Form Ref. No. 432357

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/0837/15
Date Received	22 JUN 2015
Fee	530
Rem. List	

Applicant's Details

Title	Dr
Forenames	Stephen
Surname or Company/ Organisation	O'DONNELL
Telephone	[redacted]
Email	info@scpd.biz

Address	12
	Tennyson Road
	Worthing
	West Sussex
Postcode	BN11 4BY

Do you have an agent? Yes

Agent's Details

Title	Mr
Forenames	Thomas
Surname	Davies
Telephone	01243 370 715
Email Address	td@helyerdesign.co.uk

Address	Helyer Design
	2 Queen Street
	Emsworth
	Hampshire
Postcode	PO10 7BL

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

22 Steepdown Road (LAND TO THE REAR OF
Lancing
West Sussex

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) 0.13

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. 2

Description of proposed development: Proposed Development of two dwellings, using access of 22 Steepdown Road. DWELLINGS TO BE CHALET STYLE BUNGALOWS.

(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 Yes

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway Yes

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: Garden to 22 Steepdown

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? To Soakaway

(ii) How will foul sewage be disposed of? To Mains 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

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
GENERAL ARRANGEMENT PROPOSED.	07011/01	AS NOTED

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: [redacted] Thomas Davies

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: 21/07/07

On behalf of: MR STEPHEN O'DONNELL

Design Statement To Accompany Planning Application To Re-Develop

22 Steep down Road

Lancing

COUNCIL
PLANNING DIVISION
PLAN No. AD/0379/07
DATE RECEIVED 22 JUN 2007

Prepared By

southcoast
PROPERTY DEVELOPMENTS

June 2007

helyer**design** [ltd]
architecture .design .graphics

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Introduction.

Who Is South Coast Property Developments (SCPD)

SCPD is a small local property development company set up in 2002. It carries out virtually all of its developments in the West Sussex area, most of those being within Worthing.

The company employs 8 fulltime staff from Worthing to Hove and uses local sub contractors to carry out the remaining elements of their developments.

SCPD is committed to building highly sustainable developments and is currently developing two schemes in Worthing that will reach level 3 to 4 under the new government sponsored scheme "The Code for Sustainable Design". This units will be constructed from highly sustainable timber framing technology (SIP's panels) and incorporate on site heat and power generation, rain water and waster water recycling, composting and rubbish recycling systems, energy efficient appliances and lighting along with very high levels of insulation and heat recovery. We propose a similar level of sustainability for this scheme on Steep down Road (See section on Sustainability)

Site Location

The site is located on Steep down Road in Lancing. Steep down Road is situated on the north site of the A27 and runs north from 'The Abbot' busy junction with the A27. The site consists of an existing bungalow that has been empty and derelict for over 3 years with a large garden to the rear. The entire plot is approximately 1828m2.

To the west of the site the property overlooks Halewick Farm and some pleasant fields and countryside. To the east the site backs onto rear gardens of bungalows fronting Halewick Lane

Policy Guidance

Local policy requires the efficient use of brown field sites as long as the local character of the area is maintained and the scale, massing and density of a development are consistent with the locality.

Project Proposal

Our proposal is to renovate and update the existing bungalow. This is consistent with the aim of reusing existing structures and building materials. We then propose to develop the rear garden by building 2 additional bungalows to the rear. In effect splitting the site into 3 separate plots. Each of the plots would still retain their own private gardens along with 2 off road parking spaces. We have deliberately kept the proposed projects low and

angled the new units to avoid overlooking issues and ensure that the scale of the development is consistent with the local area

Potential Planning Issues

We anticipate the following issues will need to be considered for this site. We have tried to address these items as explained below

Overlooking and Character of Site

The site for the new bungalows is well screened to the rear and both sites by existing vegetation. These high trees and hedging will be retained to reduce overlooking with neighbouring properties. Properties to the rear of the site consist of chalet style bungalows. To the front of the site (along Steep down Road) the predominant style is also chalet bungalows which give rise to two storey terrace house as you proceed down Steep down road towards the A27 and again two storey semi detached houses are prevalent opposite the site as you progress along Halewick Lane

To ensure that this development is in keeping with the area we are proposing that only chalet bungalows are developed. These new units will be angled to eliminate direct overlooking with the existing bungalow at 22 Steep down. Overlooking to the rear and the adjacent sites is screened by existing hedging. Even if these were not here the distance from the proposed units to their nearest neighbours is 37m as shown on the attached plan

Access and Parking

Public transport is available via bus services running along the A27 and via car. Access links to the surrounding areas are good but are not particularly sustainable. As such we propose to include 2 parking spaces for each of the three units (as shown on the plans).

