ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

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/0140/07
Date Received 05 JUL 2007
Fee 135
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name CIMJA (PROPERTY) LIMITED	Name PAGE PARTNERSHIP
Address 65 NEW CAVENDISH STREET	Address 18 MIDDLETON AVENUE
LONDON W1G 7LS	HOVE SUSSEX BN3 4PJ
Tel. No. [redacted]0	Tel. No. 01273 424888

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	NO
(b)	Outline planning permission	YES →
(c)	Renewal of a temporary permission	NO
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	NO
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	NO

If yes, state those matters to which this application relates (tick where appropriate)

(i)	Siting	☐
(ii)	Design	☐
(iii)	External appearance	☐
(iv)	The means of access	☐
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition

Date

Application No.

Condition No.

3. (a) Full address or location of the land to which this application relates

60 - 66 BUSTICLE LANE SOMPTING LANCING BN15 0DL

(b) State whether applicant owns or controls any adjoining land — State Yes or No: NO — If yes, this land must be edged blue on the location plan

(c) Area of site 800 ~~hectares~~/sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)	AMENDMENT OF CONDITION 6 (LAYOUT OF ACCESS) ATTACHED TO OUTLINE PLANNING PERMISSION REF: S/79/04/TP REMOVAL OF CONDITION 7 (STOPPING UP OF SOUTHERN ACCESS) ATTACHED TO OUTLINE PLANNING PERMISSION REF: S/79/04/TP NEW ACCESS LAYOUT TO WSCC REQUIREMENTS

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	NO
(ii)	Alteration or extension of building(s)	NO
(iii)	Construction of a new) vehicular access to a highway) pedestrian	NO NO
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	YES YES
(v)	Closure of existing access	NO
(vi)	Change of use only	NO

4. Particulars of Use of Buildings or Land: state (a) Present use SINGLE FLAT OVER REDUNDANT SHOP
(b) If vacant, the last use SPACE (UNUSED)

5. Additional Information

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	NO	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(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 the position on plan	
(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? (i) NOT APPLICABLE
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) NOT APPLICABLE

6. Plans (See Note 6). 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)
04650/01 C SCHEME DRAWING FOR ILLUSTRATION PURPOSES ONLY - scales 1:100 + 1:200
04650/03 SITE LOCATION PLAN - scale 1:1250.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 135.00

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

DATE . . 28th June 2007 . . . . . SIGNED [redacted] A.R.PAGE
PAGE PRTNRSHP

on behalf of CIMJA (PROPERTY) LTD
(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

1. **Certificate A(a)**
I certify that

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

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. [illegible] [illegible] [illegible]

4th July 2007 DOC REF: 004560/DOC/05

CIMJA (PROPERTY) LIMITED
65 NEW CAVENDISH STREET
LONDON W1G 7LS

OUTLINE PLANNING APPLICATION SUBMISSION
REMOVAL AND/OR AMENDMENT OF OUTLINE PLANNING CONDITIONS

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0401107
DATE RECEIVED 05 JUL 2007

DESIGN AND ACCESS STATEMENT

(ALL DETAILS ARE RESERVED MATTERS)

1.0 USE – OVERVIEW

1.1 The application relates to the amendment and/or removal of conditions attached to Outline Planning Permission S/79/04/TP concerning alterations to the existing access arrangement into the site.

1.2 There are currently two access points connecting to a tarmac paved frontage.

1.3 Outline Planning Permission ref: S/79/04/TP requires the southern access to be stopped up.

2.0 USE – PROPOSALS

2.1 The applicant wishes to retain both accesses and this has been agreed informally in discussions between the planning department, West Sussex County Council Highways Department and the applicant's agent.

2.2 Retention of both accesses will be subject to West Sussex County Council's layout requirements and restrictions on vehicle movement as described on drawing 04560/01C

3.0 AMOUNT

3.1 The proposals affect the full width of the existing site frontage onto Busticle Lane.

3.2 The proposals also incorporate the shared access at the boundary with No 68 Busticle Lane.

4.0 LAYOUT

4.1 The outline proposals incorporate an amended layout to enable both accesses to form 90 degree junctions with the highway in accordance with WSCC requirements.

4.2 The outline proposals incorporate a single car parking space.

4.3 The outline proposals incorporate suitable road markings to ensure that the southern access is used as 'out only' in accordance with WSCC requirements.

5.0 SCALE

5.1 The outline proposals incorporate new boundary walls limited to 0.55m high in accordance with WSCC requirements.

6.0 LANDSCAPING

6.1 The outline proposals incorporate new hard landscaping and planting areas to the frontage.

6.2 Landscaping will be chosen to enhance the setting of the new development. Materials for hard pavings and boundary walls will be chosen to match the palette of materials used in the new development.

