Form Ref. No. 759523

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/759523
Date Received 1 DEC 2007
Fee 135
Rem. List

Applicant's Details

Title		Address	Manor Road
Forenames			
Surname or Company/ Organisation	Manor Road Garage		Lancing
			West Sussex
Telephone		Postcode	
Email			

Do you have an agent? Yes

Agent's Details

Title	Mr	Address	8 Eighth Avenue
Forenames			
Surname	Luke		Lancing
			West Sussex
Telephone	01903 763489	Postcode	BN15 9XD
Email Address	alan.luke@btinternet.com		

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

(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

Manor Road, Lancing

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) 0.30

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: Proposed relocation of the existing jet wash system and erection of obscure glazed screen

(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: Service garage

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? main dranage

(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?

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

Fees

If a fee is submitted, please give the amount £135.00 Calculated Fee

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

Signed: [redacted] MANOR GARAGES

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: [redacted] Date: 24.10.2007.

On behalf of: MANOR GARAGES.

PLANNING
PLAN No. AA675567
DATE RECEIVED 11 DEC 2007

Design and access statement ~ Manor Road Service Station, Manor Road, Lancing.

This design and access statement is submitted as part and in support of the planning application for the relocation of the existing car wash system together with the erection of a glazed screen.

Use

The garage the subject of this application is located North of Manor Road with two access roads running North on both sides of the garage, Lynchmere Avenue and Upper Boundstone Lane. The site is a well established garage with no service or repaired facilities.

Amount

The proposed application is for the relocation of the existing car wash facility and the provision of three obscure glazed panels to the front of the existing forecourt to prevent spray from the apparatus being projected in a Southerly direction.

Layout

The proposed location of the new facilities, the subject of this application, was largely dictated by the existing layout of the forecourt, and the need to relocate the car washing facility away from the existing petrol and diesel storage tanks on the instruction of the engineers representing the suppliers of the petroleum.

Scale

The screen, the subject of this application will sit 13 meters distance at its nearest point to Manor Road to the South, and 15 meters distance from the two access road running along side the garage. The proposed screen is to measure 6 meters, 3 panels, in length with each panel being 1.8 meters in height above existing ground level. The relocated machinery relating to the car jet wash facility will sit on the Northern side of the proposed screen and adjacent to the existing forecourt.

Landscaping

It is not proposed to implement any additional hard or soft landscaping regarding this proposal however should the Local Planning Authority

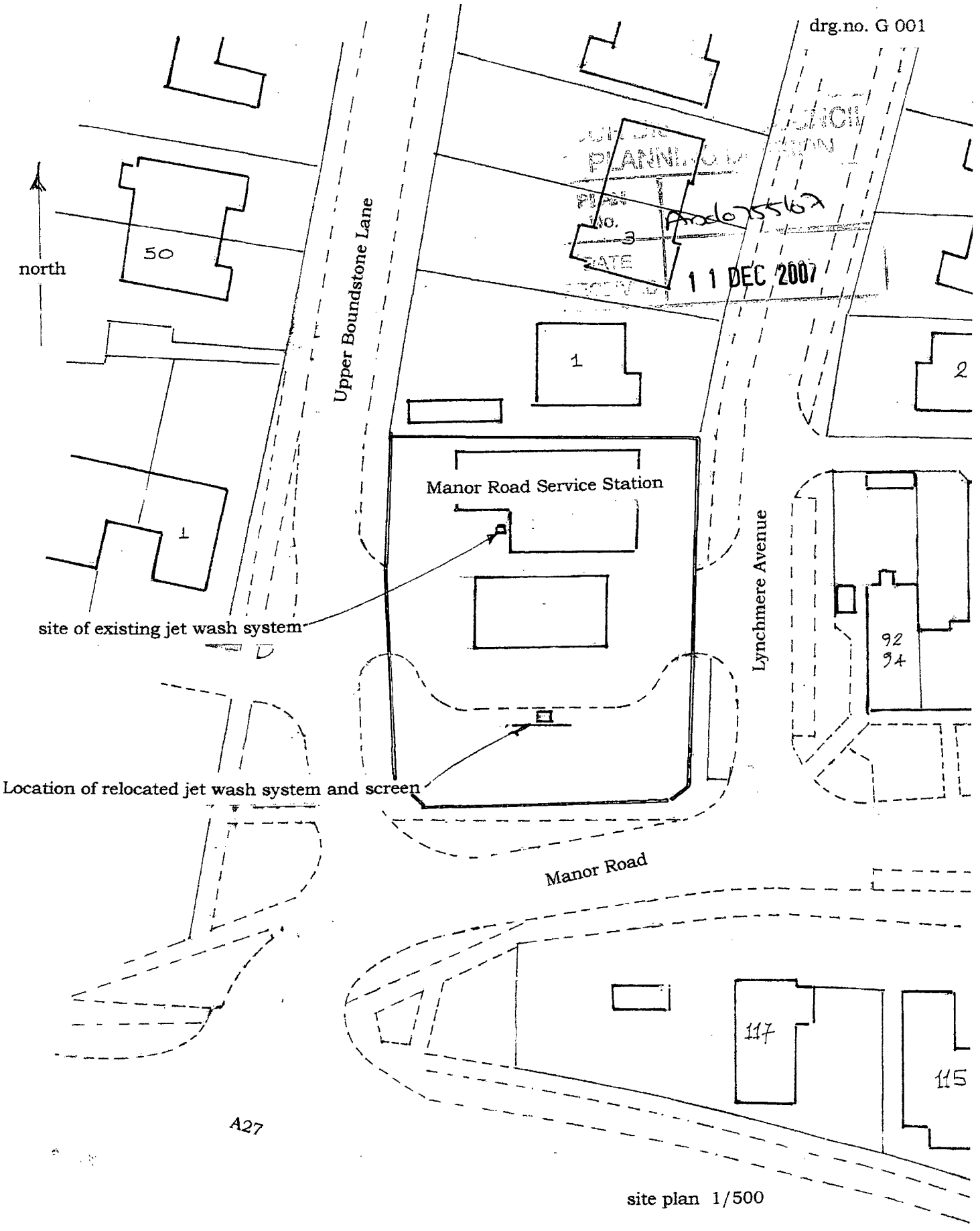
consider there is a need for additional landscaping associated with this application this would be implemented under their guidance.

