Form Ref. No. 839039

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/0762/07
Date Received	10 DEC 2007
Fee	295
Rem. List	

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	PR HOMES DIRECT LTD.
Telephone	
Email	
Do you have an agent?	Yes

Address	6 SPA COURT
	KINGS ESPLANADE
	HJOVE
	EAST SUSSEX
Postcode	BN3 2WS

Agent's Details

Title	
Forenames	
Surname	STUART RADLEY ASSOCIATES
Telephone	01273 420606
Email Address	stuartradley@ricsonline.org

Address	336 KINGSWAY
	HOVE
	EAST SUSSEX
Postcode	BN3 4LW

Application Type

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

(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

(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

ELM GROVE LODGE
ELM GROVE
LANCING
BN15 9DT

Does the applicant own or control any adjoining land? No

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

Area of site (Hectares) 0.14

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. 11

Description of proposed development: 11 NEW RESIDENTIAL FLATS

(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: RESIDENTIAL

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? Yes

If 'Yes', how many units? 1 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? TO SOAKAWAYS

(ii) How will foul sewage be disposed of? MAINS (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.

N/A

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
EXISTING LOCATION PLAN	E43PC/FP/01	1:500
PROPOSED BLOCK PLAN	E43PC/FP/02	1:200
FLOOR PLANS & ELEVATIONS	E43PC/FP/03	1:100
DESIGN & ACCESS STATEMENT		

Fees

If a fee is submitted, please give the amount £2,915.00 Calculated Fee £2,915.00

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

Signed: [redacted] Stuart Radley Associates PR HOMES DIRECT LTD.

On behalf of: (Insert applicant's name if signed by agent)

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: ..... Date: .....

On behalf of: .....

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying before the date of the application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
MR & MRS BRIAN & JAQUELINE BETTERIDGE	ORCHARD COTTAGE 91 GRINSTEAD LANE LANCING WEST SUSSEX BN15 9DT	07/12/2007

None of the land to which the application relates is, or is part of, an agricultural holding.

OR

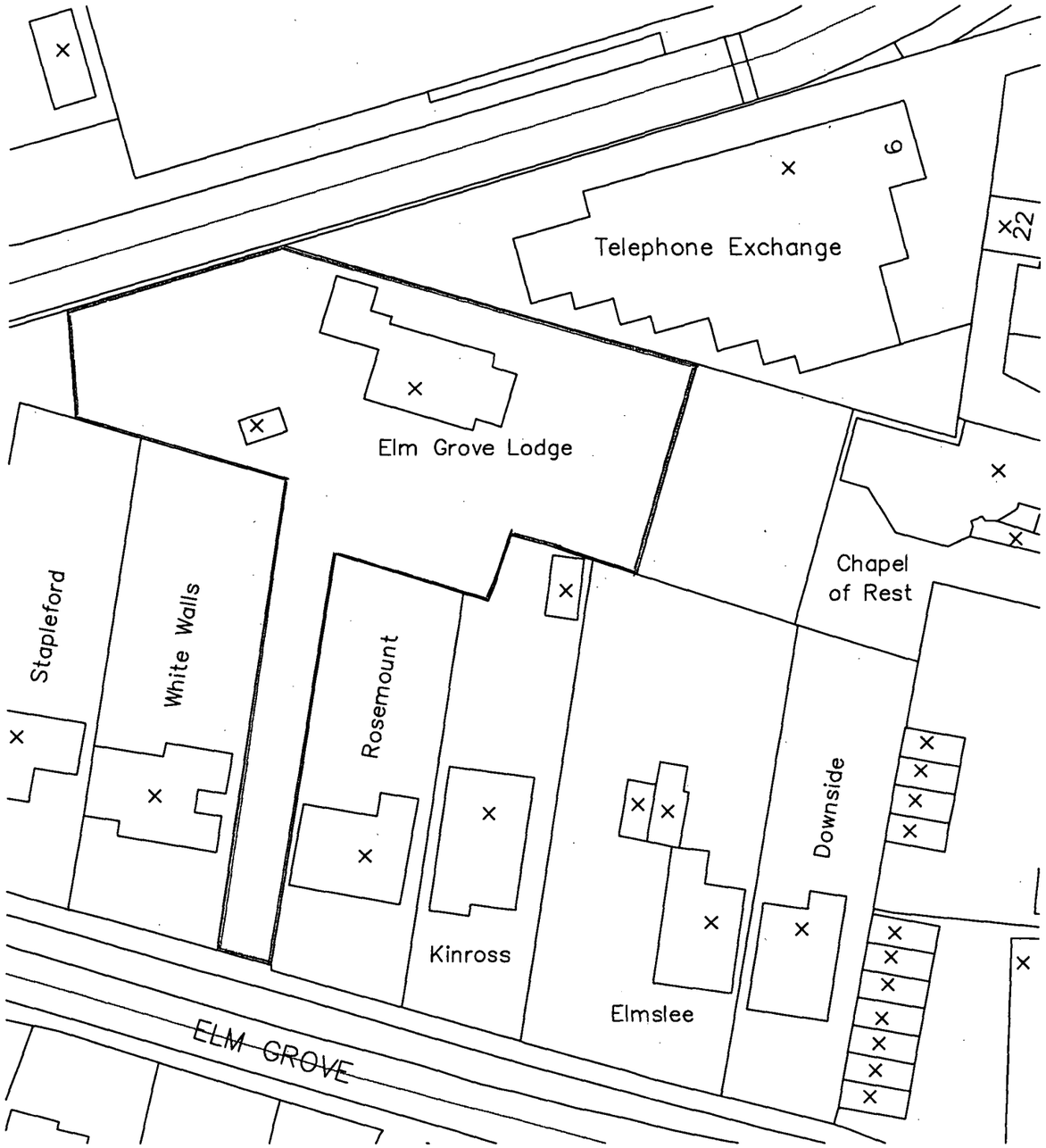
~~[redacted]~~ given the requisite notice to every person other than ~~[redacted]~~ self who, on the day 21 days before the date of the ~~[redacted]~~ was a tenant of an agricultural holding on all or part of the land to which the ~~[redacted]~~ relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Stuart Radley Associates

