Form Ref. No. 227468

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/0038/07
Date Received
Fee 28 JUN 2007
Rem. List

Applicant's Details

Title	Ms
Forenames	Sheila
Surname or Company/ Organisation	Rankin
Telephone	
Email	

Address: 32 Finches Close, Lancing, West Sussex
Postcode: BN15 8PT

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	Hawkins Fagg Architects LLP
Telephone	01273 626688
Email Address	roger@hawkinsfagg.co.uk

Address: 189 Freshfield Road, Brighton, East Sussex
Postcode: BN2 9YE

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

Permission to develop land without complying with 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

67 Manor Road
Lancing
West Sussex
BN15 OHB

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) 0.12

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

Erection of 2no
new Chalet 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 Yes

(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 Yes

(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: Dwelling

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? Yes 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? Yes

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? New soakaways

(ii) How will foul sewage be disposed of? Existing drainage connection to main 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

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

lans

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
Proposed plans and elevations	4162/03	1:100
Proposed Access and Visibility splays, Block Plan	4162/2	1:100, 1:500

Fees

If a fee is submitted, please give the amount RE-SUBMISSION Calculated Fee NIL

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

Signed: [redacted] Sheila Rankin

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: 27/6/07

On behalf of: Sheila Rankin

189 Freshfield Road
Brighton
E. Sussex
BN2 9YE
T: 01 273 62 66 88
F: 01 273 60 22 88
info@hawkinsfagg.co.uk
www.hawkinsfagg.co.uk

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0389/07
DATE RECEIVED 28 JUN 2007

Adur District Council
Civic Centre
Ham Road
Shoreham By Sea
West Sussex
BN43 6PA

Your ref:
Our Ref: 4162062707pla

Date: 27th June 2007

Dear Mr Hone

Re – Demolition of 67 Manor Road Lancing and Erection of 2 new 3 bedroom houses

Design and Access Statement -amended

Introduction
67 Manor Road is currently a non-descript detached chalet bungalow style property sitting to the west side of the plot. Then property, has over recent years, fallen in to dis-repair, and it's rendered walls, slate roof and single glazed windows fall well below current building standards with particular regard to energy saving. It is also suspected that the building contains asbestos based materials.

The plot is of adequate size to accommodate two properties and they form the basis of this application. The demolition of the existing building enables the housing stock to be increased by one unit, built with high levels of insulation to current Building Regulation standards.

Amount
The two replacement dwellings, are now more of a differing size, the westerly placed house (unit 2) remains almost unchanged form the pervious application, albeit for a reduction in width by approximately 0.8m. The easterly placed house (unit 1) has been completely re-designed and is now a smaller unit.

Unit 2 also has a detached garage sited against the existing high west brick boundary wall.

Layout
The overall layout of the site is very similar to the previous application, a shared driveway accessed from Manor Road splits into two to serve each unit. Unit 2 has a north/south orientation facing toward Manor Road, whilst unit 2 now has an east/west orientation, the front elevation facing towards the adjacent church.

The proposed houses have been sited to provide a more open feel to the corner of the plot with open front gardens mirroring the surrounding area and retaining the existing boundary walls. Both units have private secure rear gardens.

Scale
The height of unit 2 remains similar to the existing house being demolished, and it's neighbour to the west. Unit 1 is now almost 1m lower than the previous scheme. This reduction in height across the site better relates and is more sympathetic to the adjacent church.

Both units have a 1½ storey height, with first floor windows set within dormer structures.

Appearance
The units now have differing styles of external appearance.

Unit 1
External elevations are faced with real flint work, having Lambs red brick quoins to corners and window reveals. The pitched roof is covered with 'Keymer' hand made tiles, as are the dormer roofs although their vertical cheeks will be clad in sheet lead. External joinery is in painted softwood.

Unit 2
External materials comprise facing brickwork to ground floor elevations, vertical tile hanging above to the ½ height areas of vertical walling at first floor level. Pitched roofs are also covered in 'Keymer' hand made tiles, as are the dormer roofs and cheeks. Windows and external doors are similarly in painted softwood.