Appearance

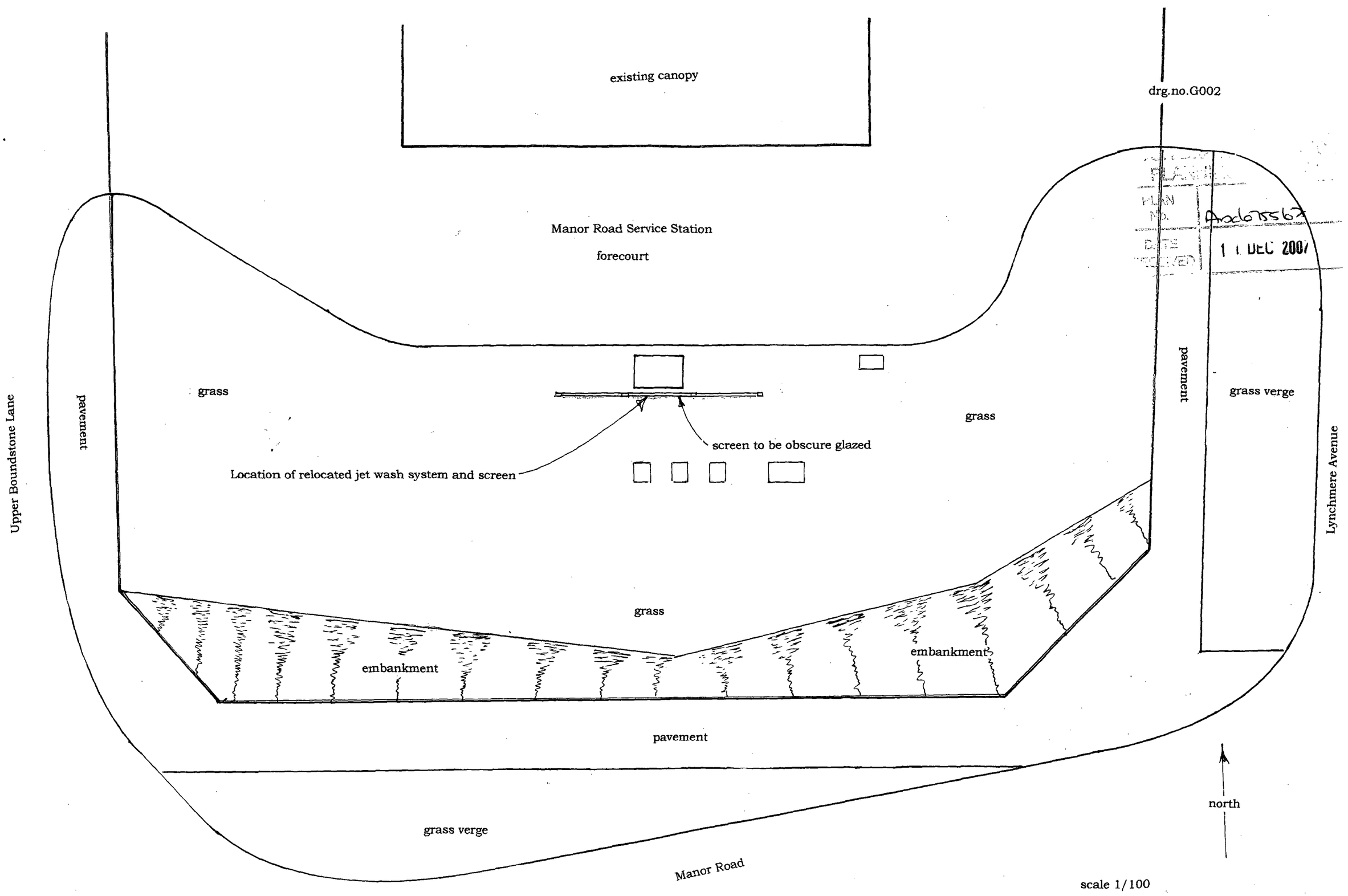
Due to the proposed location of the screen set back from Manor Road it should not detract from the existing street scene and when viewed from the South would merge in to the existing pump canopy and garage building. When viewed from the East, again due to the distance the screen is location back from Manor Road, the new foot bridge over the A27 completely dominates the background. The nearest buildings to the East have a commercial use at ground floor and living accommodation at first floor with the residential openings in the West elevation not affected is the application. The proposal should be seen in context with its setting situated with in this established garage site with the proposed facilities set back from the adjoining access roads to avoid any detrimental affect on the existing street scene or the amenities of the adjoining residents, and well out side the conservation area.

