Form Ref. No. 490370

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. AD/0700/07
Date Received
Fee 12 JUL 2007
Rem. List

Applicant's Details

Title	Mr
Forenames	Howard
Surname or Company/ Organisation	Cooper
Telephone	[redacted]
Email	

Address	5 Heathdown Close
	PEACEHAVEN
	East Sussex
Postcode	BN10 7UN

Do you have an agent? Yes

Agent's Details

Title	Mr
Forenames	Stuart
Surname	Gilman
Telephone	0796 723 0002
Email Address	stuartgilman@btinternet.com

Address	6 Mayfield Avenue
	PEACEHAVEN
	East Sussex
Postcode	BN10 8PB

Application Type

(a) Full planning permission (including changes of use) ✓

(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

land to the rear of :
1 Farm Way
Southwick
Brighton
West Sussex
BN42 4NU

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) 0.02

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. 1

Description of proposed development: 2 storey chalet bungalow

(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: Residential

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? soakaway

(ii) How will foul sewage be disposed of? mains (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
Block Plan - As Existing	0702-01	1:200
Block Plan - As Proposed	0702-02	1:200
Plans - As Proposed	0702-03	1:100
Elevations - As Proposed	0702-04	1:100
Long Elevation & Section A-A	0702-05	1:100/1:200

Fees

If a fee is submitted, please give the amount £265.00 Calculated Fee £265.00

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

Signed: [redacted] Mr H. Cooper

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: 20.06.07

On behalf of: MR H. COOPER

SITE LOCATION PLAN

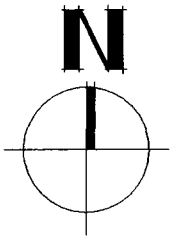
1 FARM WAY
SOUTHWICK
BRIGHTON
BN42 4NU

...DUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Abdocodo7
DATE RECEIVED	12 JUL 2007



Scale: 1:1250 @ A4
Date: 20.06.07



DESIGN AND ACCESS STATEMENT

1 FARM WAY, SOUTHWICK, BN42 4NU
15.06.07

INTRODUCTION

COUNCIL
PLANNING DIVISION
DC/07/1007
DATE RECEIVED 12 JUL 2007

This application is for a single dormer bungalow on a garden plot within an existing residential area. This is considered to be a sustainable location for a property of this type, making use of an underused asset in terms of the very long back garden and being ideally located to make use of the existing local facilities, public transport etc.

DESIGN

USE

Residential – see 'introduction' above.

AMOUNT

Initial consultations with Adur Planning department were based on the client's desire to develop 2no. units in addition to the existing semi-detached house on this site. 1no. terraced unit positioned to the (North) side of the existing building with a further 2 storey detached unit positioned to the rear of the garden.

After consideration the planning department's advice was that the terraced unit would be unlikely to receive permission as although it was technically on Farm Way it would actually be breaching the notional building line on Manor Hall Way. The 2 storey detached unit was also likely to be refused, being considered too large (height) for its position.

This process has resulted in the application being progressively scaled down to one detached 2 bedroom chalet style bungalow positioned to the rear of the site adjacent to and using the existing vehicular access from Manor Hall Way.

LAYOUT

The unit's position has been dictated by following the recommended dimensions contained in the Adur Planning Departments 'Development Control Standard No. 2 – Space around new dwellings and flats'.
The West/side wall is positioned 14m from the rear wall of 1 Farm Way.
The South/rear and East/side walls are positioned 1m from their relevant boundaries.
The North/front wall aligns with the notional building line along Manor Hall Way.

In accordance with the planning guidance, the West and South walls (facing the adjacent properties) have no principal windows to avoid any overlooking issues.

The occupants requirements for sunlight have been achieved with the careful placement of roof windows (see Section A-A) within the pitched roof plane positioned to allow sunlight to all the main rooms (including those on the ground floor) without allowing direct overlooking from within.

The main access to the property is immediately adjacent to the parking provided and facing the existing vehicular access from Manor Hall Way.

The unit's position to the North of the existing adjacent rear gardens ensures that they are not overshadowed. The units own side/rear garden is to the West of the building which allows a sunny aspect for the majority of the day.

SCALE

The unit is designed on a normal residential scale so as not to appear out of place within the area.
There are various types and sizes of houses surrounding the site, ranging from larger 2 storey houses to slightly smaller bungalows. The unit is designed to sit between these two extremes and not 'compete' with either.

The ridge line (see Long Elevation) also approximates to that of the adjacent factory building to the East for the same reason.

The detailing of doors and windows are all to residential scale.

The dormer windows have been designed to a scale not considered to 'overpower' the area of roof they are positioned on i.e. there is not more dormer than roof.
It should be mentioned that the dormers could not be made smaller than designed without seriously compromising the use of the bedrooms within.

LANDSCAPING

The plot designated for this proposed development has been sized to exceed the minimum recommended amenity areas (see Proposed Block Plan) contained in the previously mentioned Planning Guidance booklet.

