ADUR DISTRICT COUNCIL
PLANNING

PLAN No. Ad/0774/07

DATE RECEIVED 07 JAN 2008

Planning Application - part 1

A1. Applicant Details

Organisation	Promutual Group LLP		
	Title	**Forename**	**Surname**
Name			

A1.1 Address Details

Name or flat number	
Property number or name	122-124
Street	Carden Avenue
Locality	
Town	Brighton
County	East Sussex
Postal Town	
Postcode	BN1 8NE

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation	ADCS Ltd		
	Title	**Forename**	**Surname**
Name			

A2.1 Address Details

Name or flat number	
Property number or name	27
Street	Ethelwulf Road
Locality	
Town	Worthing
County	West Sussex
Postal Town	Brighton
Postcode	BN14 7NF

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01903234870	
Daytime Telephone No.	01903234870	
Fax No.		

Email Address	adcs@sky.com
DX Number	

1. Site Address Details

1.1 Address Details

Name or flat number	Surry Arms
Property number or name	388
Street	Brighton Road
Locality	
Town	SHOREHAM-BY-SEA
County	West Sussex
Postal Town	
Postcode	BN43 6RE
UPRN	0
Location	

2. Description of the Proposed Development

Development Description

Amendment to planning application Ref. No. ADC/0226/06 for 7 No. self contained one bedroom apartments

3. Type of Application

Type

- _ **Outline**
- _ **Approval of Reserved Matters**
- X **Full**
- _ **Renewal of temporary permission**
- _ **Renewal of unexpired permission**
- _ **Removal of Condition**
- _ **Variation of Condition**

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type

New building(s) _ Yes X No

Alteration or Extension to building(s)	X Yes	_ No
Change of use	X Yes	_ No
Demolition	X Yes	_ No
Other operations	_ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	X Yes	_ No
	Vehicular	X Yes	_ No
Is a new access type proposed?	**Pedestrian**	X Yes	_ No
	Vehicular	X Yes	_ No

Disability Access

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Waterproof Render colour white to match existing

Roof

New slates to match existing

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Black Tarmac to new car parking spaces ad new access

8. Site Area & Floor Space

Site Area
195

Units
X square metres
_ hectares

Width of site frontage
11.3
metres

Is the application for new building works?
X Yes _ No

Please state the existing floorspace of the building
242
sq.m

Please state the proposed new floorspace
318
sq.m

Is the proposal for a change of use?
X Yes _ No

Please state the floorspace related to the change of use
242
sq.m

Does the proposal involve the removal or demolition of any part of the existing building?
X Yes _ No

Description of removal/demolition

Existing rear wall to be demolished. Existing garages and toilets to be demolished.

9. Existing Uses

Current use of land or building

Public house and guest house.

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on
X Brown-field

__ Green-field
__ Part Greenfield, Part Brownfield
__ Don't Know

Is the number of residential units changing? X Yes __ No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	7	7
Bedsits	0	0	0
Other	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
__ Lessee
__ Prospective purchaser
__ Other

If Other give details

Does the applicant own or control any adjoining land? __ Yes X No
Has any part of the site been in council ownership? X Yes __ No

12. Height

State the height of the new development

12 metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	3	3
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	14	14
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

Existing surface water sewer

State method of disposal for foul sewage

Existing foul sewer

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? X Yes _ No

Reference Number ADC/0226/06

Date of Application (yyyy-mm-dd) 2006-07-25

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Signature

Agricultural Holdings Certificate

__ None of the land to which the application relates is, or is part of, an agricultural holding. __ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	MR	ANTHONY	PHEBEY
Signature	A. Phebey		
Date (yyyy-mm-dd)	2007-12-18		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

(See Note 5). 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)

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

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

DATE . . . . . SIGNED . . . . . .

on behalf of
(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 . . A. Phebey
On behalf of . . ADCS LTD
Date . . . 04. 01. 08

BP 47.0 June 95

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	AD/01741/07
DATE RECEIVED	07 JAN 2008

