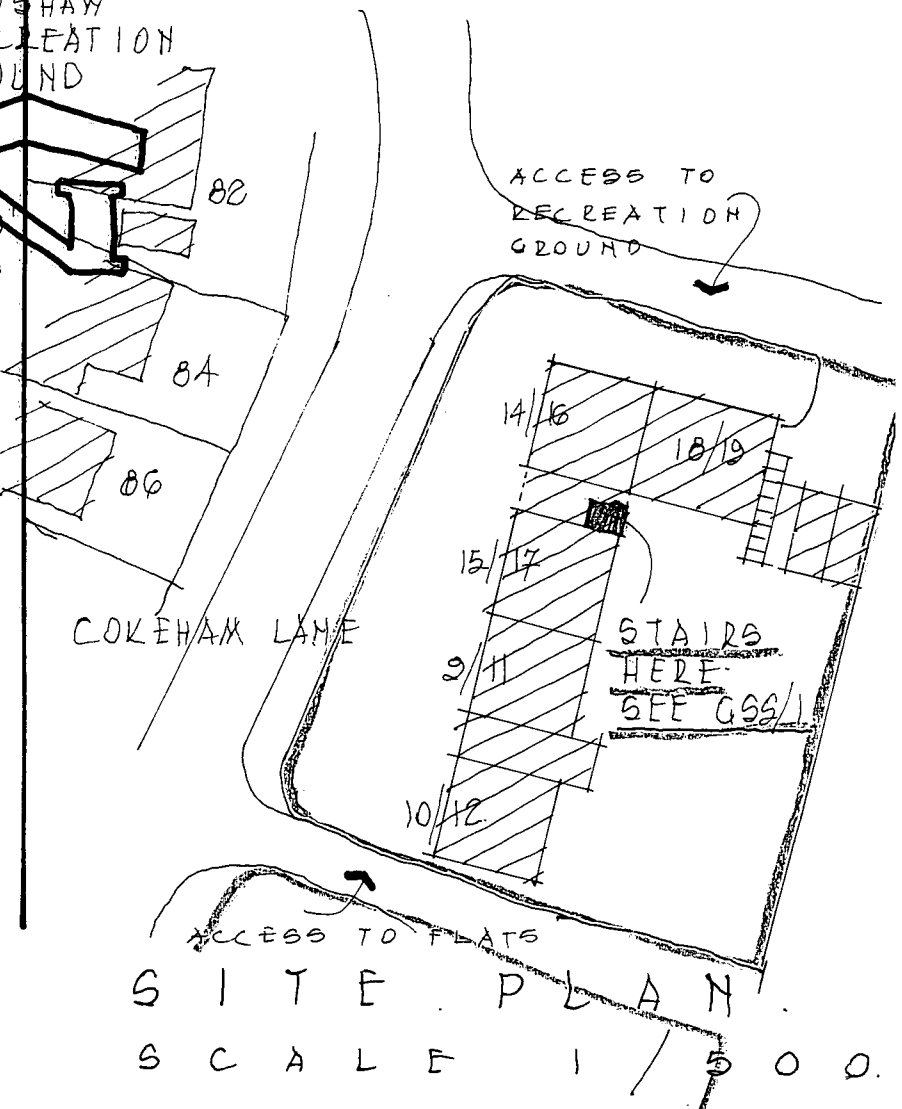
Replacement Staircase To Flats
16-17, Greentrees, Cokeham Lane,
Sompting.

SCALE • 1/50.m.
DRG • GSS/2.



LOCATION PLAN

SCALE • 1/1250.



SITE PLAN.

SCALE 1/500.

Replacement Staircase To Flats
16-17, 'Greentrees', Cokeham Lane
Sompting.

For •

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC073407
DATE RECEIVED 05 DEC 2007

30/11/07

GORDON F DIXON
19 DERWENT DRIVE
GORING-BY-SEA
WORTHING WEST SUSSEX BN12 6LA.
T.+F 01903-503546.

DRG • GSS/1

DESIGN & ACCESS STATEMENT FOR REPLACEMENT STAIRCASE AT FLATS 14/17 'GREENTREES' COKEHAM LANE . SOMPTING . WEST SUSSEX .