Vehicle access to the rear sites is via a new proposed driveway along the North side of the garden of the existing bungalow. The access way is 4.9m wide [expect for where restricted by the access to no.22 where it is 3.9m for a short distance. We have tried to ensure this is sufficiently wide to allow passing and to ensure ease of manoeuvring. We feel that adequate site lines can be maintained for cars exiting the site onto Steep down Road. Preliminary discussions with Adur planning department and verbal discussions with highways have identified no significant problems with this approach.

The access to the existing bungalow is via a door in the side (North) of the property. It would effectively open out onto the proposed driveway. We don't expect significant traffic movements along this driveway but we have none the less provided a protected area for the residents to access the current bungalow. This results in a bit of a pinch point in the driveway. Advice from planning as to the suitability of this arrangement would be appreciated. Alternative options would be a narrower driveway or relocation of the access to the existing bungalow to the front of the existing property. We would be happy to incorporate any of these options by condition if required by planning.

Scale of Development

We have maintained chalet style dimensions prevalent in the area. The footprints of the new bungalows are 82 m2 each which are consistent with the sizes of existing units in the area. Plot sizes for the three proposed properties are approximately 500m2 each (not including the driveway). We feel these are adequate for this type of development and are for example consistent with the plot size of no 20 Steep down road of 414m2.

The development density of 16.4 units per hectare is far less than the recommended density guidelines of 30 to 50 units per hectare but we feel this is equivalent to existing properties in the area and in keeping with the character of the area

Architectural Design

The aesthetic of the building has been generated from the buildings around the site. The walls are brickwork/ render load bearing and then roof is a pitched clay tiled structure. We have also incorporated some architectural detailing to add relief to the elevations.

Sustainability Issues

SCPD is committed to building housing that complies with and where possible exceeds government guidelines from a sustainability perspective. We propose to include the following

1) **Rubbish Recycling:** We propose to include segregated bins to allow recycling of plastic, paper, bottles and tins etc along with a composting area for organic waste. This is in line with the current code for sustainable design guidelines.

2) **High Insulation Build:** The new bungalows will be built from structurally insulated panels (SIP's) this timber framing technique allows the whole structure to be designed and built off site. This greatly reduced waste, is far more efficient, reduces disturbance to neighbours and also uses timber from sustainable forests. In addition the panels are highly insulated with U values of 0.14. This is approximately 3 times better than current building regulation insulation requirements. Similar SIP panels will be used for the roof with a U value of 0.12. We will also employ special glazing to reduce the U value of the windows from about 1.8 to 0.9. The new bungalows will also be sealed to reduce heat loss and use mechanical Ventilation and Heat Recovery systems to ensure they are very efficient. This will mean that these homes will require very little additional heating.

3) **Rainwater Recycling:** To reduce water consumption at the site rainwater from the roof of the units will be stored in underground plastic tanks and used to flush toilets and also run washing machines. In times of severe drought these tanks may need to be topped up from the mains but ideally the system will be self sustaining.

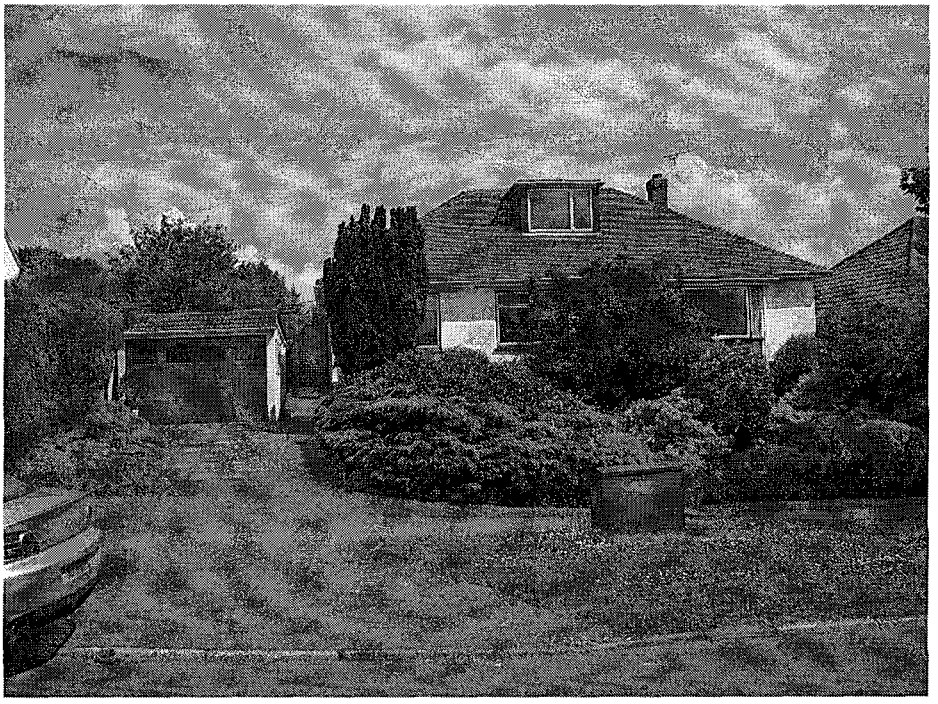
Toilet flushing accounts for up to 40% of household water use.