The area has been split into two obvious sections. A 'soft' rear/side garden containing the retained existing tree and surrounded by a 1.8m high fence to ensure privacy. There will also be a small covered veranda/deck area in font of the Lounge patio window which faces onto the soft area to allow a sheltered area to appreciate the garden. This is particularly intended for the pleasure of any wheelchair users.

The remaining area will have a hard surface to allow for the required car parking and vehicle access. This area will be level with the approach to the main entrance.

APPEARANCE

The proposed unit has been designed to fit in with the local residential vernacular in size, shape and materials; which will be chosen to match those adjacent.

All the detailing will be traditional.

The only slightly unusual design feature is the roof overhang which allows a covered approach to the main entrance as requested in the Lifetime Homes criteria (see also 'Access' below. This also allows a covered sitting area adjacent to the patio doors as previously mentioned.

ACCESS

Access to the proposed unit has been carefully considered from both an external and internal viewpoint by designing to the 16no. criteria set out in the LIFETIME HOMES recommendations.
These being:

1) Car Parking Width – The car parking is immediately adjacent to the main entrance. The dimension between the house and the boundary wall is 3.3m as a minimum allowing future enlargement.

2) Access from car parking – This has been positioned as close to the main entrance as is possible on this site and has a level approach.

3) Approach gradients – see above.

4) External entrances – both external entrances (includes patio doors) have a level threshold are under cover of the main roof overhang and will have lights set into the soffit of the roof overhang to illuminate the approach.

5) Communal stairs and lifts – not applicable to this development.

6) Doorways and hallways – All the internal doorways are 900mm S/O which gives a clear opening size of over 800mm and the hallway width is 1000mm; this is in excess of the requirements.
The area in front of the bathroom door is 1150mm wide to aid manoeuvring.
The entrance door is 1000mm S/O which gives a clear opening size of over 900mm, again in excess of the requirements. This door does have a nib of 300mm adjacent, but it is not to the leading edge side. The door could be hung to swing the other way to meet this requirement but it is considered that any wheelchair user would then have to manoeuvre around the door into the hall when it was open which would not be ideal. For this reason it is intended to leave the layout as shown.

7) Wheelchair accessibility – There is adequate manoeuvring space for wheelchair users. Turning circles of 1500mm are possible both within the Kitchen/Dining and Lounge areas (see Ground Floor Plan). The space elsewhere has been described in point 6 above.

8) Living Room (Lounge) – This is on the entrance level as required.

9) Entrance level bedspace – The Lounge is large enough to accommodate a bedspace if required.

10) Entrance level WC – As this house has 2no. bedrooms the entrance level bathroom contains a WC and is designed in accordance with Part M.
The entrance 'corridor' is 1150mm wide.
The bathroom door has a clear opening in excess of 800mm.
The bathroom door opens outwards.
There is 1000mm clear space in front of the WC pan to allow easy access.
The wash handbasin does not impede access to the WC.

11) Bathroom and WC walls – These walls will be constructed from solid concrete blockwork which will allow them to take adaptions such as handrails in any position as required.

12) Stair lift/through-floor lift – The design incorporates provision for a future stair lift in that the stairs are 900m wide when measured between the wall face and the inside edge of the opposite handrail.
It should be noted that the bathroom is on the ground floor, but should a space be required for the future installation of a through-floor lift then a knock-out panel could be incorporated from the lounge up into the bedroom above. The structural cross wall is common to both these rooms.

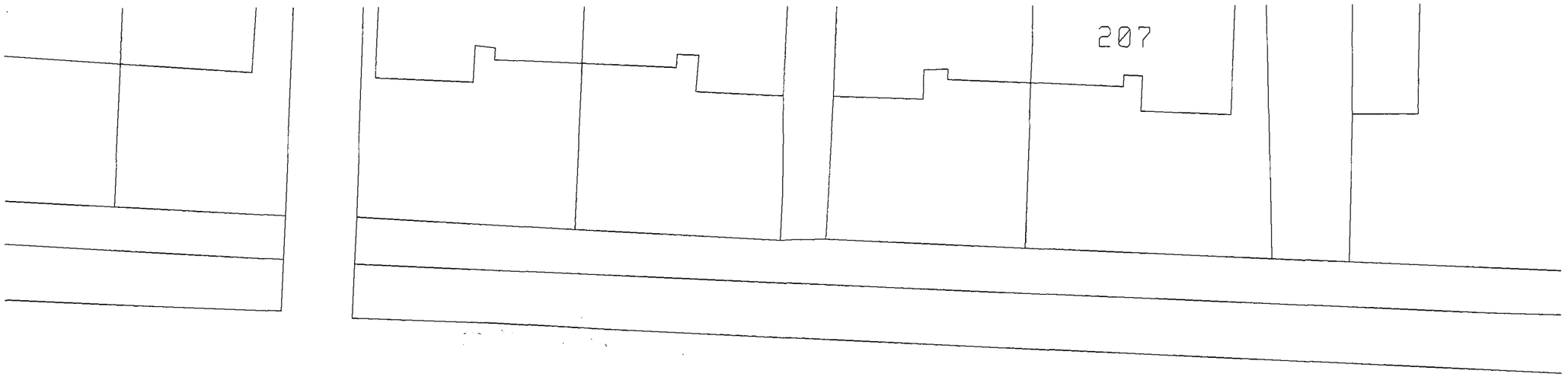
13) Tracking hoist route – As previously mentioned, the main bathroom is on the ground floor. It is envisaged that should it become necessary then the lounge could accommodate a bed and a tracking hoist route could then be installed to the immediately adjacent bathroom.