A/c0774167

07 JAN 2008

DESIGN AND ACCESS STATEMENT



for

Conversion into 7 self-contained flats to Ex. Surry Arms Public House, 388 Brighton Road, Shoreham-by-Sea

Prepared by

ADCS LTD
27 Ethelwulf Road,
Worthing, West Sussex BN14 7NF
Tel: 01903 234870
Email: adcs@sky.com

Date: 18.12.2007

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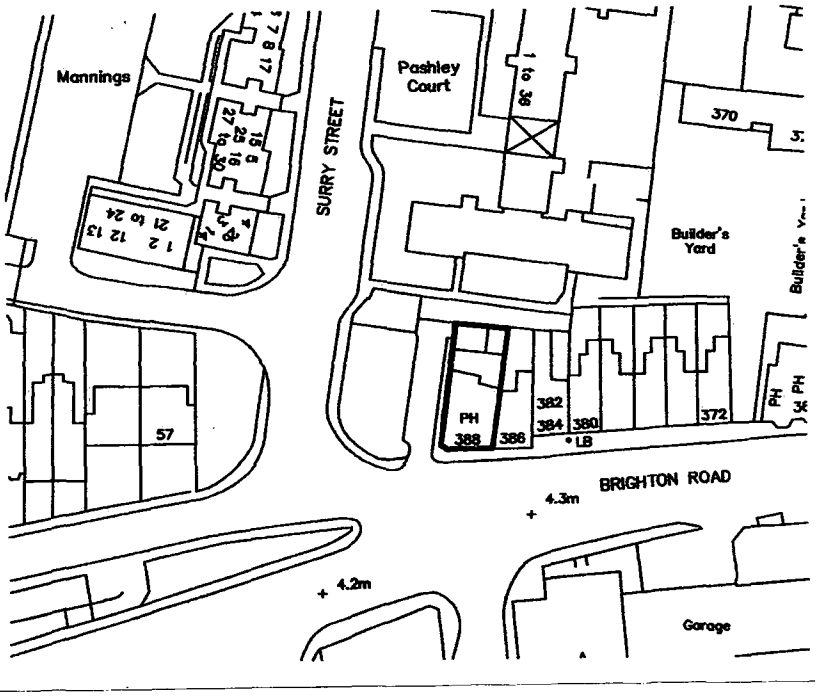
- 2.1 Objectives
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3.0 Access

Conversion into 7 self-contained flats at Surry Arms, 388 Brighton Road, Shoreham by Sea

1.0 Site and Surroundings

1.1 The property comprises a three-storey building fronting Brighton Road dating from the late 19th century, consisting of a public house 'The Surry Arms' with bed & breakfast accommodation on the upper floors. Land adjacent is a parcel of undeveloped Council Owned Land between Brighton Road in Shoreham by Sea to the south and Pashley Court, a block of Council owned flats to the North. To the West the site is bounded by Surry Street which was realigned at the time of construction of Pashley Court, and also to the west by the remnant of the original Surry Street, which now affords access only to the site and the adjacent former Public House "The Surry Arms". The building is attached on the east side to No.386 Brighton Road, a 2-storey pitched-roof building comprises a single-dwelling house.



Location Plan – Scale 1:1250

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to integrate the scheme into the street scene.
- The need to provide number of self contained residential units for private sale
- To create an extension which preserves and enhances the main buildings character and appearance

2.2 Building and site use

2.2.1 The development will be for residential units which will be provided for private sale.

2.2.2. Being located on Brighton Road the property is in a highly sustainable location with the shops, post office and places of employment all within 500 metres of the site.