6.3 Soft landscaping will be selected for low maintenance and durability as well as visual appeal. Soft landscaping adjacent to the highway will be selected to ensure future growth does not impede access sightlines.

7.0 APPEARANCE

7.1 In addition to new landscaping, the outline proposals incorporate new low boundary walls constructed in facing brickwork or similar matching the palette of materials used in the new development.

Page Partnership Architects
18 Middleton Avenue Hove Sussex BN3 4PJ

7.2 The outline proposals incorporate new accesses constructed to WSCC heavy-duty specification in accordance with their requirements.

8.0 ACCESS

8.1 The outline proposals indicate the provision of suitable level access to ensure that all users have equal and convenient access to the new development and from the new development to the highway.

Page Partnership 04.07.07

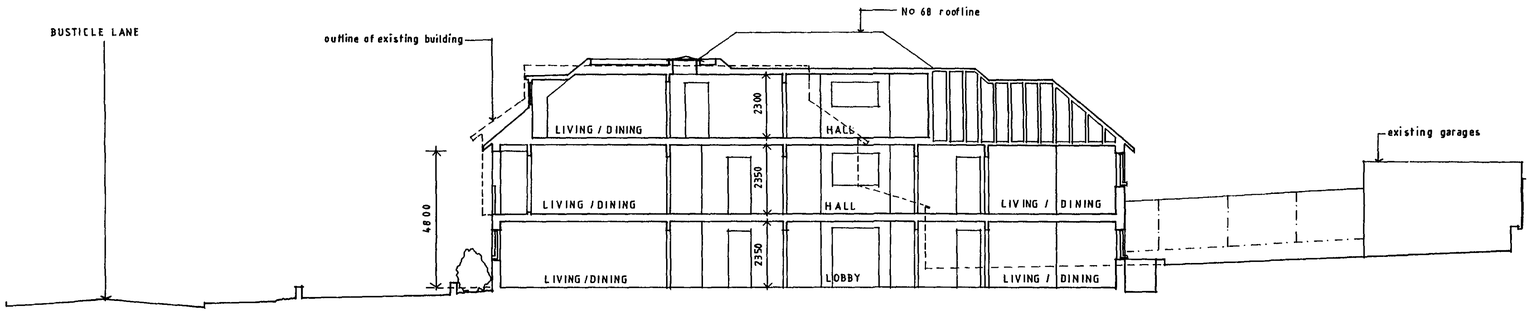
DESIGN STATEMENT

1. The external envelope of the proposals is defined by and contained within:
   - (i) The front building line established by the existing property.
   - (ii) 45 degree sight lines extended from the rear windows of Nos. 68 & 58 Busticle Lane.
   - (iii) A 14.0 metre deep open space between the rear of the proposals and the rear boundary.
   - (iv) The ridge height and massing established by the existing property.
2. The proposals are set away from the north boundary by at least 3.0m to provide a vehicle access route to the rear car parking.
3. The proposals scale down towards the south boundary with the nearest accommodation matching the height of the adjoining bungalow.
4. The site is located forward of the neighbouring properties and is elevated above road level. The site is screened to the south by high boundary planting but open to the north. The north east corner of the proposals is therefore the most prominent element and is visible from the A27 at its junction with the north end of Busticle Lane. The design responds to this townscape requirement with an interplay of building planes and materials, creating visual interest around the corner and adding significance to the entrance route into the building.