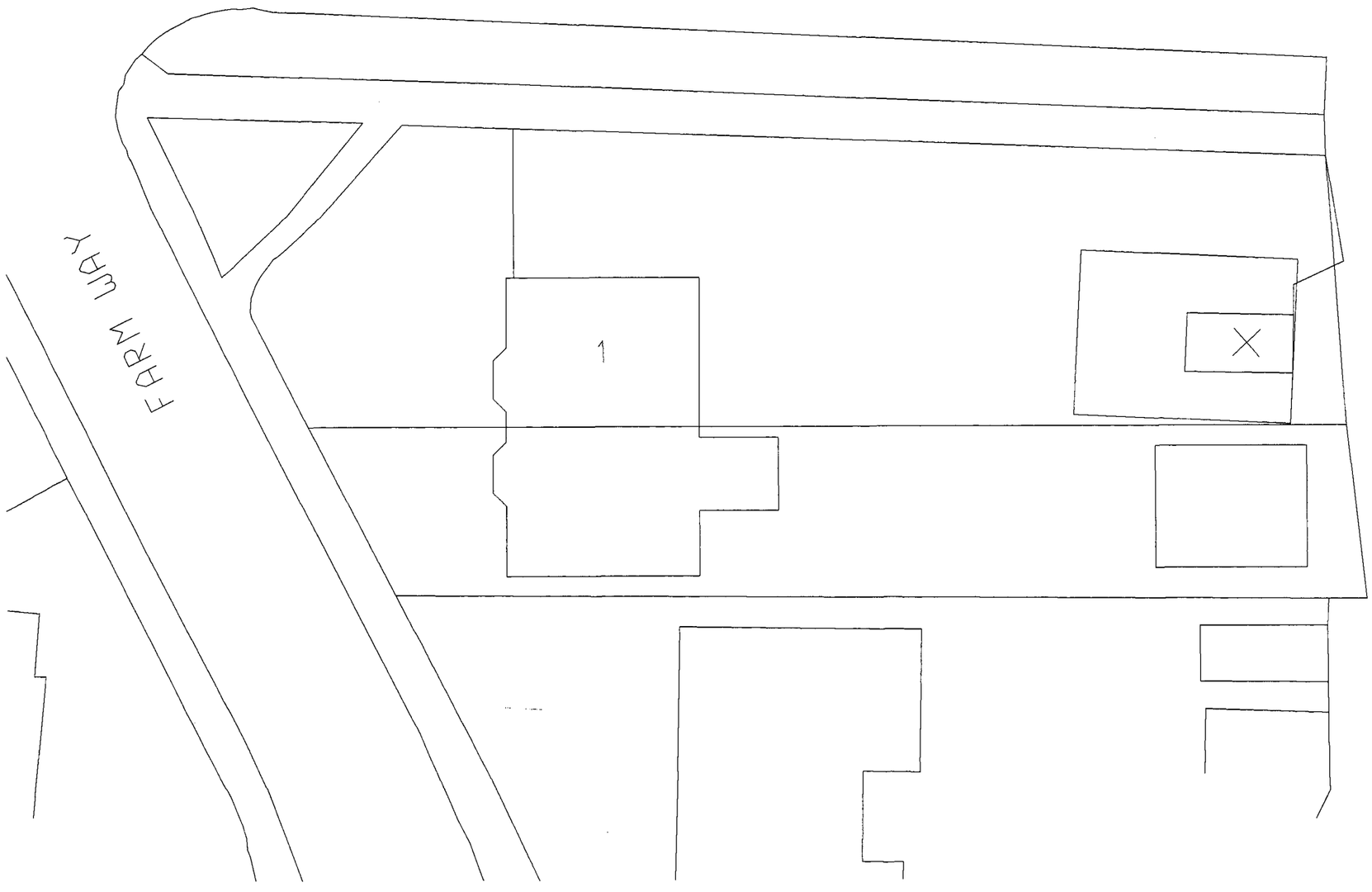
14) Bathroom Layout – see also point 10 above. The bathroom has sufficient space for transfer from a wheelchair to both the bath and the WC. The wash handbasin is of modest size and does not impede on the floor area to any great degree.