AMOUNT THERE IS NO NEW DEVELOPMENT AS SUCH . MERELY A REPLACEMENT OF THE DEFECTIVE STAIRCASE . PROVIDING ACCESS TO TWO FLATS ONLY OAT FIRST FLOOR LEVEL .

LAYOUT THERE IS NO CHANGE TO THE BUILDING . OR ROUTES NOR INDEED TO EXISTING OPEN SPACES . INVOLVED IN THIS APPLICATION .

SCALE HERE AGAIN THERE ARE NO CHANGES TO THE HEIGHT / WIDTH OR LENGTH OF THE EXISTING BUILDING . AS ONLY THE STAIRCASE IS INVOLVED .

LANDSCAPING NO CHANGE INVOLVED HERE EITHER .

APPEARANCE THERE IS NO MATERIAL CHANGE TO THE APPEARANCE OF THE BUILDING . THE ONLY CHANGE IS IN THE MATERIALS TO BE USED FOR THE CONSTRUCTION OF THE STAIRS . THIS CHANGE IS FROM CONCRETE (WHICH IS BREAKING UP AND BECOMING DANGEROUS) . TO METAL . WHICH WILL BE FULLY TREATED FOR AGAINST CORROSION AND THEN SPECIALIST METAL PAINT FINISH WILL BE APPLIED . NON SLIP TREADS TOGETHER WITH EASILY DISTINGUISHABLE NOSING WILL BE PROVIDED THROUGHOUT THIS NEW FLIGHT .

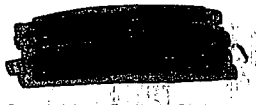
ASSESSMENT HERE AGAIN THERE ARE NO CHANGES TO THE PHYSICAL / SOCIAL OR ECONOMIC CHARACTERISTICS OF THIS EXISTING DEVELOPMENT IN ANY WAY .

INVOLVEMENT NO CHANGES WILL OCCUR TO COMMUNITY / PROFESSIONAL UNDERTAKINGS . AND NO REQUIREMENT TO INVOLVE ANY OTHER BODY . AS THE PROPOSAL ONLY SERVES TWO LONG STANDING EXISTING FLATS . AND DOES NOT AFFECT ANY ONE ELSE IN ANY WAY .

EVALUATION THERE IS NO NEED TO COLLECT OR EVALUATE ANY INFORMATION . NEITHER ARE THERE ANY CONSTRAINTS REGARDING FORMATION OF THE REPLACEMENT STAIRCASE .
EXCEPT OF COURSE AN OBLIGATORY APPLICATION HAS BEEN SUBMITTED FOR BUILDING CONTROL APPROVAL . PLUS OF COURSE DISCUSSIONS HAVE TAKEN PLACE WITH WEST SUSSEX FIRE BRIGADE . TO ENSURE ALL IS AS IT SHOULD BE . FOR THE OCCUPANTS OF THESE TWO FLATS .

DESIGN AS THE STAIRS ALREADY EXIST AND THE BREAKING UP OF THE CONCRETE SECTIONS IS NOW BECOMING DANGEROUS . THE ONLY DESIGN REQUIREMENT INVOLVED . IS TO REPLACE THE STAIRS TO EXACTLY THE SAME PATTERN . TREADS / RISERS / LANDINGS / RAILINGS AND BALUSTRADES . TO PROVIDE ACCESS FROM GROUND TO FIRST FLOOR LEVEL . FOR THE EXISTING OCCUPANTS OF FLATS 16 & 17 .
THE DECISION TO CHANGE TO A METAL STAIRCASE WAS MADE ON THE BASIS OF THIS MATERIAL BEING MORE SUITABLE . BEING QUICKER TO INSTALL (THUS NOT RESTRICTING ACCESS TO THE EXISTING FLATS FOR TOO LONG) AND BEING EASIER TO MAINTAIN IN THE LONG TERM.

ACCESS THE ACCESS TO / IN & AROUND THESE EXISTING BUILDINGS DOES NOT CHANGE IN WAY AT ALL . DUE TO THE REQUIREMENT FOR THIS APPLICATION AND STATEMENT .



GORDON F DIXON
30 NOVEMBER 2007