4) Grey Water Recycling: Water from sinks and Baths will be directed to an underground treatment tanks. The purified water will be available for garden irrigation and car washing.

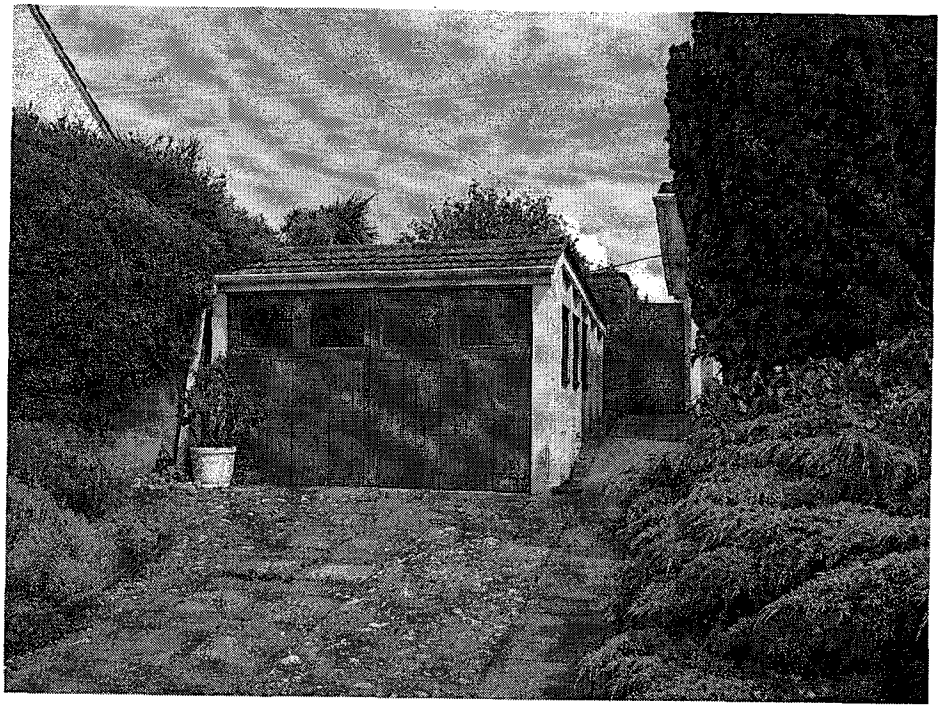
5) Energy Efficient Appliances: In line with current requirements the units will be fitted with 100% energy efficient lighting and will be fitted with kitchen appliances that are A or A+ rated

6) Mini CHP units or Solar Water Heating: A requirement of the new Code for Sustainable Design is that a significant proportion of new houses generate their own power from sustainable sources for this reason we hope to use Mini Combined Heat and Power Plants (CHP) for this development. These are very efficient generators that produce electricity and heat at the same time. To date we have only employed this technology on larger sites. If it turns out not to be appropriate in these cases then we will provide solar panels to produce hot water for each unit. This system will be backed up condensing boilers for space heating in winter