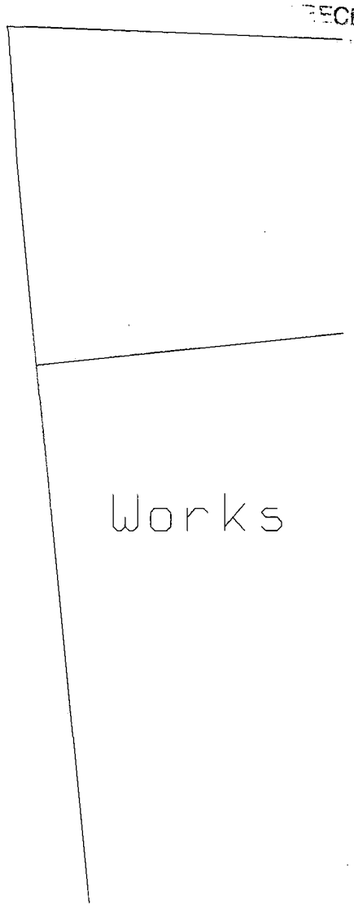
15) Window specification – The Lounge has a pair of patio doors as its main window; by default the cill is less than 800mm above floor level.

16) Controls, fixtures and fittings – The switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450mm and 1200mm from the floor).

NOTES.
Do not scale from this drawing. All dimensions to be checked on site







COUNCIL
PLANNING DIVISION
PLAN No. Arch/0067
DATE RECEIVED 12 JUL 2007

0m 1m 2m 3m 4m 5m 10m

www.theplanguy.net

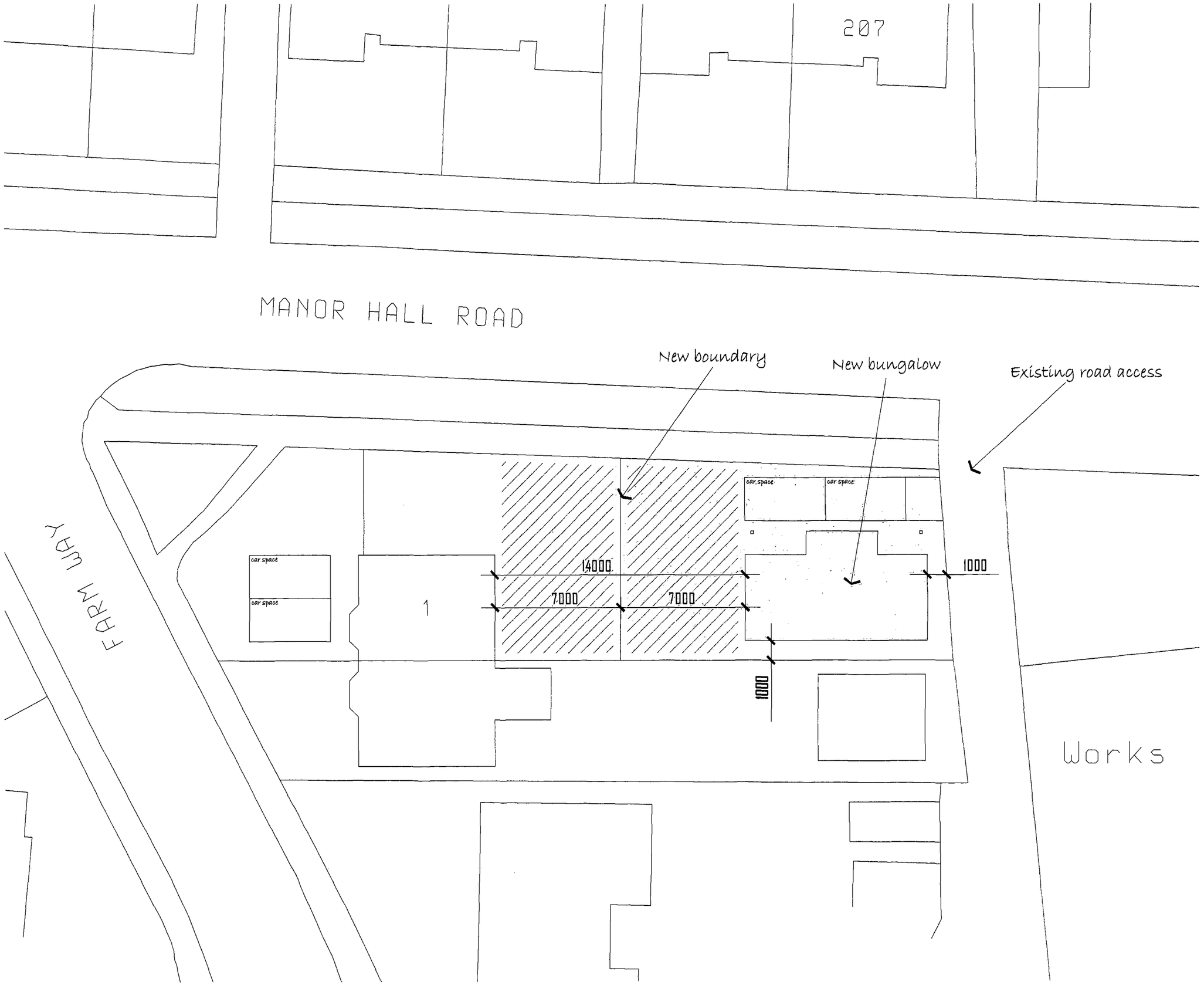
Revisions
-

Job Title.
Proposed Bungalow to rear of

1 Farm Way
Southwick

Drawing Title.
Block Plan As Existing

Date.	Scale.	Drawn
Jun 07	1:200 @ A3	-
Drawing No.	Job no.	Checked
0702-01	-	-



NOTES.
Do not scale from this drawing. All dimensions to be checked on site

N

AREAS

1 FARM WAY

Rear and side garden
122m2

Rear garden
80m2

NEW BUNGALOW

Rear and side garden
127m2

Rear/ side garden
78m2

COUNCIL
PLANNING DIVISION
PLAN No. Ashwood1
DATE RECEIVED 12 JUL 2007

0m 1m 2m 3m 4m 5m 10m

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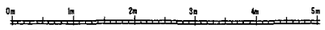
Revisions

