Form Ref. No. 840935

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. ADC/0737/07
Date Received 05 DEC 2007
Fee
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	Holmbush Properties Ltd
Telephone	
Email	

Address: 19 Hampton Court, Brighton Road, Worthing, West Sussex
Postcode: BN11 2EF

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	Clifford Dann LLP
Telephone	01273 407918
Email Address	kroger-jones@cliffordddann.co.uk

Address: Albion House, Albion Street, Lewes, East Sussex
Postcode: BN7 2NF

Application Type

(a) Full planning permission (including changes of use) NO

(b) Outline planning permission YES

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

(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

Land rear of 38-42 Kingston Broadway, Shoreham

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) 0.12

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. 6

Description of proposed development: 4 no.1 bedroomed flats, 2 no.2 bedroomed town houses with integral garages, with associated parking for flats at nos.44 A-D Kingston Broadway

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

State whether the proposal involved:-

(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 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: Light industrial, storage and parking

If vacant, the last use:

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? No

(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? as existing to soakaways

(ii) How will foul sewage be disposed of? to existing foul sewer (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?

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?

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
Site plan, location plan and illustrative scheme	23/171/C	1:100 and 1:1:1250

Fees

If a fee is submitted, please give the amount £530.00 Calculated Fee £530.00

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

Signed: ..... Holmbush Properties Ltd

On behalf of: (Insert applicant's name if signed by agent) **Date: 3rd December 2007**

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? **No**

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

See attached Certificate B

Do you agree to these statements? _____

Signed: .....

Date: **3rd December 2007**

On behalf of: **Holmbush Properties Ltd**

WASTE MINIMISATION STATEMENT.

LAND TO THE REAR OF 38-44 KINGSTON BROADWAY SHOREHAM-BY-SEA

Existing hard standing concrete to be dug up and re-used on site in the new floor construction with any surplus removed from site by specialist company that supplies hardcore to other construction sites.

All excavated soil and subsoil from new foundations to be re-used over new rear garden areas as well as other designated landscaping areas. Surplus material to removed from site by re-cycling contractor.

All new building materials are to be accurately estimated to prevent over ordering and carefully stored on site to reduce damage and unnecessary loss.

Masonry waste to be stored in separate skips on site for later collection and re-cycling.

Timber off-cuts to be re-used with timber waste stored on site for later collection by specialist timber re-cycling company.

Plasterboard off-cuts to be stored on site for re-use with plasterboard waste stored on site for later collection by specialist plasterboard re-cycling company.

Cardboard, glass, metal and polythene to be stored individually in separate containers for regular collection by specialist re-cycling company's.

Hazardous waste eg. bitumen, glue, mastics and paint to be disposed of strictly in accordance with the Environment Agency's guidelines.

Any remaining materials not suitable for recycling will be disposed of to an approved site.

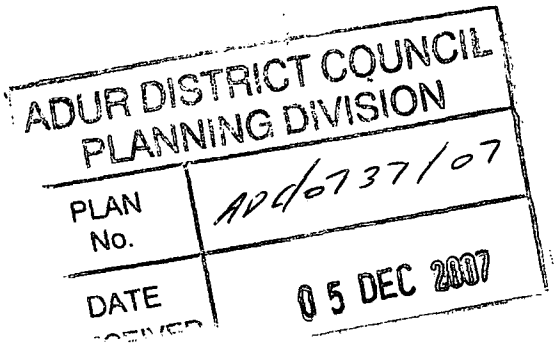
Skips to be provided for general waste by a licensed re-cycling operator.

Timber palettes are to be stored for later collection and re-use by palette company.

New building materials to be supplied locally where possible.

Contractor to ensure all waste is disposed of to licensed re-cycling sites.

Paul Trussler
September 2007



DESIGN & ACCESS STATEMENT

To accompany detailed application relating to land rear of 38-42 Kingston Broadway, Shoreham-by Sea, BN43 6TE

Overview

The objective of the application is to provide small housing units in Shoreham-by-Sea.

Adur District Council refused permission for a previous application (SU/249/04/TP) for 8 One bedroom flats on the site, refusal was upheld on appeal. The revised scheme has taken account of the points raised by the Inspector.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. ADC/0737/07
DATE RECEIVED 05 DEC 2007

1 - DESIGN STATEMENT

Details of Design Items

Site Description The site is an infill site with unrestricted vehicular access over an existing private access road. The location of the site is in the built up area of Shoreham-by-Sea, West Sussex, bounded to the south by a row 3 storey terraced shops with flats above, to the west by a Homebase Superstore and by the Wadurs Swimming Pool and to the east by a 2 storey block of residential flats and finally to the north by residential gardens. The elevations of the proposed buildings is consistent with the scale of the surrounding residential development and less than the scale of the Homebase Superstore. The main elevations are south and north and are consistent with the space required between buildings. Main habitable rooms do not overlook any existing residences.

Use

The property which is in the built up area of Shoreham is currently used for an office, light industrial use and storage.

Amount

The footprint of the existing buildings covers 450 sq metres of the site. The proposed footprint of the building covers 201 sq metres. A reduction of 55%.

Layout

The new layout provides increased space from all the surrounding buildings.

Scale

The proposed development is considered to be in scale with the existing buildings and with neighbouring development. The first application (SU/249/TP) involved 8 one bedroom flats. The number of units has been reduced from 8 to 6 (25% reduction). Habitable rooms have been reduced from 16 to 14 (12.5% reduction). The amount of space to the rear of the flats has been increased by 21%.