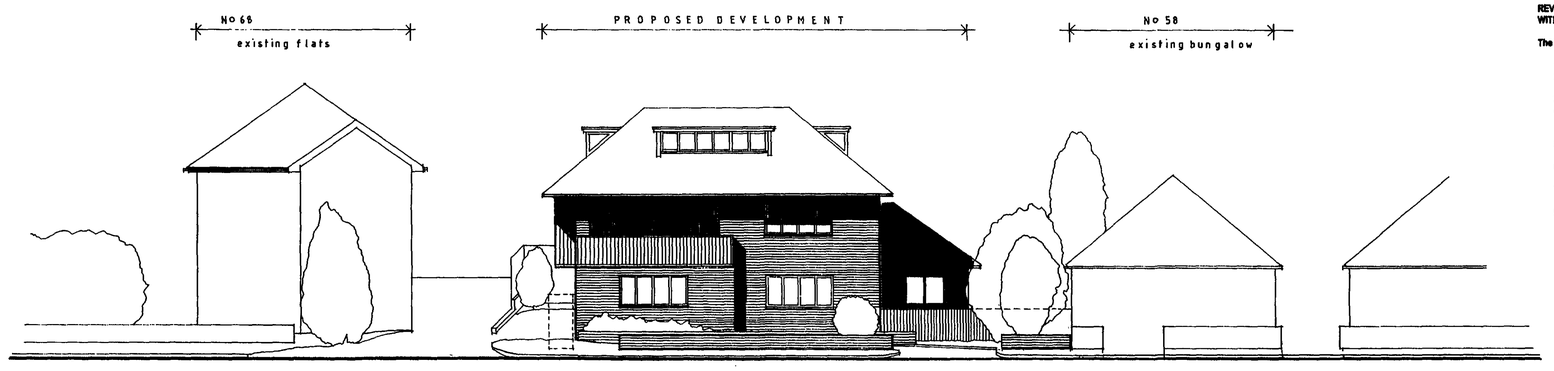
EXTERNAL MATERIALS
Walls:
Light Cream/Yellow Multi-Stock with matching mortar.
Roof:
Brown interlocking tiling or similar.
Windows and doors:
Light stained hardwood framed units.
Cladding and balustrades:
Light stained hardwood vertical weather boarding and capping pieces.
Rainwater goods:
Black aluminium.

ROOM AREAS

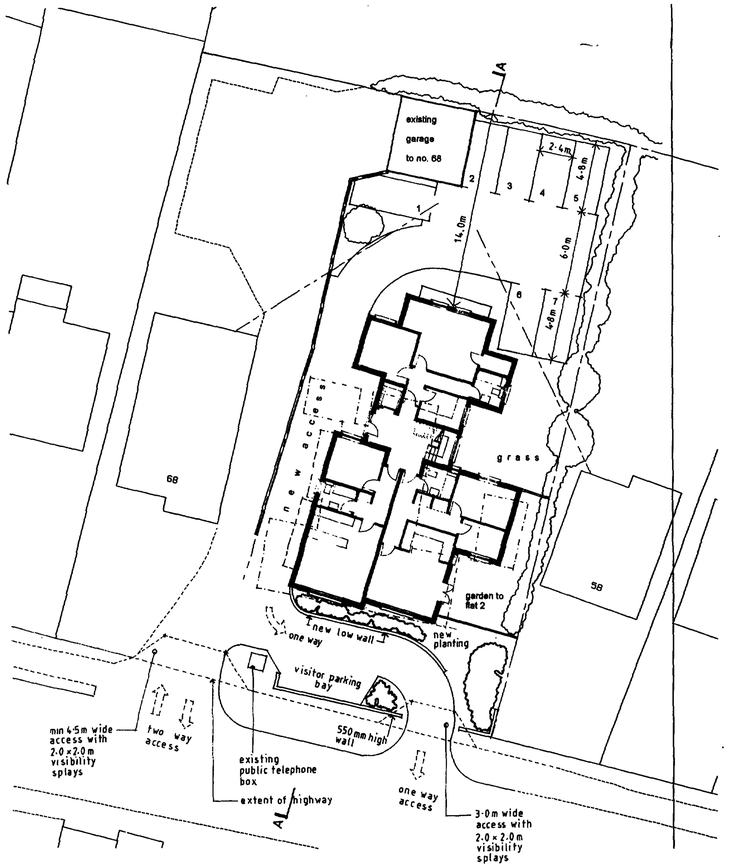
FLAT NUMBER	AREA (SQ M)	TOTAL FLAT AREA (SQ M)
FLAT 1		53.10
Living Dining + Kitchen	28.75	
Bedroom	11.0	
FLAT 2		68.00
Living Dining + Kitchen	28.05	
Bedroom 1	11.75	
Bedroom 2	6.5	
FLAT 3		62.45
Living Dining	23.10	
Kitchen	6.80	
Bedroom	12.30	
FLAT 4		49.55
Living Dining + Kitchen	25.20	
Bedroom	11.0	
FLAT 5		50.35
Living Dining + Kitchen	26.0	
Bedroom	11.0	
FLAT 6		62.45
Living Dining	23.10	
Kitchen	6.80	
Bedroom	12.30	
FLAT 7		60.70
Living Dining + Kitchen	38.0	
Bedroom	12.6	