Site Photographs



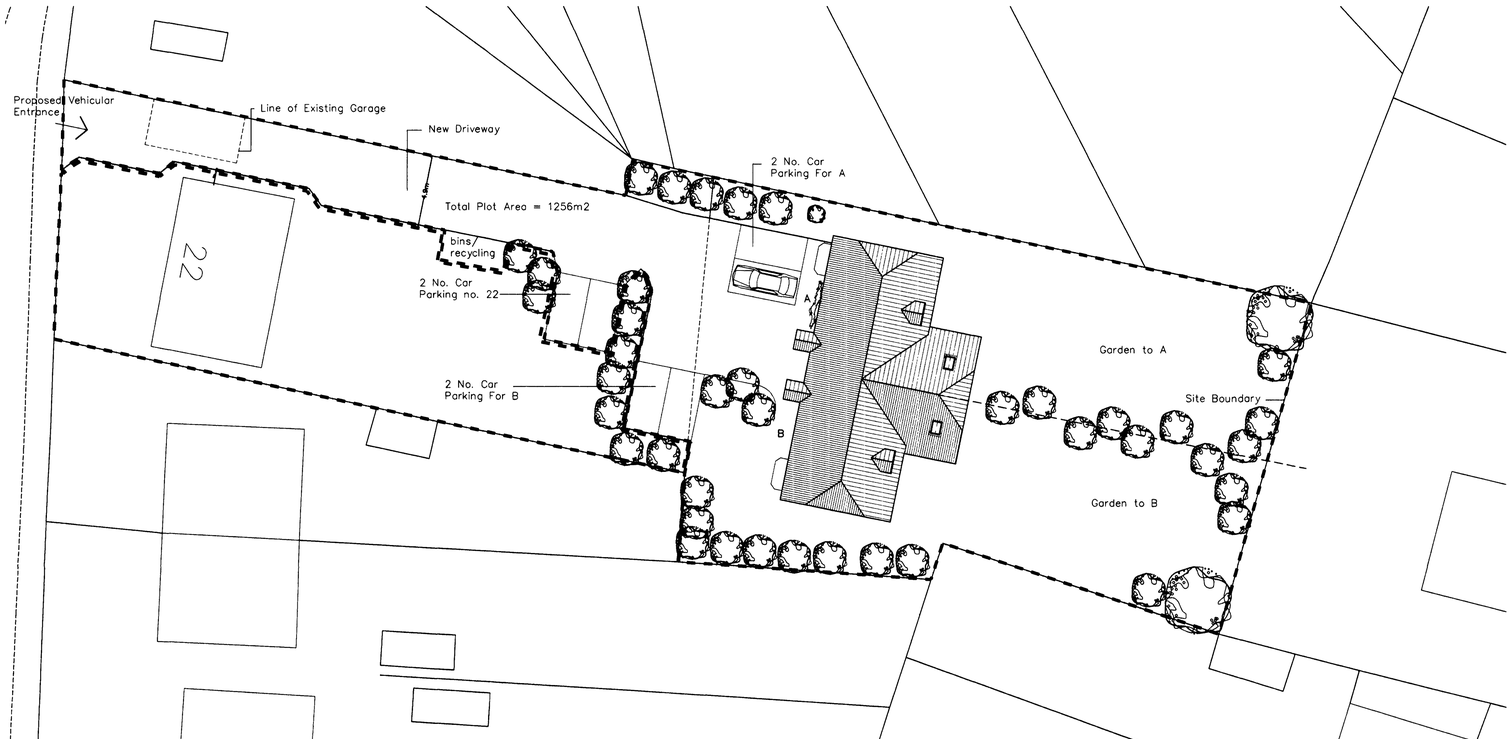
Front of No.22 showing the garage that will be removed and will provide the access route.



Garage to be removed.



Part of the rear garage.



Site Plan scale 1:200

Please note this drawing has been produced from OS Data Plans. No site or any other type of survey has taken place.
No discussions with statutory or local authorities have taken place with anyone at Helyer Design Ltd.
THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY!

NOTES:

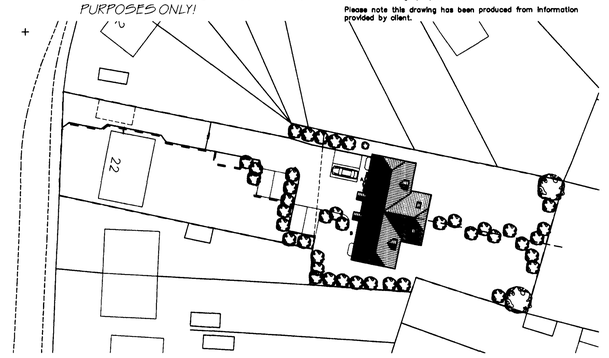
Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.

Do not scale from these drawings except for planning purposes. Use figured dimensions only.

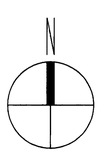
Where applicable this drawing is to be read in conjunction with other consultants' drawings.

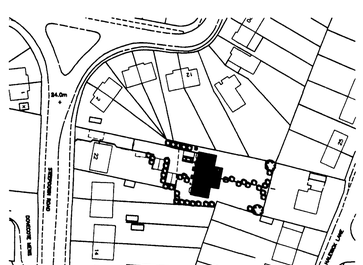
All drawings to be read in conjunction with specification and all other drawings including structural engineer and mechanical and electrical drawings / specification

Please note this drawing has been produced from information provided by client.