Job Title.
Proposed Bungalow to rear of

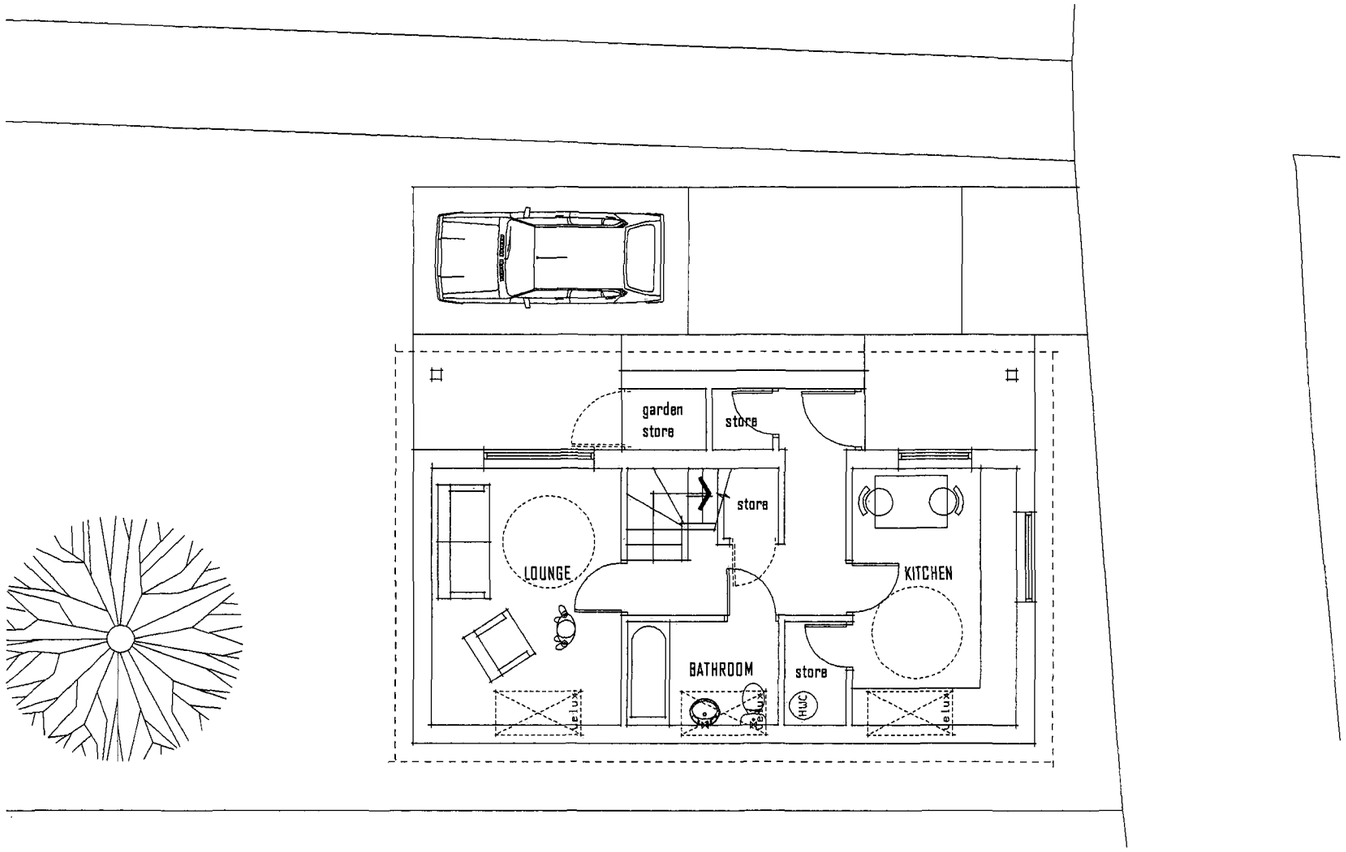
1 Farm Way
Southwick

Drawing Title.
Block Plan
As Proposed

Date.	Scale.	Drawn
Jun 07	1:200 @ A3	-
Drawing No.	Job no.	Checked
0702-02	-	-

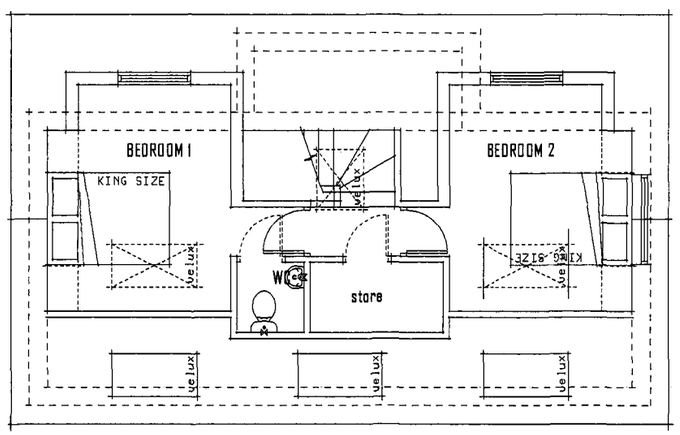


SCALE



GROUND FLOOR PLAN

FIRST FLOOR PLAN