2.2.3 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

2.3.1 The Application seeks to provide 7 No. one bedroom flats arranged over three floors, and includes provision for 3 car parking spaces from a new vehicular access off (New) Surry Street. The area of the site is 195 sq.m. The proposed extension would infill an area 1.3m deep and 3.5m wide in the north-east corner of the building and raise the existing 2 storey rear projection to three full storeys in height with a parapeted flat-roof (forming a continuation of the existing parapet around the main roof). A one bed flat would be created in the existing roof space served by 2 front dormers (each 1.6m wide) and rear rooflights. French doors within the dormers would open onto 2 small front balconies (1.3m square) extending as far as the front parapet wall. The existing basement area is to remain unaltered and to be accessed externally by new steps down to a new door. Access is provided only for maintenance purposes only.

2.3.2 Brighton Road frontage opposite the site presents two and three storey buildings with a mixture of duel pitched roof arrangements.

2.4 Layout

2.4.1 The layout of the site requires alterations to part of the Pashley Court clothes drying area and the re-siting of the recycling point to achieve a new vehicle access and adequate private car manoeuvring space for the new development, as well as providing a right of way access to the rear of the former Public House site.

2.4.2 The proposed residential unit has been designed to comply with part M of the Building Regulations providing easy access and use of the buildings. Level thresholds have been provided at the main entrance, circulation areas both horizontal and vertical have been given due consideration and fully embrace the requirements of the building regulations for the benefit of the end users.

2.4.3 The shape of the site and the location of the adjoining properties dictate the layout of the site and the positioning of the built form. This when combined with the wider context of buildings strong influence manifest them to guide to the format of the proposed building

2.4.4 The site is extremely sustainable as there is shops, post office, employment opportunities and transport links all with in 500m of the site allowing the orientation of the building to be guided by the sounding development as all the facilities are readily accessible from the building.

2.5 Scale

2.5.1 The properties in Brighton Road when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also it's setting in the surrounding area.

2.5.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

2.5.3 The relationship of the scheme to existing properties and the wider area has been an influencing factor at all stages of the design. The elevations present a similar scale of built form as the existing buildings.

2.6 Appearance

2.6.1 The appearance of Brighton Road is established and has materialised over a long period of time. The proposed scheme will regenerate this corner site as a residential development making best use of this site.

2.6.2 The proposed conversion and associated works would result in relatively little alteration to the appearance of the existing building. The proposed material types are shown on the elevations to give an indication of how the rear extension will look. The use of a white through colour render will match in with the materials on the Surry Arms. Timber sliding sash windows painted white will also be in keeping with the existing building. A reference to the original pub entrance on the corner would be retained by creating a recessed panel within the opening.

2.6.3 The existing hoarding is to be retained as it is subject to a very long lease.

2.6.4 The use of good design is encouraged at all levels within the planning policy framework.

2.6.4 This is emphasised in PPS1, which requires local planning authorities to carefully consider the design implications of development proposals and within their planning policies. It states in paragraph 33 :

'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.'

PPS1 seeks to ensure that new developments:

◊ are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;

◊ optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

◊ respond to their local context and create or reinforce local distinctiveness;

◊ create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;

◊ address the needs of all in society and are accessible, usable and easy to understand by them; and

◊ are visually attractive as a result of good architecture and appropriate landscaping. '(Para 36)

2.7 Continuity and Enclosure

2.7.1 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

"Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognising that every building is part of a greater whole. Too many places have been blighted by development which, even if its design has merits seen in isolation, ignores its local urban structure and creates bits of left over space that contribute nothing to the living village, town or city." (By Design Page 21)

2.8 Landscaping

Landscaping matters are not sought to be determined within this Application and are reserved for later submission. However the proposal would result in the loss of two trees. The trees in question have been severely lopped in the past and are of no amenity value.

Hard landscaping is intended to the rear of the proposed development in order to provide car parking and vehicle manoeuvring space. Soft landscaping is intended to the side of the Surry Arms.