Date: 07-12-2007

(On behalf of): PR HOMES DIRECT LTD.



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PLANNING APPLICATION

Notes

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

PLANNING
PLAN No. A/dc/7w/07
DATE RECEIVED 10 DEC 2007

Rev	

Client
PR Homes Direct Ltd.

Job Title
Elm Grove Lodge
Elm Grove
LANCING:

Drawing Title
Existing
Location Plan

stuart radley associates
Chartered Building Surveyors
336 Kingsway, Hove
East Sussex BN3 4LW
RICS
Tel. 01273 420606
Fax. 01273 420707
e-mail. stuartradley@ricsonline.org

Scale
1:500

Drawn by
MH

Date
December 2007

Drawing No. E43PC/FP/01

DESIGN AND ACCESS STATEMENT
for
Elm Grove Lodge, Elm Grove, Lancing.

PLANNING
PLAN No. AD0748/07
DATE RECEIVED 10 DEC 2007

1.0 Summary of Proposal

1.1 The proposal involves the demolition of an existing detached dwelling on the site to make way for a new development comprising of 11 flats.

2.0 Use

2.1 The development will provide residential accommodation. The site is recessed from Elm Grove and is bordered on the north side by Lancing railway station and the telephone exchange, on the east boundary by vacant land and the south and west boundaries by residential accommodation in the form of detached houses. The flats will provide starter homes for young people or people looking to enter the property market. The site is very well situated for shops, schools and public transport.

3.0 Amount

3.1 The proposal is for 11 flats namely 9, one bedroom flats and 2, 2 bedroom loft flats housed in one building.

4.0 Layout

4.1 The building will be situated centrally on the site with the front elevation facing south. Entrance to the development is via an existing road from the street giving direct vehicular and pedestrian access to the flats. The amenity area is on the west side of the site providing a quiet and secluded area, with the parking area providing adequate parking bays, to the east side of the property.

5.0 Scale

5.1 The building is a three storey building with the third floor housed within the loft space of the pitched roof. It is in keeping with the scale of the buildings within the neighbourhood.