The Adur District Council Local Plan contain policies which support the provision of housing on brownfield sites. The concept would therefore accord with policy.

Landscaping

The scheme includes full landscaping for the site.

Appearance

The scheme has provided an opportunity for improving the appearance of the site, from a post war utility area to a small residential complex.

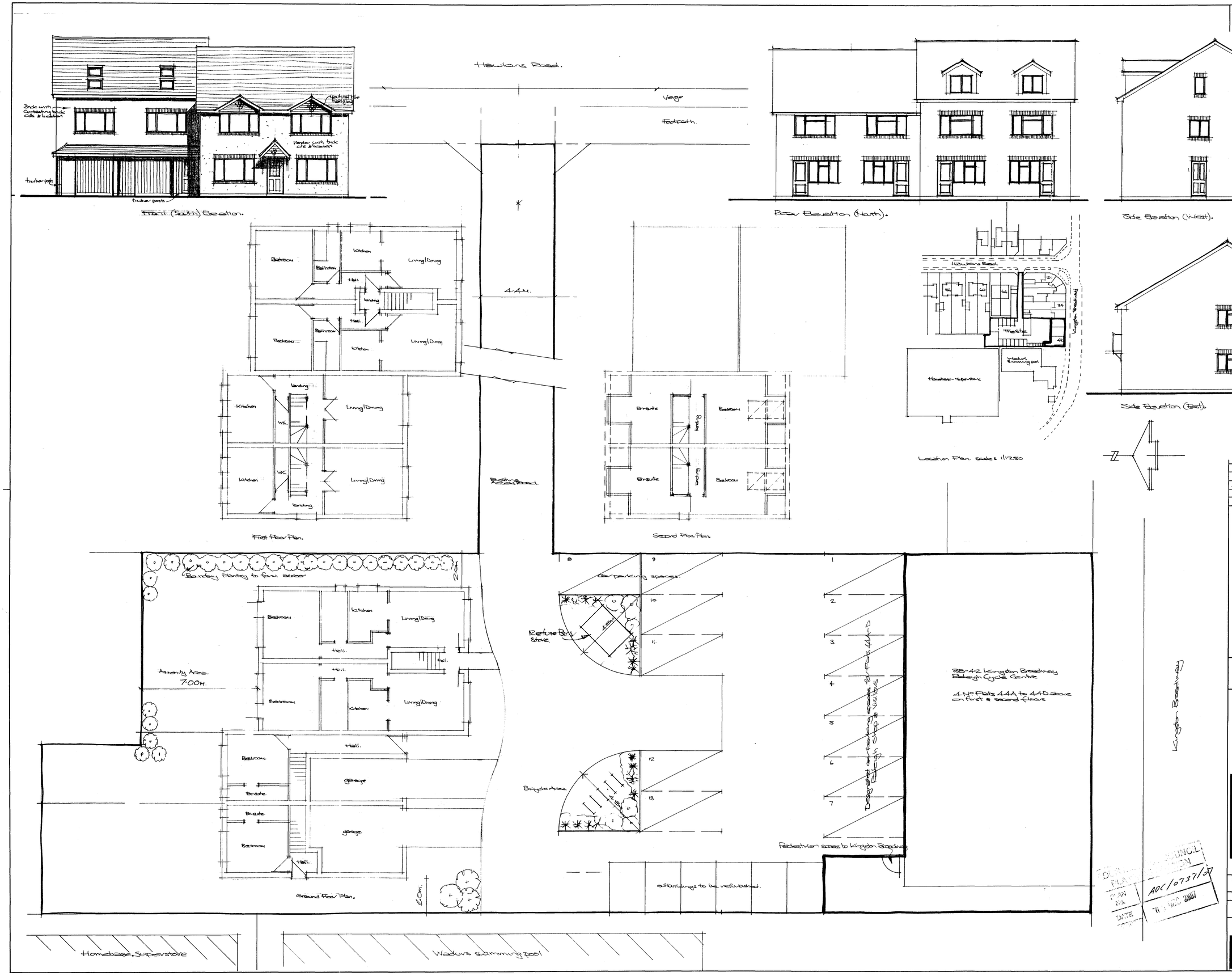
2 - ACCESS STATEMENT

Philosophy and Approach

This site is level and ideally suited for occupation by disabled people, being in a convenient location close to a full range of shops and facilities and with excellent public transport links to adjacent towns. The proposed scheme has been designed with inclusive access for disabled people.

Access route and Outdoor Public Space Pedestrian access through existing public way to Kingston Broadway to be upgraded with regard to level access, fire safety, emergency lighting, signage etc. Public open space available on Kingston Broadway. Alternative open spaces nearby, include Soutwick Green, Buckingham Park, and the South Downs.

Prepared by Holmbush Properties Ltd



NOTES

All dimensions must be checked on site and not scaled from this drawing.

B.	Sept 2006	Floor plans revised, elevations added.
A	July 2006	Revised floor plans & car parking.
	Date	Revisions

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Lancing
West Sussex
BN15 0NZ

Client
Holmbush Properties Ltd.

Job Title
4 No 1 Bedroom Flats, 2 No 2 Bedroom Townhouses with integral garages, with associated car parking for flats & 44A-D Kingston Broadway - Land to the Rear of 38-44 Kingston Broadway Shoreham-by-Sea West Sussex.

Drawing Title
Site Plan.
Location plan.

Scale 1/100, 1/1250

Date September 2003 | Drawn by

Drg No. 23/171 | Rev. B.C.

PLAN No. ADC/0737/07
DATE 13 DEC 2007

841 x 594mm A1