2.9 Evaluation

2.9.1 This submission has been prepared with consideration being given to the relevant polices contained in the Adur District Local Plan (1996): AG1, AH1-2, AH5, AH9, AT12-13. West Sussex Structure Plan 2001-16 (2004): LOC1, NE1-2, CH1, DEV4-5, ERA1PPS1 'Delivering Sustainable Development' (ODPM 2005) PPS3 'Housing' (ODPM 2005)

3.0 Access

3.1 As any development of the site cannot satisfactorily be achieved by the current means of vehicular access from (old) Surry Street due to the present and envisaged complications of the junction arrangement with Brighton Road, a new access is proposed from (new) Surry Street which will serve both the proposed development and the former Public House, The Surry Arms.

3.2 The Surry Arms has ceased trading as a Public House and now has the benefit of a Planning Consent (Application No. ADC/0226/06) for conversion into eight residential apartments. The need for regular large volume deliveries is therefore extinguished, but an access for three car parking spaces to be provided on site is to be maintained, which can only be done across land owned by the Council.

3.3 The new access onto (new) Surry Street has been the subject of discussion and agreement in principle with officers at West Sussex County Council.

3.4 Provision has be made for a cycle store and bin store to the rear of the property behind the proposed 3 car parking spaces.

3.5 A pedestrian access is proposed off the existing footway to the new extension at the rear of the property.

3.6 The closest railway station to the site is Shoreham by Sea, located approximately 1mile to west of the site. This station provides a service between London Victoria, Gatwick and Brighton. This service has a frequency of two trains per hour during the morning and evening peaks and also throughout the rest of the day.

3.7 During daytime hours there are a number of buses in both directions pass the site nearby on Brighton Road.

3.8 The site is located in close proximity to Shoreham town centre, which has the local amenities one would expect from such a town centre, such as convenience stores, fast food outlets, public houses, hairdressers etc.