6.0 Landscaping

6.1 Paved pathways will be provided to the centrally situated common entrance, bicycle store and refuse storage areas.

6.2 The amenity areas will be grassed and landscaped with bushes and shrubs. The existing extensive vegetation on the boundaries will be maintained.

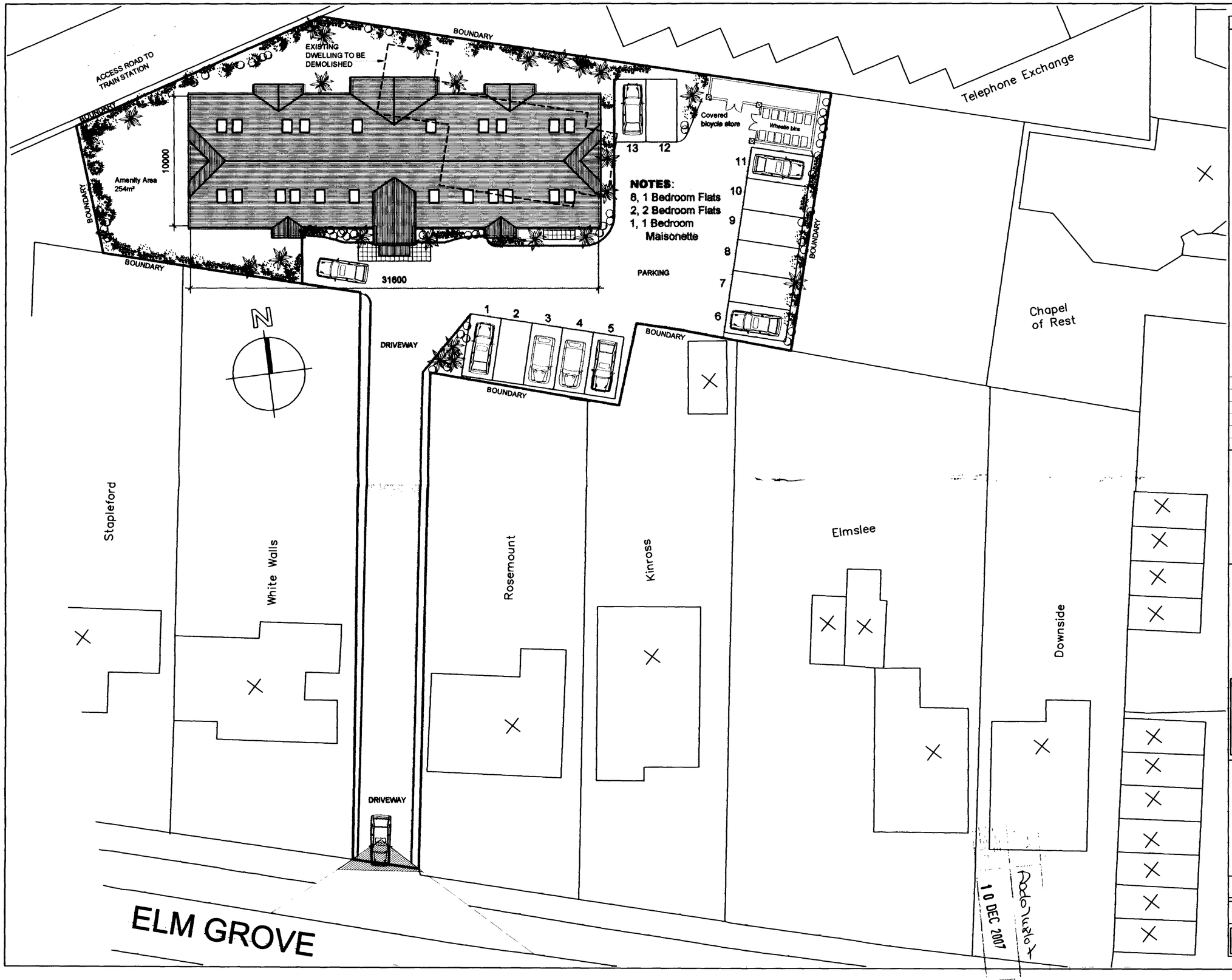
6.3 Adequate lighting will be provided to assist with movement at night around the property as well as for security reasons.