The more vernacular style of unit 1 relates more closely to the adjacent church and older properties within the conservation area, and the slightly more modern style of unit 2 attempts to give the site a less unified appearance, almost being developed at different times.

Landscaping
As previously mentioned, it is intended to retain the existing low level brick/flint boundary wall fronting Manor Road so as to not to lose the established character of the plot, and thus much of the existing planting within the site will also be retained wherever possible, particularly at the rear where trees and shrubs etc. provide natural screening between the proposed houses and those in Upper West Lane.

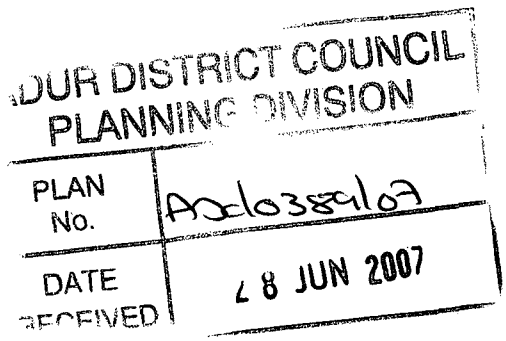
Planting to the front boundary will be reduced and carefully restricted so as not to impede upon the important sight lines to either side of the new site entrance, although it is accepted that the existing species can be removed.

Hard landscaping to the front driveways will be in self binding gravel, with red/brown block paved areas adjacent to the front doors. Remaining areas will be grassed and existing fruit trees will be retained where possible. Additional planting of shrubs will be placed in front of the new garage to soften it's brickwork façade.

Rear gardens will be primarily grassed, with a block paved patio area.

Life Time Homes Standards have been adopted throughout the design of the properties and a list of those that have been incorporated have been highlighted are as follows:-

Lifetime Homes Standards



1. Approach

The approach to all entrances should be level or gently sloping.

2. External Entrance

All entrances should:

a) be illuminated
b) have level access over the threshold and
c) have a covered main entrance.

The threshold upstand should not exceed 15mm.

3. Doorways and Hallways

The width of the doorways and Hallways should conform to the specifications in the next column to enable wheelchair user access.

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750 or wider	900 (when approach is head on)
750	1200 (when approach is not head on)
775	1050 (when approach is not head on)
900	900 (when approach is not head on)

The clear opening width of the front door should be 800mm. There should be 300mm to the side of the leading edge of doors at entrance level.

4. Wheelchair Accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
A turning circle of 1500mm diameter or a 1700mm x 1400mm ellipse is required.

5. Living Room - **The living room should be at entrance level.**

6. Two or More Storey Requirements -
In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

7. WC - There should be:
a) a wheelchair accessible entrance level WC, with
b) drainage provision enabling a shower to be fitted in the future.

8. **Bathroom and WC Walls should be reinforced to be capable of taking adaptations such as handrails between 300mm and 1500mm from the floor.**

9. Lift Capability

The design should incorporate:

a) **provision for future installation of a stair lift**
b) **a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to the bathroom.**

There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed 'landings' are needed at top and bottom of the stairs.

10. Main Bedroom

The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom

11. Bathroom layout

The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that wheelchair user can use the bathroom.

12. Window Specifications

Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room.

13. Fixtures and Fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor). This applies to all rooms including the kitchen and bathroom.

...DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Asdo38916-7
DATE RECEIVED 28 JUN 2007

Waste Minimisation Strategy:-

General

The plot is of adequate size to store both waste debris, including skip location and new building materials.

Demolition of Existing House

Materials to be sorted and recycled are as follows:-

- Rendered blockwork/brickwork broken up and used as hardcore for base to new driveways.
- Concrete slabs broken up and used as hardcore for base to new driveways.
- Timber roof and floor joists subject to condition to be de-nailed and sorted for recycling as described below.
- Glass from windows.
- Copper, cast iron pipework, ironmongery, taps etc to be taken to scrap metal merchant.

Materials that can only be sent to landfill site are as follows:-

- Defective man made-slate roof covering.
- Painted timber windows, doors, kitchen units etc.
- China sanitaryware

Materials that need Licensed disposal are as follows:-

- Asbestos ceiling linings and pipe laggings etc. to be removed by specialist sub-contractor for disposal.