3.9 There are several schools in the vicinity of the site, both primary and secondary.

3.10 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

ADCS Ltd

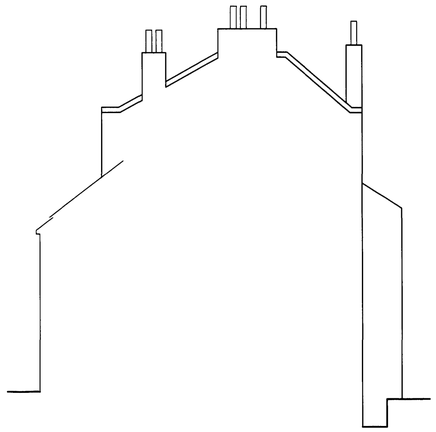
December 2007



SOUTH ELEVATION



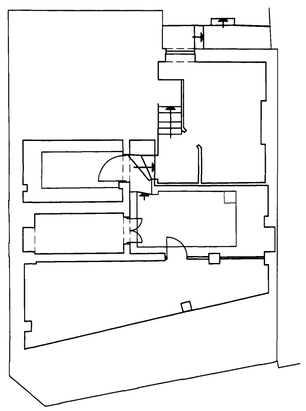
WEST ELEVATION



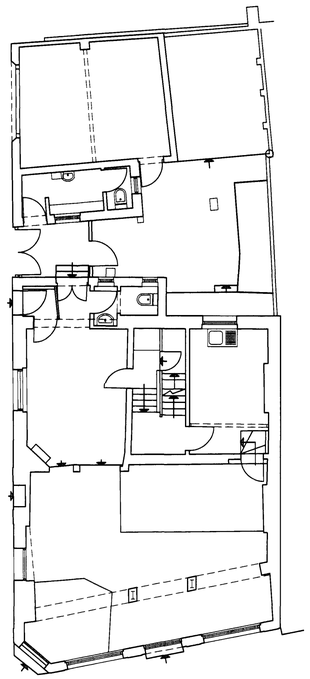
EAST ELEVATION



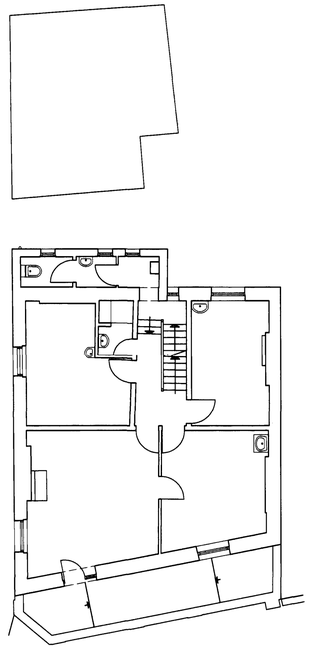
NORTH ELEVATION



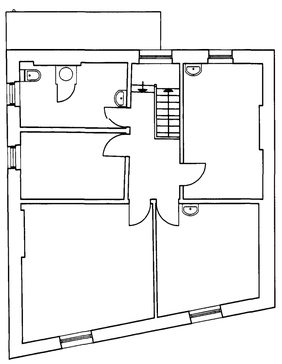
BASEMENT FLOOR PLAN



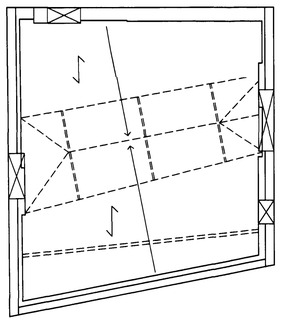
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

No dimensions to be scaled from drawing except for planning purposes.

The contractor should check all dimensions on site.

It is the contractors responsibility to ensure compliance with Building Regulations.

C.D.M. Regs. 2007. The Client is advised of his responsibilities to appoint a Planning Supervisor under these Regs.
All works to comply with the C.D.M. Regs. 2007

The Party Wall Act. 1996 The property owner is advised of the requirements of the Act, & the requirement to serve a Party Wall Notice on any adjoining owners as required under the act.

REVISIONS:

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PLANNING
PLAN NO. A06/77407
DATE RECEIVED 07 JAN 2008

ADCS

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Tel: 01903 234870
E-mail:
adcs@sky.com

