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.

FOR OFFICIAL USE ONLY
Appl. No Ad/07/53167
Date Received
Fee 13 DEC 2007
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. D. Baker	Name . R.J.REYNOLDS Architectural Services.
Address C/O Warwick Baker Estate Agents 10 High Street Shoreham by Sea West Sussex BN43 5DA	Address 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL
Tel. No. 01273 454234	Tel. No. 01273 462889

2. Type of Application (see Note 2)

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

Land at the rear of 32/34 High Street Shoreham by Sea West Sussex

(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 98 ± 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)	Proposed formation of 2 No single bed flats over an existing car park area

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

4. Particulars of Use of Buildings or Land: state (a) Present use Car Park servimg commercial area
(b) If vacant, the last use

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 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?	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) To soakaway
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) To main 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)
Drawings 1511/ P1 ; & P2 Plans & Elevations 1 : 100 Block Plan 1: 500 Site Location Plan 1:1250.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 265.00

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

DATE 6th. December 2007 SIGNED . . . . . .

on behalf of Mr. D. Baker
(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

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

1. **Certificate A(a)**
I certify that

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 . . . . . .

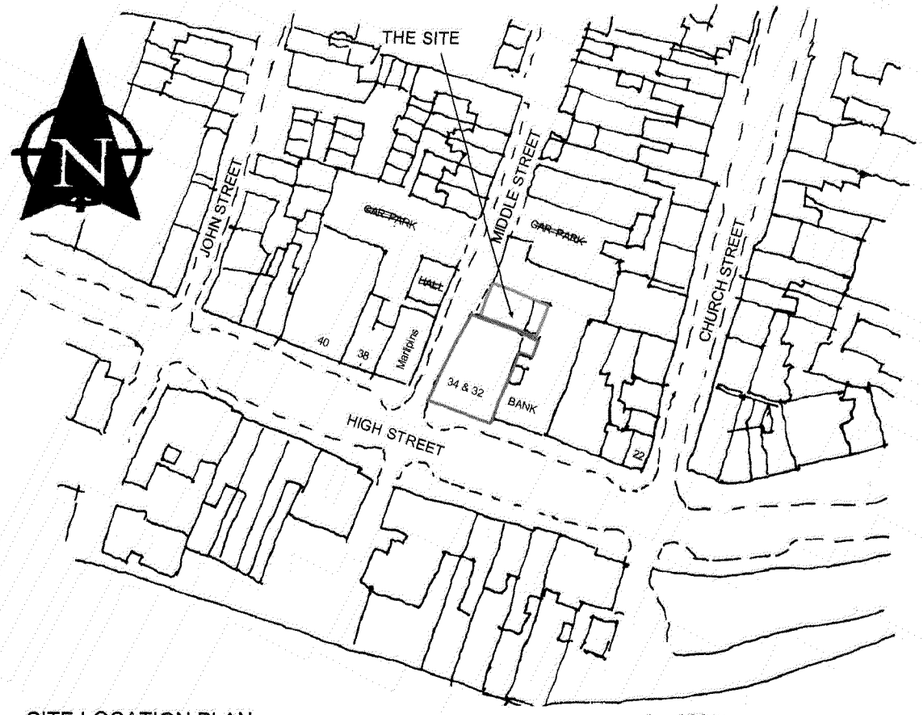
On behalf of . . . . . Mr. D. Baker.