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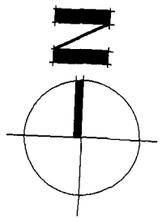
Do not scale from this drawing. All dimensions to be checked on site



PLANNING DIVISION
PLAN No. 0x1040067
DATE RECEIVED 12 JUL 2007

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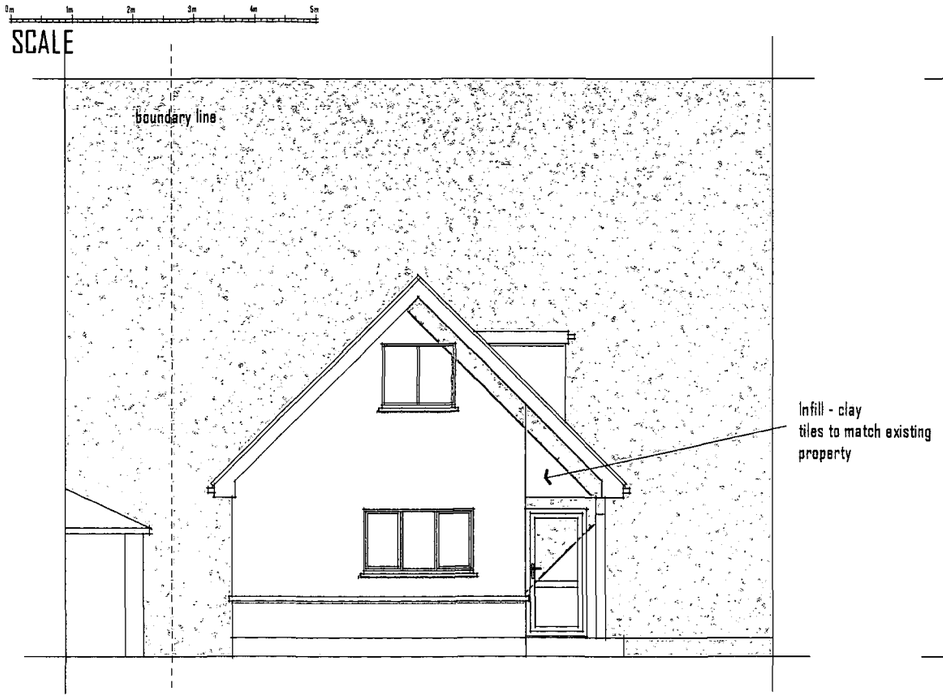
Revisions