7.0 Appearance

7.1 The proposed building will not be visible from Elm Grove. The design of the new building, with the red tiled roof, half brickwork and half neutral rendered walls, clay hanging tiles and white uPVC windows and rainwater goods is in keeping with the style of the area.

8.0 Access

8.1 The site is relatively level thus providing easy movement around the development. The common entrance has and accessible threshold with an ambulant disabled stairway providing access to the first and loft floor flats. The layouts of the flats are compliant with Part 'M' of the building regulations.



Notes

All dimensions to be verified on site prior to any shop or site works being commenced.

Any discrepancies to be reported to the Surveyor before any work is put in hand.

Do not scale from this drawing.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings and details.

PLANNING APPLICATION

Rev	

Client

PR Homes Direct Ltd.

Job Title

Elm Grove Lodge
Elm Grove
LANCING:

Drawing Title

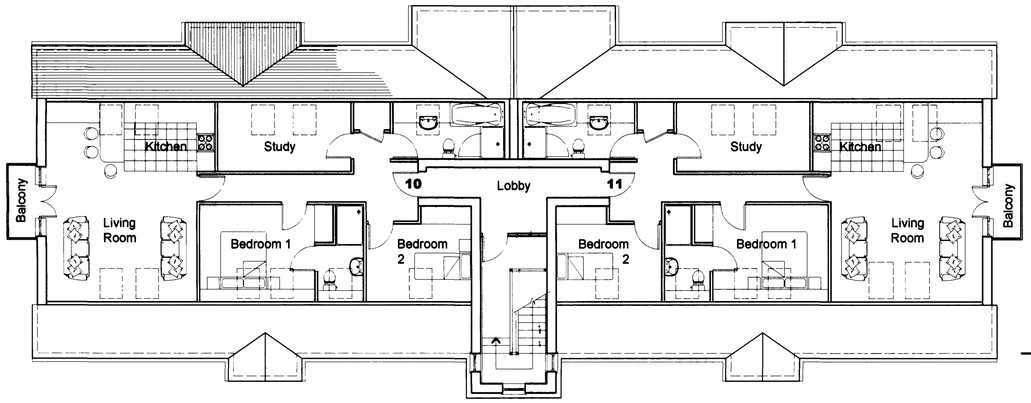
PROPOSED
BLOCK PLAN

stuart radley associates
Chartered Building Surveyors
336 Kingsway, Hove
East Sussex BN3 4LW
RICS
Tel 01273 420808
Fax. 01273 420707
e-mail
stuartradley@dsconline.org

Scale 1:200

Drawn by MCH | Date December 2007

Drawing No. E43PC/FP/02 | Rev.