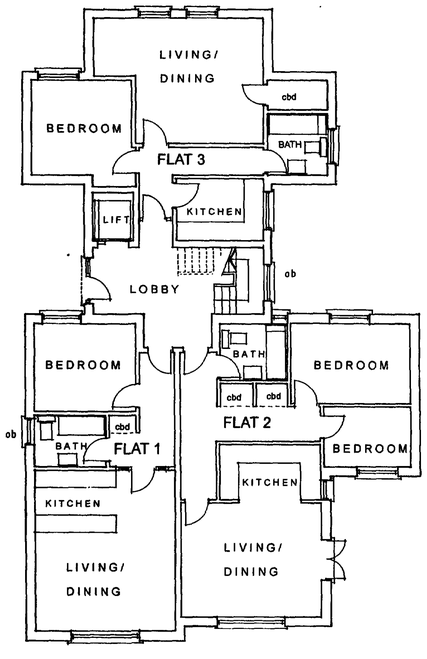
SITE SECTION A–A SCALE 1:100



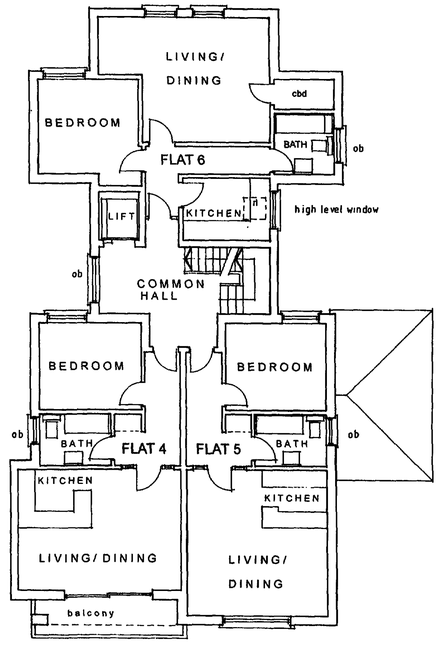
(WEST) ELEVATION TO BUSTICLE LANE SCALE 1:100



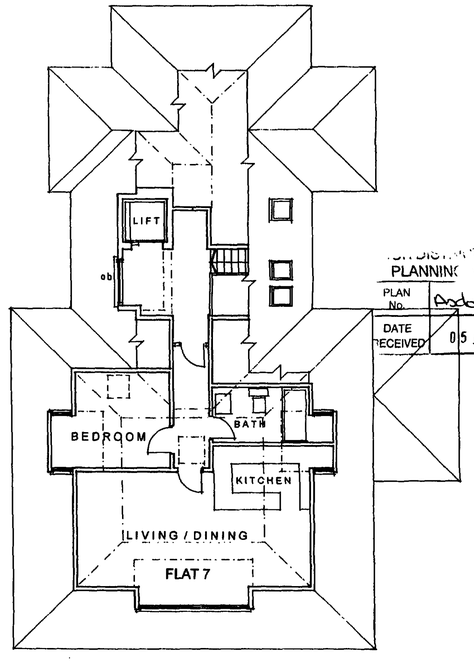
SITE PLAN SCALE 1:200



GROUND FLOOR PLAN



SCALE 1:100 FIRST FLOOR PLAN



ROOF PLAN

ACCESS TO HIGHWAY

REVISED PROPOSALS IN ACCORDANCE WITH WSCC REQUIREMENTS

The following requirements have been incorporated into the proposals:

1. Northern access 4.5m wide for the first 6.0 metres into the site.
2. 2m x 2m visibility splays from the highway boundary provided to both northern and southern accesses.
3. Southern access restricted by suitable signage to out only.
4. Northern access to provide in and out routes for No.58 Busticle Lane but be restricted by signage to in only for the application site.
5. Front wall restricted to 0.55m high and splay areas maintained free from any obstruction in excess of 0.6m high.
6. Both northern and southern accesses reconstructed to WSCC heavy-duty specification.
7. Both northern and southern accesses sited at 90 degrees to the road.
8. The visitor parking bay ends tapered to facilitate vehicle manoeuving.

THIS DRAWING IS SUBMITTED FOR ILLUSTRATION PURPOSES ONLY

60 - 66 BUSTICLE LANE SOMPTING

REV C: 22.05.07 Frontage arrangement revised to WSCC requirements
REV B 19.02.07 Frontage arrangement revised to reinstate existing southern access.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Addendum
DATE RECEIVED 05 JUL 2007

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Client
CIMJA (PROPERTY) LTD
65 NEW CAVENDISH STREET
LONDON W1G 7LS

Job Title
PROPOSED REDEVELOPMENT OF SITE TO PROVIDE NEW FLAT ACCOMMODATION

Drawing Title
SCHEME DRAWING
Floor Plans
Front Elevation
Section
Site Plan

Job Number	Scale
04650	1:100 1:200

Drawing Number: 01

Date	Revision
05.08.04	C