Excavated Materials

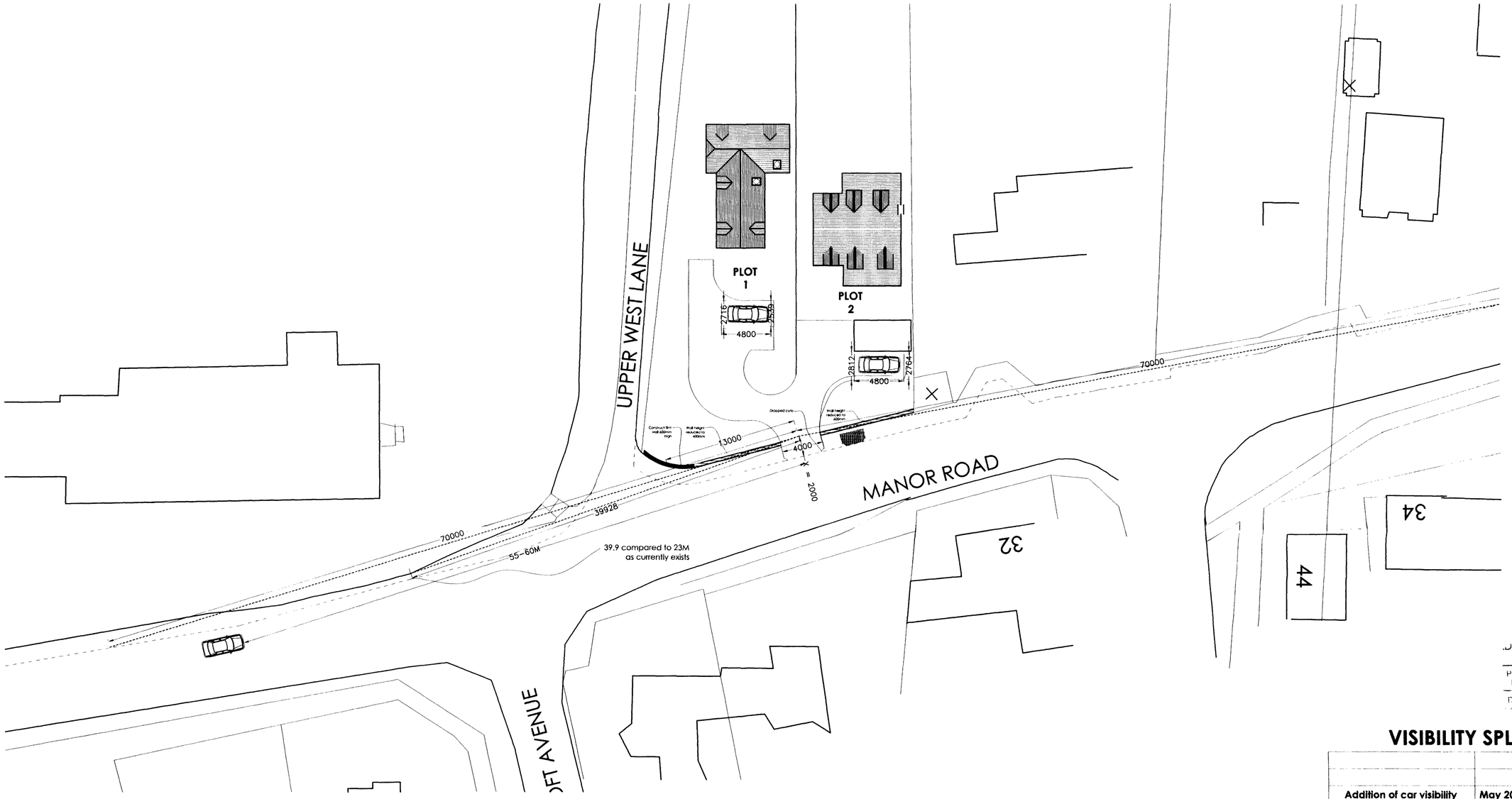
- Subsoil from excavations for new foundations taken by approved waste contractor to landfill site.
- Top soil to be removed, tested for no-contamination and reused elsewhere.
- Mass concrete foundations to be taken away to specialist crusher for reuse as sub-base.