Job Title.
Proposed Bungalow
at rear of

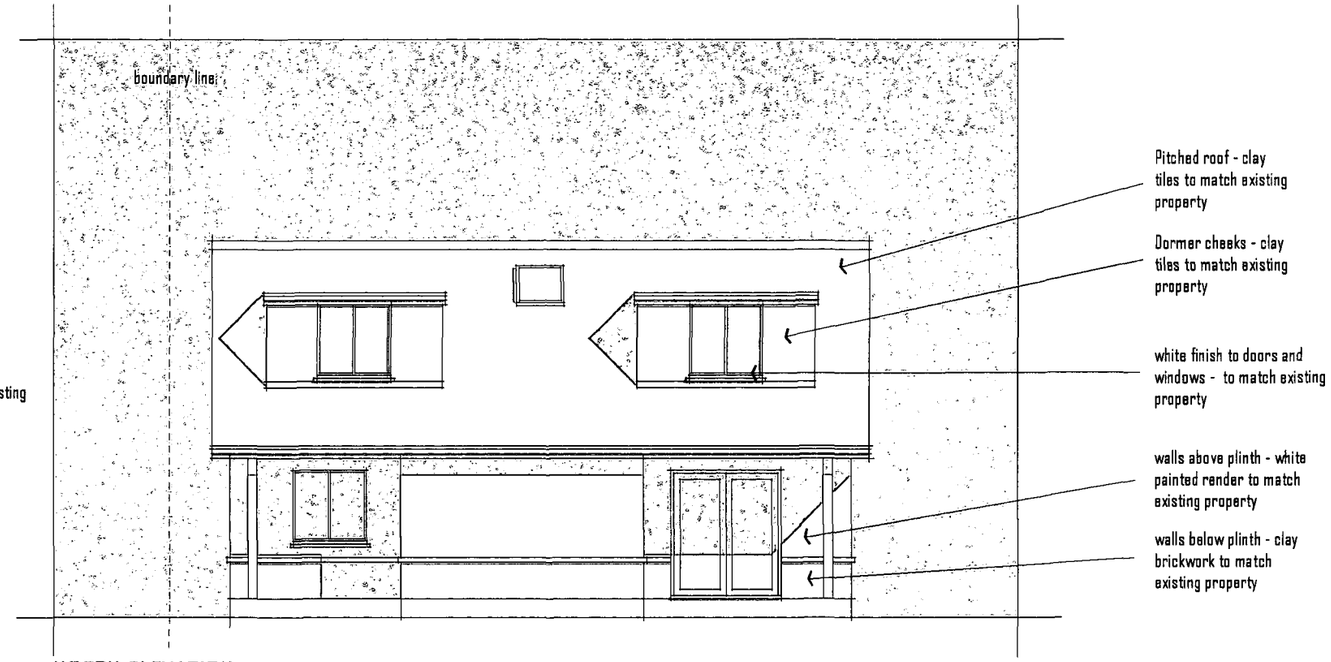
1 Farm Way
Southwick

Drawing Title.
Plans
As Proposed

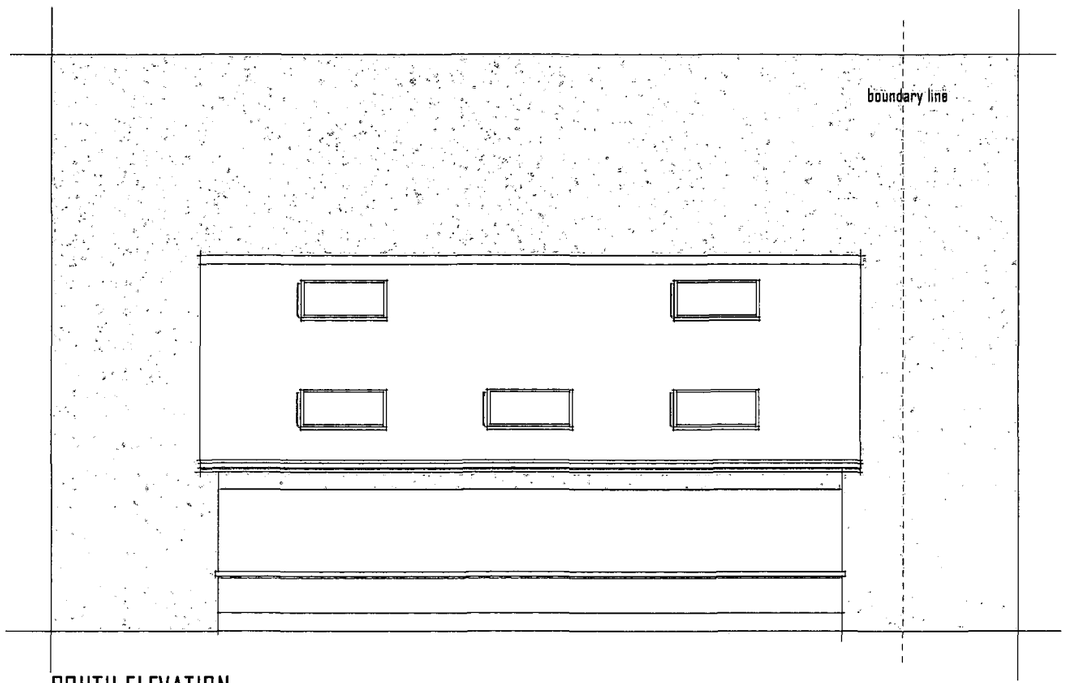
Date.	Scale.	Drawn
Jun 07	1:100 @ A3	-
Drawing No.	Job no.	Checked
0702-03	-	-



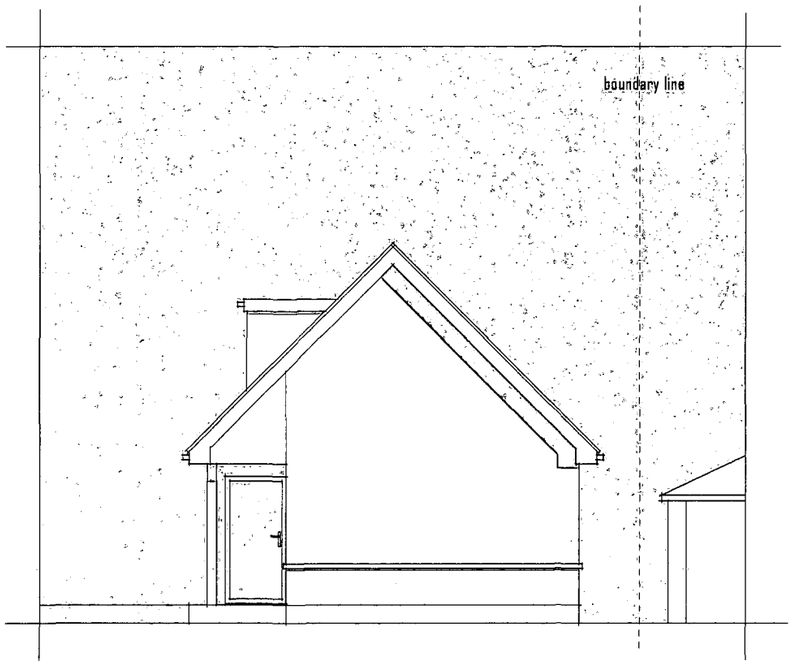
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOTES.
Do not scale from this drawing. All dimensions to be checked on site