Date 6th. December 2007

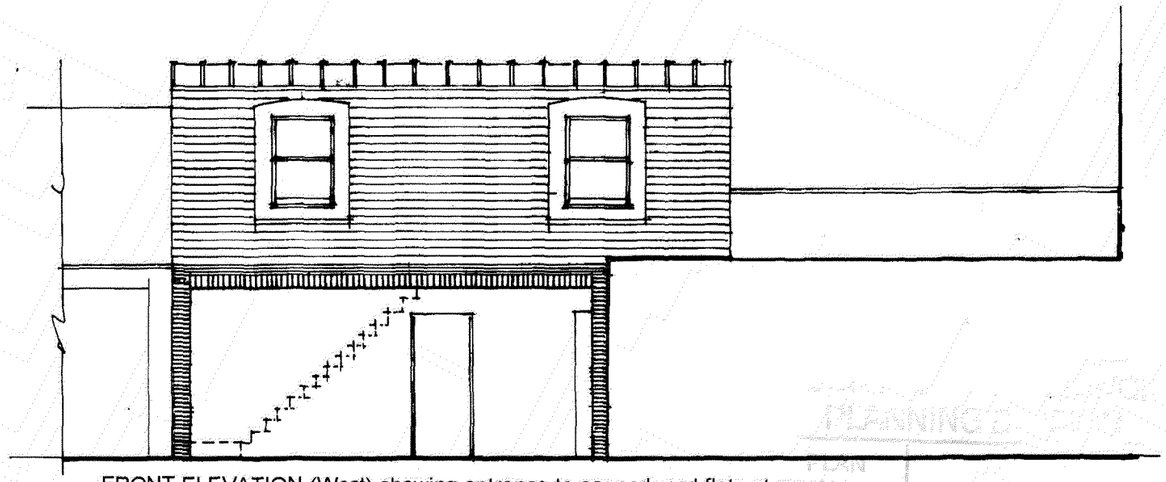
BP 47.0 June 95

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Mr. D. Baker	Land at the rear of 32 - 34 High Street Shoreham By Sea West Sussex Proposed formation of 2 No 1 Bed Flats over an existing car park area	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Site Location & Block Plan with proposed front and rear elevations.		

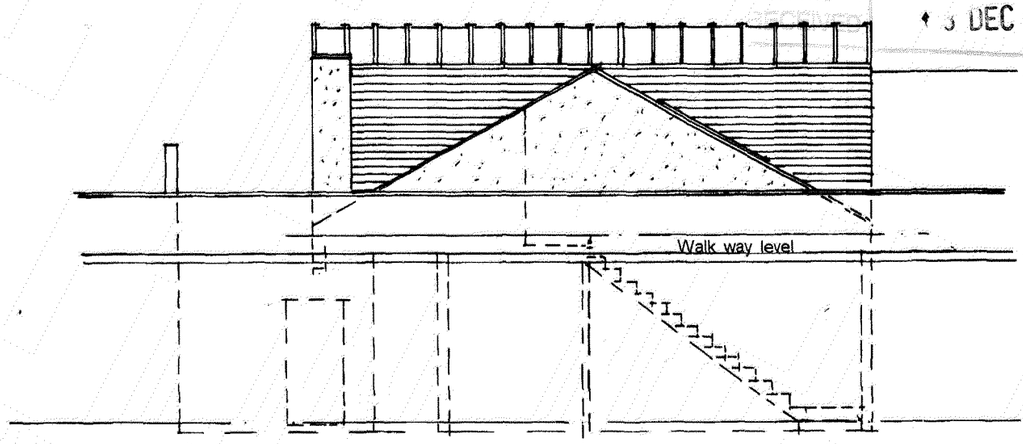
drawing	1611/P1	scale	1 :100; 1:500&1:1250	date	Nov. 2007	revisions						



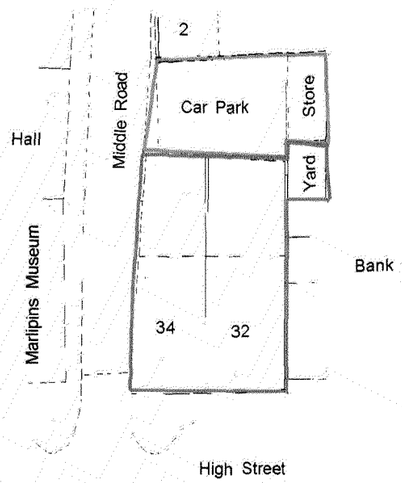
SITE LOCATION PLAN 1 : 1250.