New Building Materials for Proposed Dwellings

- Pitched Roofs to be formed from softwood sections sourced from local timber merchant and from certified renewable forests. Offcuts to be placed into waste skip, sorted off site and recycled as described below.
- Tile roof covering – plain tiles – minimal waste.

- Brick and blockwork to external walls – minimal waste, bricks to be used as hardcore, aerated blocks, non-recyclable, to be sent to landfill site.
- Flintwork – minimal waste, to be used as hardcore/sub base for driveways.
- Sawn timber for new floors and partitions etc. – to be sourced from local timber merchant and from certified renewable forests. Waste offcuts to be sorted and taken by the appointed approved skip companies and recycled as described below.
- Door linings to be pre-formed. No waste.
- Skirtings and architraves - to be sourced from local timber merchant and from certified renewable forests. Waste offcuts to be sorted and taken by the appointed approved skip companies and recycled as described below.
- Chipboard flooring sheeting - to be sourced from local timber merchant and from certified renewable forests or recycled material. Waste offcuts to be sorted and taken by the appointed approved skip company and recycled as described below.
- Plasterboard - to be sourced from local builder's merchant. Waste off cuts to be sorted and recycled.
- Gypsum plaster - to be sourced from local builder's merchant. Minimal waste to be disposed of via skip to landfill site.
- Insulation quilt – waste off cuts to be disposed of via skip to landfill site.
- Plastic pipework – a minimal amount of waste off cuts to be disposed of via skip to landfill site.
- Copper pipework – waste off cuts to be sorted and stored on site and taken to local scrap metal merchants.
- Floor coverings - a minimal amount of waste off cuts to be disposed of via skip to landfill site.
- General packaging – cardboard to be sorted and taken to *Hove Amenity Tip* for recycling. Polythene etc. to be separated and disposed of via skip to landfill site.

We have spoken to **Richard Mehmed** from **The National Community Wood Recycling Project** who confirmed that many waste disposal companies such as **Skip It**, **Waste Recycling Ltd** and **Sussex Skips** are able to collect timber from building sites and send it for chipping for use either in the Slough Power Station as a bio-mass fuel, or sold on to the particle board industry for re-manufacturer into chipboard.



SITE PLAN
1:200

DUN DISTRICT COUNCIL
PLANNING
PLAN No. Ad038907
DATE 28 JUN 2007

VISIBILITY SPLAYS

Revision	Date	By	Rev. No.
Addition of car visibility	May 2007	NL	B
X dimension revised to 2000mm	Jan 2007	NL	A

Client: Sheila Rankin

Project: 67 Manor Road, North Lancing, West Sussex

Title: Demolition of Existing Dwelling and Erection of 2 New Houses

HAWKINSFAGG PARTNERSHIP
ARCHITECTURE • INTERIORS • SURVEYING • GRAPHICS
189 Freshfield Road, Brighton, E.Sussex. BN2 9YE
T: 01273 626688
F: 01273 602288
E: info@hawkinsfagg.co.uk
W: hawkinsfagg.co.uk

Scales	Date	Drawn	Designer
1/100,1/500	Dec '06	NL	

Project No.	Dwg. No.	Rev. No.
4162	02	B

N
North Point

IMPORTANT NOTES :

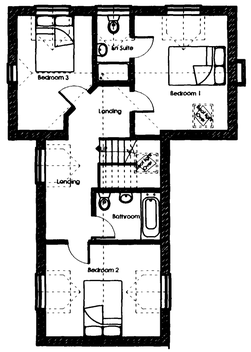
1. GENERAL

(i) The design is not to be scaled, work to figured dimensions and relative position only, confirm to designer.