Access

The existing garage benefits from vehicular access on both sides of the site and as the proposal seeks to relocate the existing facility it is not considered the application will attract any additional vehicular movements to and from the existing garage site and therefore no additional on site parking has been indicated.



Proposed relocation of the existing jet wash system and erection of obscure glazed screen @ Manor Road Service Station, Manor Road, Lancing.



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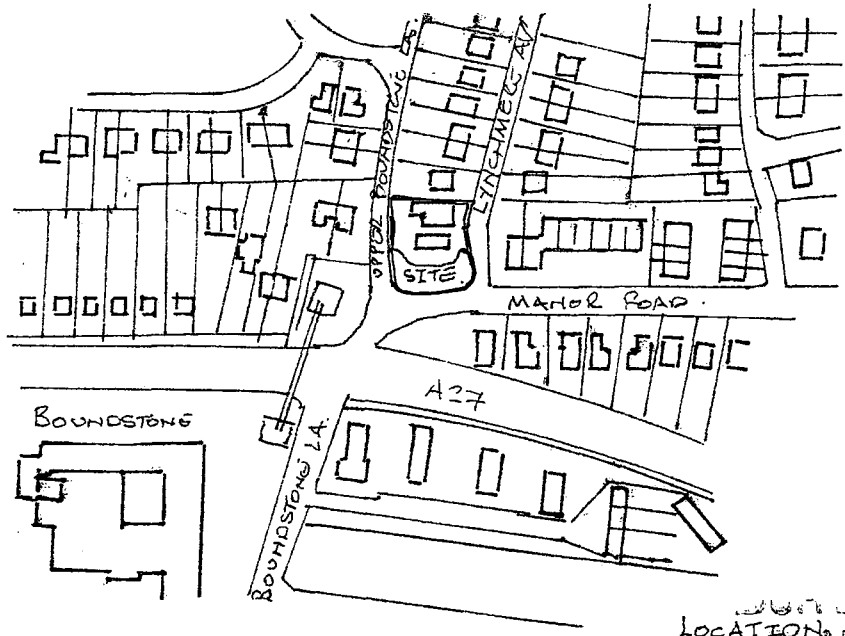
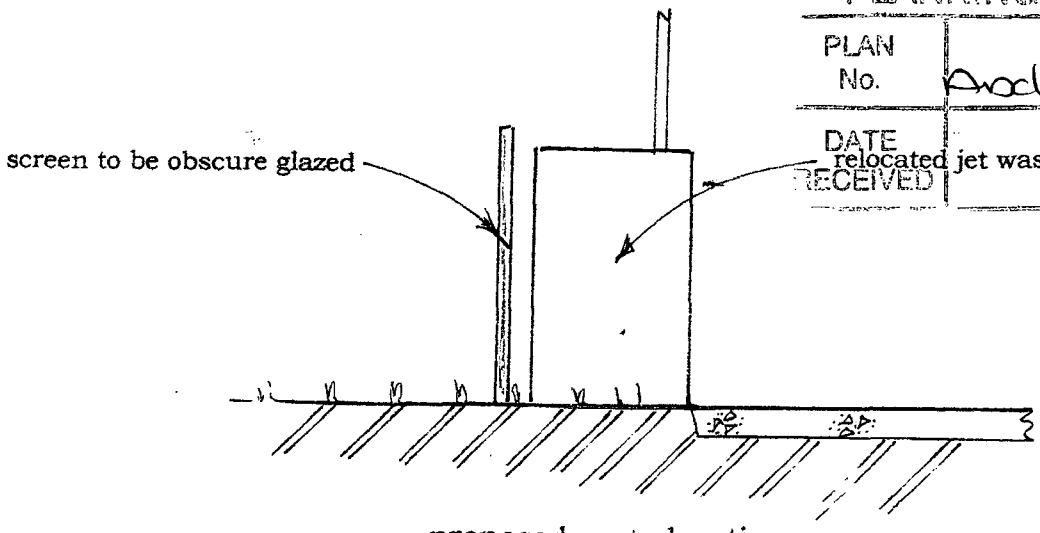
drg.no.G003