FRONT ELEVATION (West) showing entrance to car park and flats at rear.



REAR ELEVATION (East) Screened by adjoining buildings



BLOCK PLAN 1: 500

ACCESS & DESIGN STATEMENT:

Amount The proposals are to demolish an existing lean to store room at the end of a parking area at the rear of 2 shops in the centre of town and form two single bedroom flats over the car park with a stair up to the first floor with storage for bicycles and bin area at ground floor.

Scale. The site area of 98 sq. metres is unchanged the height of the proposed building is not to exceed the heights of the adjoining buildings by forming the front as a mansard roof keeping the visual impact to a minimum by setting the fascia line set to the same height as No 2 Middle Road which is a single storey construction. Part of the first floor construction will be set over the rear part of the shops which will strengthened to carry the additional loading.

Landscaping. As the building is within an existing Urban Area there is no additional public space provided, The existing parking areas are to be retained with space for bins and bicycles within the original store area.

Appearance. The design of the front of the building will be a grey slate mansard with lead covered projection dormer windows and a lead roof this will be matched at the rear with a slate covered pitched roof set over the stairs. The side elevations are to be painted render to match adjoining buildings with brick clad supporting piers and beams on the front elevation to blend in with No 2 Middle Road.

Use. The existing use is commercial which will be retained for the parking and will be become residential above.

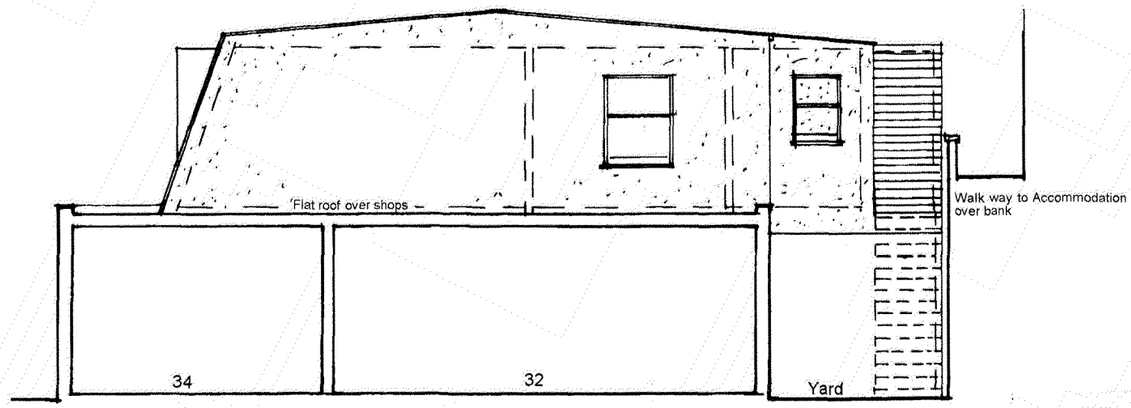
Access. The site is located close to the town centre within walking distance to to all amenities. It is close bus routes and within walking distance of the station, the occupants will have the facility for storing bicycles to avoid the necessity of owning a car, the car parking below will be retained by the shop tenants. The two flats will be accessed via a single stair flight so cannot be used by wheel chair disabled persons

Sustainability. The two flats will be constructed to modern day standards and be thermally efficient. The new units will be linked to the existing drainage system which is located at the rear of the shops and will have their own metered services. Due to the site being with a conservation area grey water saving and solar powered energy will be subject to the conservation offices approval