Client
PROMUTUAL GROUP LLP

Project
SURRY ARMS CONVERSION
SURRY ARMS, 388 BRIGHTON ROAD
SHOREHAM-BY-SEA
WEST SUSSEX BN43 6RE

Drawing
EXISTING FLOOR PLANS
& ELEVATIONS

Scale	Date	Drawn
1:100	17.12.07	TP

Drawing No. 1121/P10

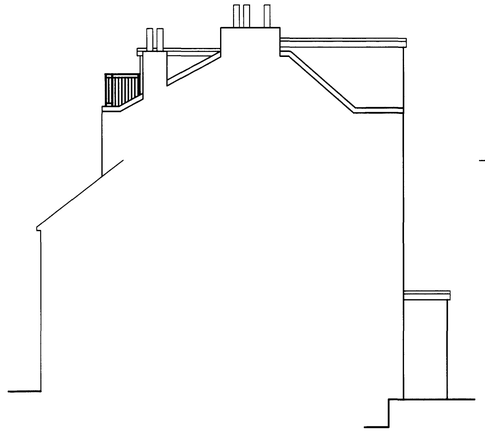
Revision



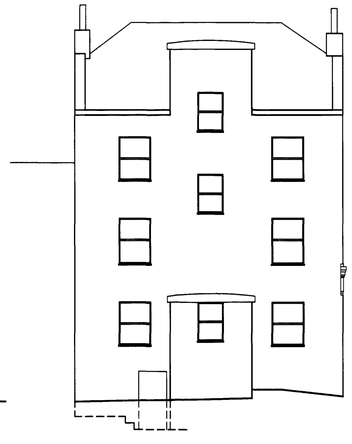
SOUTH ELEVATION



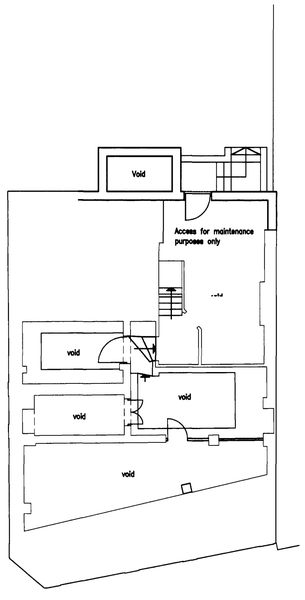
WEST ELEVATION



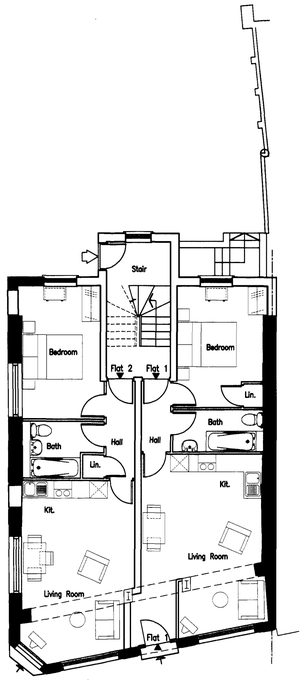
EAST ELEVATION



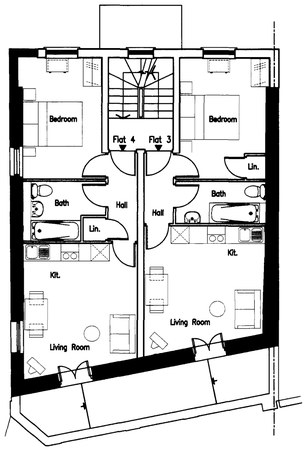
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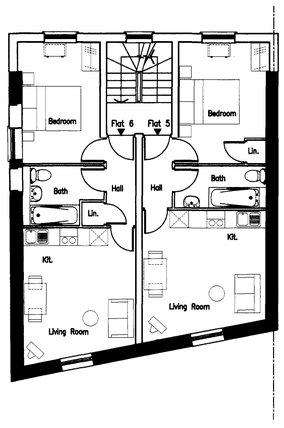
BASEMENT FLOOR PLAN



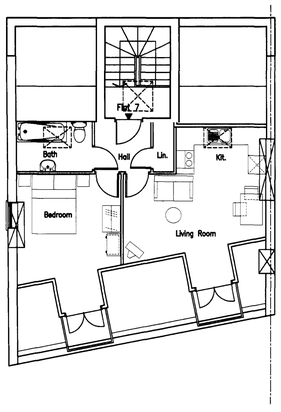
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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REVISIONS:

-

Rec'd 07/01/08

07 JAN 2008

ADCS

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Worthing
West Sussex
BN14 7NF
Tel: 01903 234870
E-mail:
adcs@sky.com