north

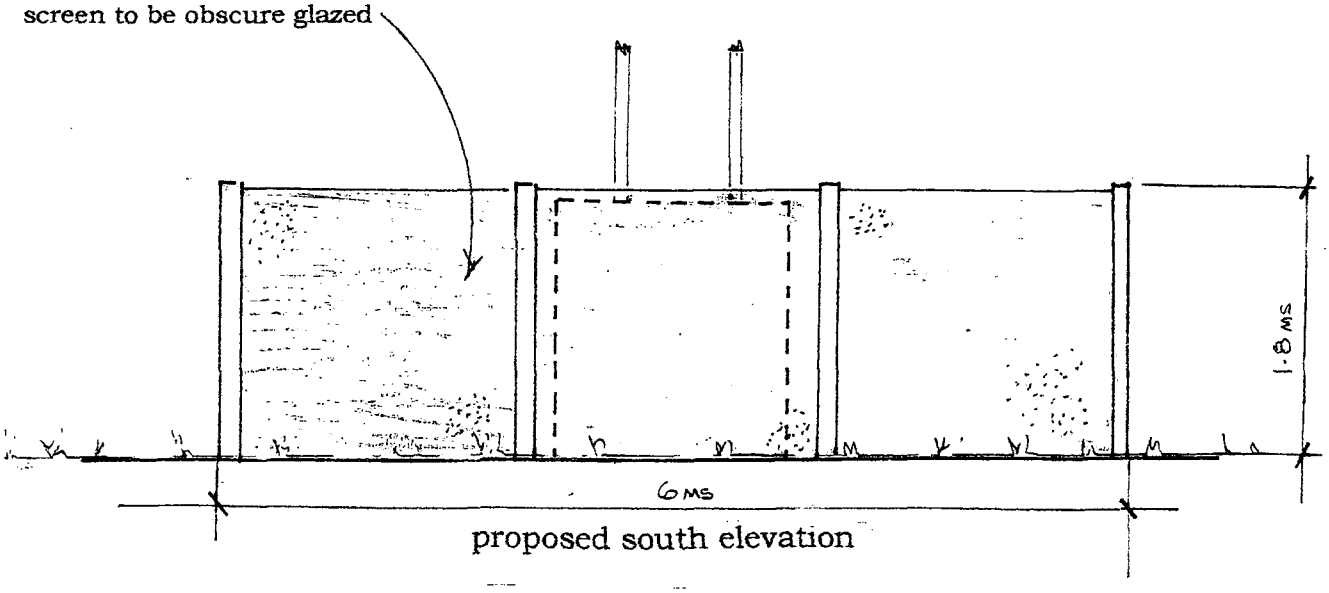
LOCATION PLAN 1/2500

PLANNING
PLAN No. AWD/0755/07
DATE RECEIVED 11 DEC 2007



proposed east elevation

existing forecourt



proposed south elevation

Proposed relocation of the existing jet wash system and erection of obscure glazed screen @ Manor Road Service Station, Manor Road, Lancing.

sale 1/50