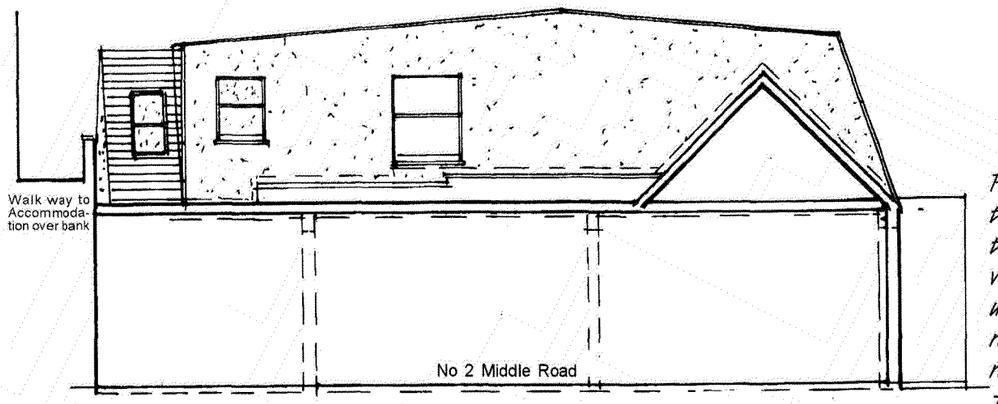
PLANNING
PLAN No. Ad0753/07
DATE RECEIVED 13 DEC 2007

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Mr. D. Baker	Land at the rear of 32 - 34 High Street Shoreham By Sea West Sussex	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Proposed Ground & First Floor Plans with Side Elevations.	Proposed formation of 2 No 1 Bed Flats over an existing car park area	

drawing	1611/P2	scale	1 :100;	date	Nov. 2007	revisions						



SIDE ELEVATION (South)



SIDE ELEVATION (North)

PLANNING NOTES; The front and rear elevations are to be clad with grey slate. the sides are to be white painted render. The mansard and side windows are to the double glazed sliding sash units to match the surrounding buildings. The main roof is to be clad with lead with hardwood timber rolls at 500 mm centres

The stair enclosure roof is to be clad with grey slate and incorporate 2 no conservation roof lights to provide natural light to the stair well and landing.

The car park concrete slabs are to be replaced with red brick pavoirs The entrance to the car park is to have steel piers clad with face brick work to match No 2 Middle Road with brick soldier course facing to beam