Client
PROMUTUAL GROUP LLP

Project
SURRY ARMS CONVERSION
SURRY ARMS, 388 BRIGHTON ROAD
SHOREHAM-BY-SEA
WEST SUSSEX BN43 6RE

Drawing
PROPOSED FLOOR PLANS & ELEVATIONS

Scale	Date	Drawn
1:100	17.12.07	TP

Drawing No. 1121/P11

Revision

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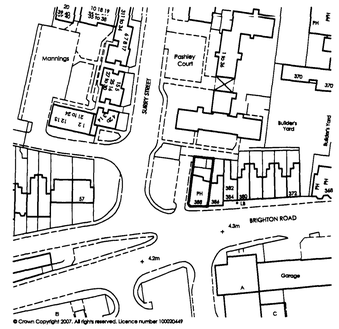
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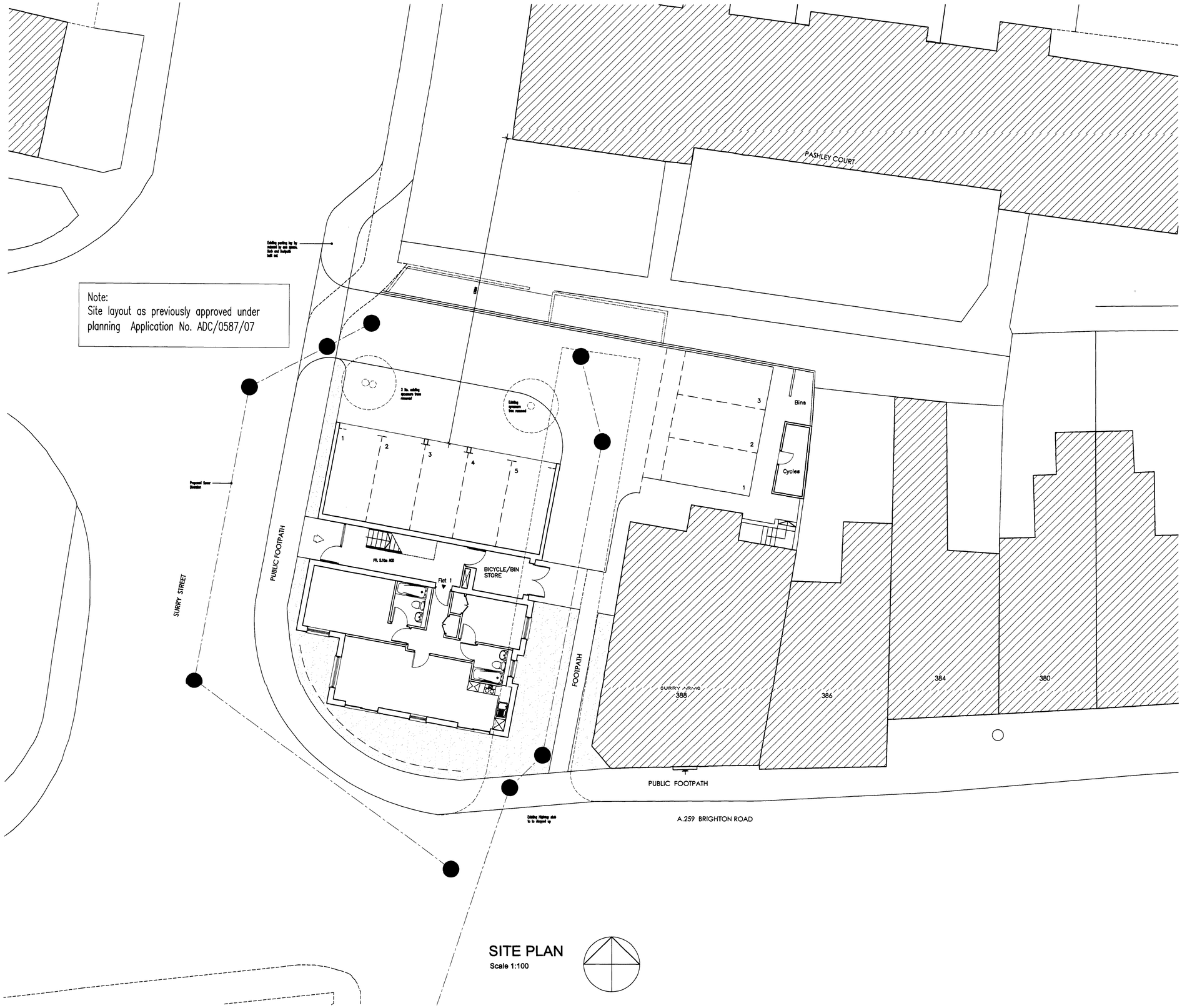
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REVISIONS:



LOCATION PLAN

Scale 1:1250



SITE PLAN

Scale 1:100

Adc077407

07 JAN 2008

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Project
SURRY ARMS CONVERSION
LAND ADJACENT TO EX. SURRY ARMS
SHOREHAM-BY-SEA
WEST SUSSEX

Drawing
SITE LAYOUT

Scale	Date	Drawn
1:100	24.09.07	TP

Drawing No. 1121/P12

Revision