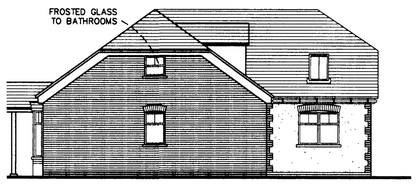


Site Block Plan
scale 1:500

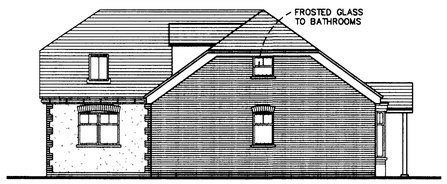




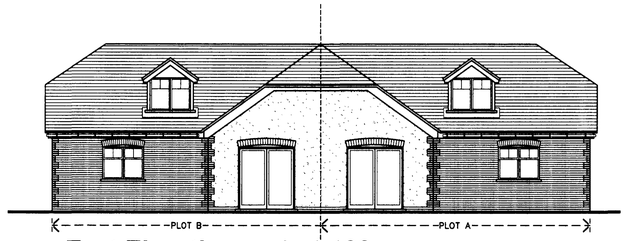
Site Location Plan scale 1:1250



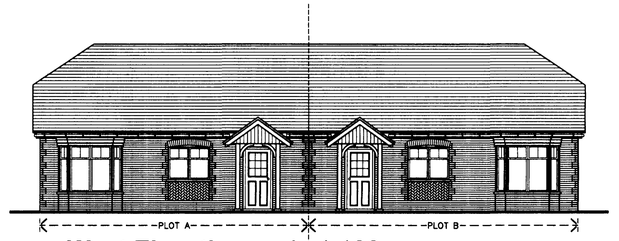
South Elevation scale 1:100



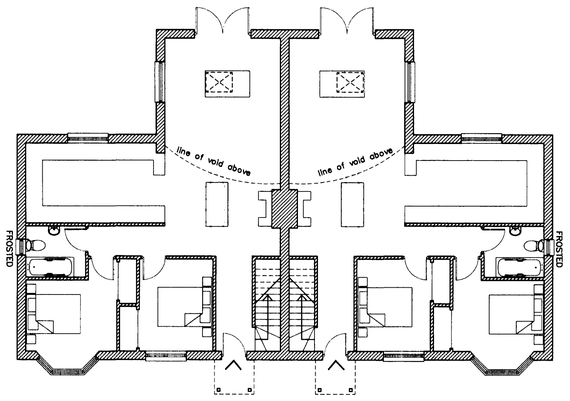
North Elevation scale 1:100



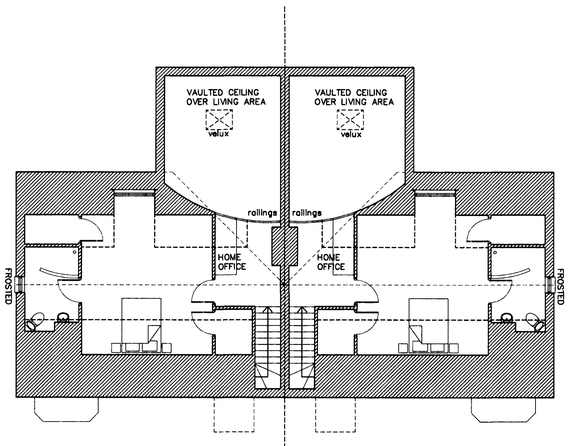
East Elevation scale 1:100



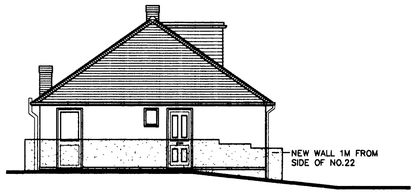
West Elevation scale 1:100



Ground Floor scale 1:100



First Floor scale 1:100



North Elevation of No.22
scale 1:100

REV	DATE	AMENDMENT	DRAWN

south coast
PROPERTY DEVELOPMENTS (SCPD)
working with
helyerdesign [ltd]
architecture .design .graphics
mail@helyerdesign.co.uk www.helyerdesign.co.uk
2 Queen Street, Emsworth, PO10 7BL
01243 370 715

PROJECT
22 Steepdown Road
Lancing

DRAWING
General Arrangement
Proposed

SCALE
As Noted

DATE June 07
DRAWN THGD

DRAWING NUMBER
07011/1

REVISION