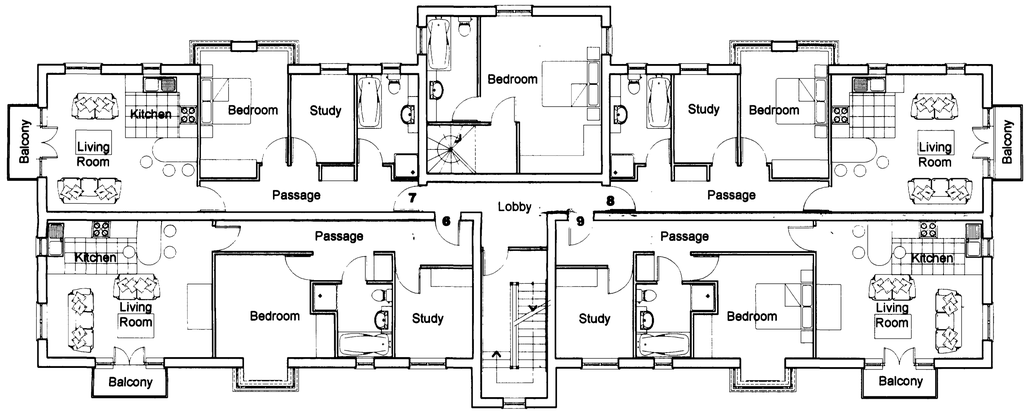
LOFT FLOOR PLAN
Scale 1:100



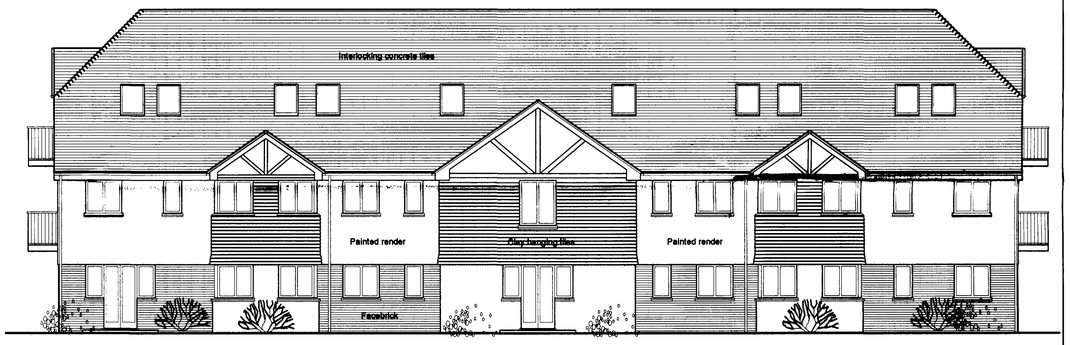
WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



NORTH (Rear) ELEVATION
Scale 1:100

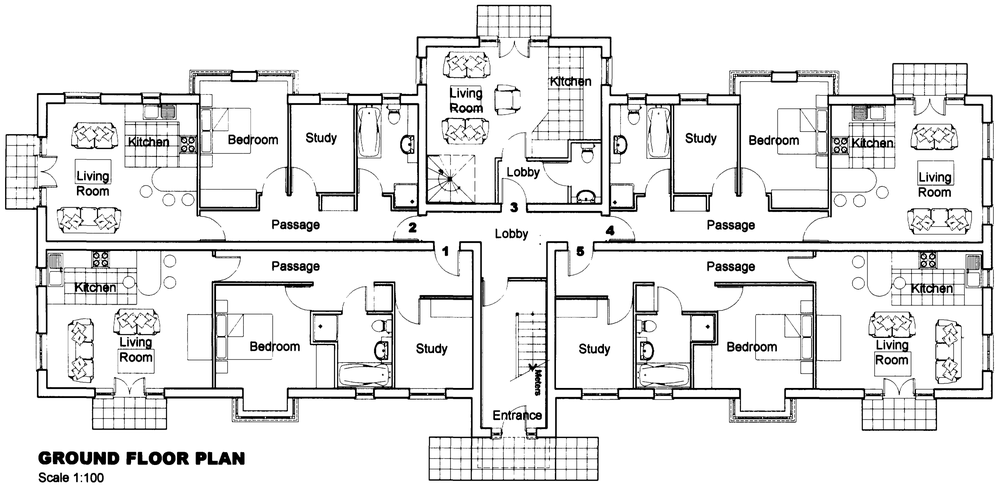
NOTES:

Marley Modern interlocking tiles: Colour - Mossborough Red

MarleyAcme Clay Hanging Tiles: Colour - Heather

Facing brick: Terca Chartham

Windows, fascias, gutters & downpipes: White uPVC



GROUND FLOOR PLAN
Scale 1:100



SOUTH (Front) ELEVATION
Scale 1:100

Notes

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PLANNING APPLICATION

Rev

Client

PR Homes Direct Ltd.

Job Title

Elm Grove Lodge
Elm Grove
LANCING:

10 DEC 2007

Drawing Title

FLOOR PLANS AND ELEVATIONS

stuart radley associates
Chartered Building Surveyors
330 Kingsway, Hove
East Sussex BN3 4LW
RICS
Tel: 01273 420808
Fax: 01273 420707
e-mail:
stuartradley@ukonline.org

Scale 1:100

Drawn by MCH

Date December 2007

Drawing No. E43PC/FP/03

Rev.