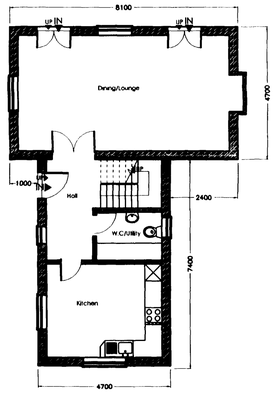
(ii) This drawing is to be read in conjunction with all relevant drawings, detailed specifications where applicable and all associated drawings in this series. (if any)

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



PROPS - First Floor Plan
Plot 1 1:100



PROPS - Ground Floor Plan
Plot 1 1:100



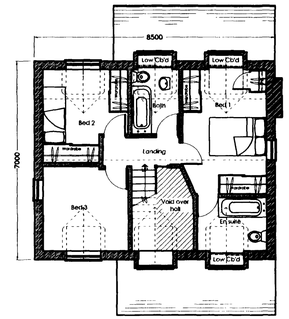
PROPS - Street Scene
1:100



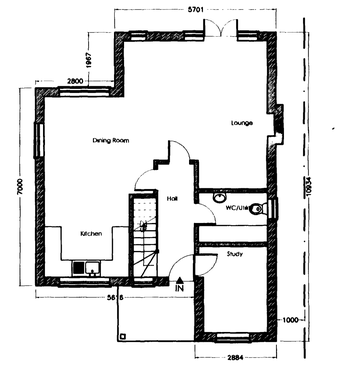
PROPS - Front Elevation (North)
1:100



PROPS - Rear Elevation (South)
1:100



PROPS - First Floor Plan
Plot 2 1:100



PROPS - Ground Floor Plan
Plot 2 1:100

IMPORTANT NOTES :

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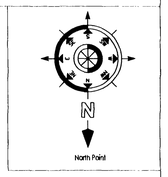
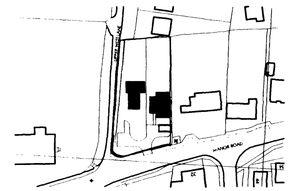
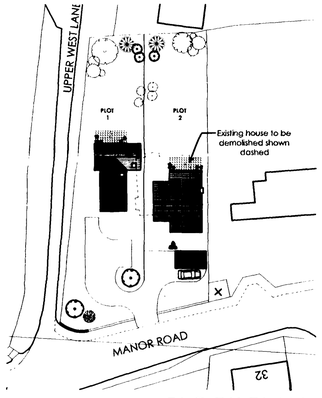
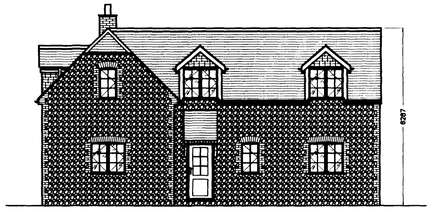




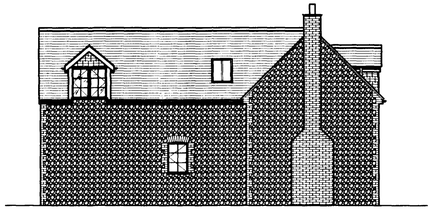
OS MAP
1:1250



BLOCK PLAN
1:500



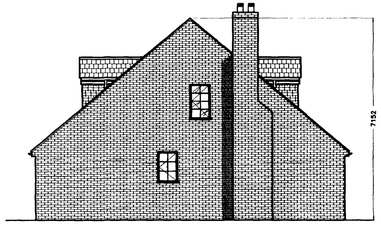
PROPS - Side Elevation (East)
Plot 1 1:100



PROPS - Side Elevation (West)
Plot 1 1:100



PROPS - Side Elevation (East)
Plot 2 1:100



PROPS - Side Elevation (West)
Plot 2 1:100

Revision	Date	By	Rev. No.

Client: Sheila Rankin

Project: 67 Manor Road, North Lancing, West Sussex

Title: Demolition of Existing Dwelling and Erection of 2 New Houses

PLAN No. Ando389/07
DATE 28 JUN 2007

HAWKINSFAGG PARTNERSHIP
ARCHITECTURE • INTERIORS • SURVEYING • GRAPHICS
189 Freshfield Road, Brighton, E.Sussex. BN2 9YE
T: 01273 626688
F: 01273 602288
E: info@hawkinsfagg.co.uk
W: hawkinsfagg.co.uk

Scales	Date	Drawn	Designer
1/100, 1/500, 1/1250	June '07	BJS	
Project No. 4162		Dwg. No. 03	Rev. No.