PLANNING
PLAN No. AX/0753/07
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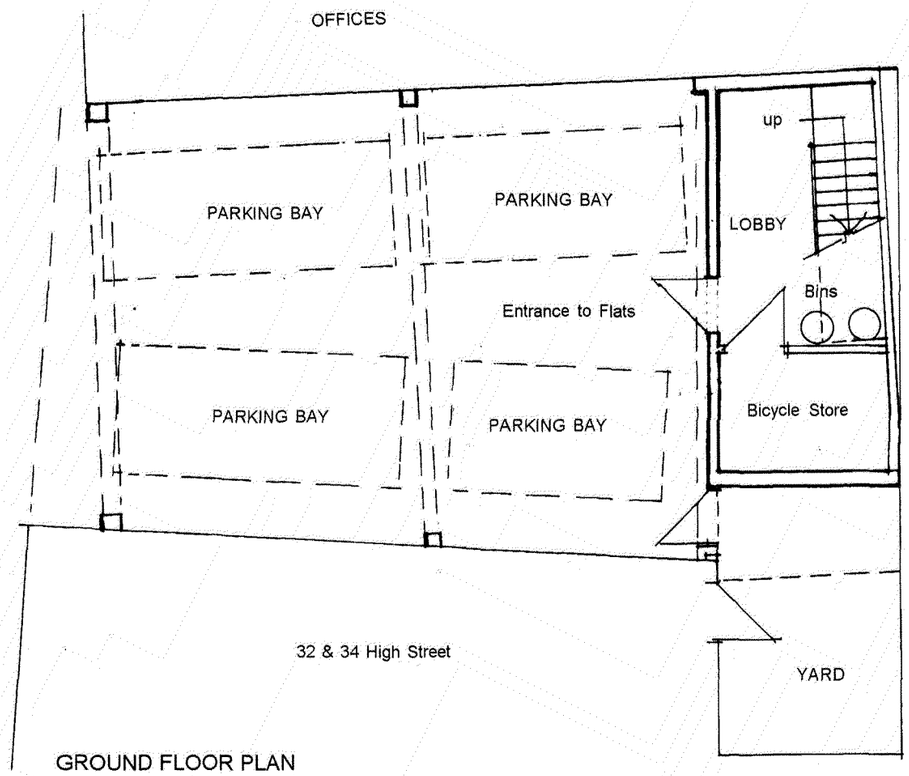
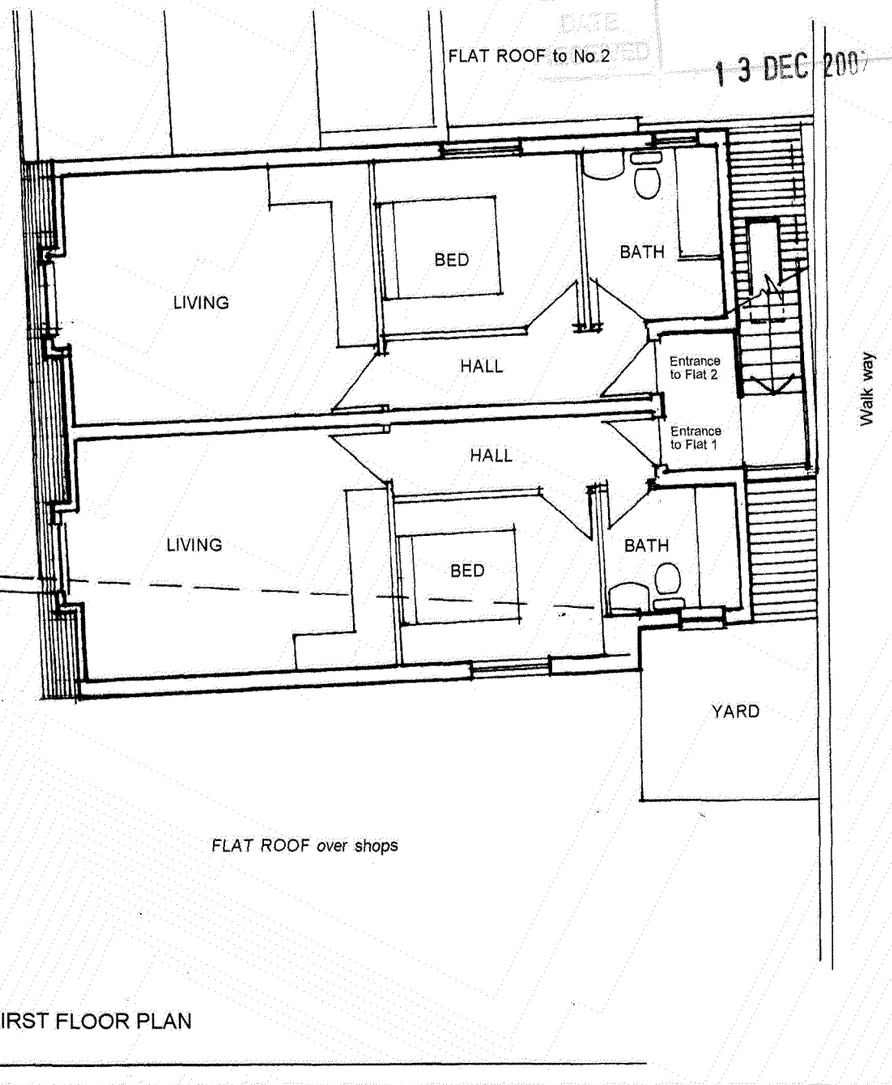


GROUND FLOOR PLAN



FIRST FLOOR PLAN