PLANNING DIVISION
PLAN No. A06040067
DATE RECEIVED 12 JUL 2007

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Revisions

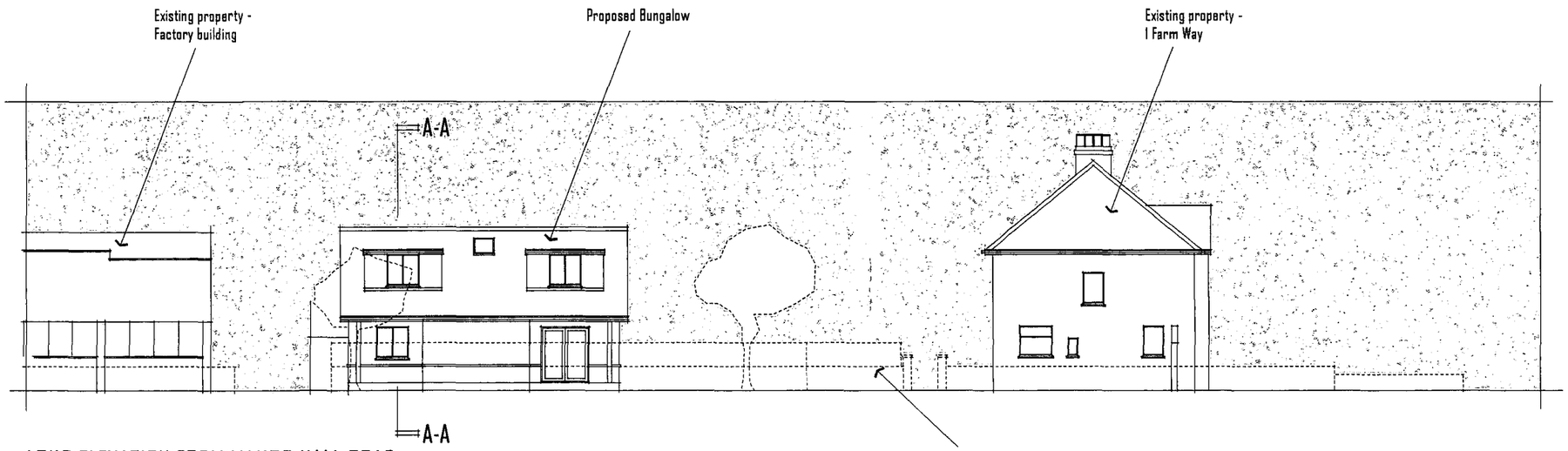
Job Title.
Proposed Bungalow
at rear of

1 Farm Way
Southwick

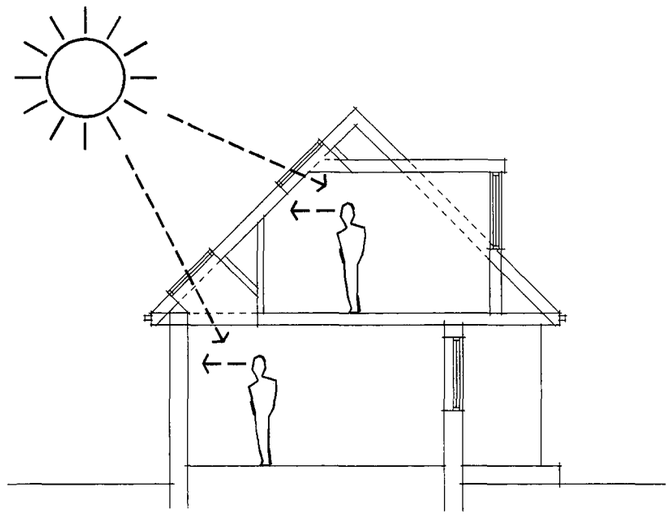
Drawing Title.
Elevations
As Proposed

Date.	Scale.	Drawn
May 07	1:100 @ A3	-
Drawing No.	Job no.	Checked
0702-04	-	-

NOTES.
Do not scale from this drawing. All dimensions to be checked on site



LONG ELEVATION FROM MANOR HALL ROAD
1:200



SECTION A-A
1:100

COUNCIL
PLANNING DIVISION
PLAN No. Arsdawood7
DATE RECEIVED 12 JUL 2007

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Revisions

Job Title.
Proposed Bungalow
at rear of

1 Farm Way
Southwick

Drawing Title.
Long Elevation
Section A-A
As Proposed

Date.	Scale.	Drawn
May 07	1:100/200 @ A3	
Drawing No.	Job no.	Checked
0702-05	-	-