PLANNING

PLAN No. AXC015368

DATE RECEIVED 19 MAR 2008

Application for Planning Permission
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: Shiraz Surname: Najefy

Company name: Burhani Developments Ltd

Street address: 46, Victoria Road

Town/City: Worhting

County: West Sussex

Country:

Postcode: BN11 1XE

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Donal Surname: Hutchinson

Company name: Hutchinson Design Associates

Street address: 41/43
Portland Road

Town/City: Hove

County: East Sussex

Country:

Postcode: BN3 5DQ

	Country Code	National Number	Extension Number
Telephone number:		01273724810	
Mobile number:		07711147691	
Fax number:		01273230008	

Email address: design@hda-architect.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Chnage of use from single dweeling house to 2No. self contained flats

Has the building, work or change of use already started? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 47 Suffix:

House name:

Street address: Hayley Road

Town/City: LANCING

County: West Sussex

Postcode: BN15 9EZ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 518647

Northing: 105367

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

domestic refuse & recyling stores - see site plan drawing 833/01

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary treatments - description:

Description of *existing* materials and finishes:

timber close boarded fence

Description of *proposed* materials and finishes:

timber close boarded fence

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing numbered 833/01 and Planning, Design & Access Statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0
Cycle spaces	0	8	8

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

dwelling house

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

18. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		1	1		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No ○ Unknown

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 290 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

26. Certificates (Certificate B - continued)

Notice recipient	Date notice served
Name: Mr & Mrs G K Williams Number: 47 Suffix: Street: Hayley Road Locality: Town: Lancing Postcode: BN15 9EZ	18/03/2008

Title: Mr First name: Donal Surname: Hutchinson

Person role: Agent Declaration date: 18/03/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant 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 this application relates, as listed below: ○

Title: Mr First Name: Donal Surname: Hutchinson

Person role: Agent Declaration date: 18/03/2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 18/03/2008

Planning, Design & Access Statement

for

Burhani Developments Ltd

at

47, Hayley Road
Lancing
West Sussex

...DISTRICT COUNCIL
PLANNING D... SION
PLAN No. Aa/a 5308
DATE RECEIVED 19 MAR 2008

1.00 Introduction

1.01 This Planning, Design & Access Statement has been prepared in support of the Town Planning Application submitted on 18 March 2008 for a change of use at 47, Hayley Road, Lancing.

1.02 This Planning, Design & Access Statement is to be read in conjunction with the submitted drawings numbered 833/01 & 833/location plan.

2.00 Use

2.01 The proposal is for the conversion of existing house to 2No. self contained flats.

2.02 The site is located within an established residential area.

2.03 The existing building is not listed.

2.04 The site is not within a conservation area.

3.00 Amount

3.01 The proposal is for the conversion of an existing end of terrace house that has previously been extended into 2No. self contained flats being located on the ground and first floors.

3.02 The existing dwelling consists of a Living Room, Dining Room, Kitchen and Utility at ground floor level with three Bedrooms, a Study, Bathroom and WC/Shower Room at first floor level.

3.03 The proposed conversion consists of a two bedroom flat at ground floor level and three bedroom flat at first floor level. The ground floor accommodation contains Living/Dining Room, Kitchen, Bathroom and two Bedrooms. The first floor accommodation contains a Living/Kitchen/Dining Room, Bathroom and two bedrooms with a third Bedroom/Study..

3.04 The conversion is contained within the existing building.

4.00 **Layout**

4.01 The proposed dwelling is orientated north/south and facing onto a pedestrian link form Hayley Road that also serves Nos. 37- 45 and Nos. 47-57 Hayley Road.

4.02 The main garden is at the rear (north) of the property with the front garden to the south of the property as is the current arrangement.

4.03 The existing front and rear garden will be divided between the two flats as indicated on the site plan. It should be noted that after sub-division the size of the gardens is comparable to other adjoining properties.

4.04 There is pedestrian access at the front and rear serving both the ground floor and first floor flats.

4.05 The internal layout has been arranged so that Living/Dining & Kitchens are either adjoining those of the adjacent house or located away from first floor Bedrooms of the adjoining house.

5.00 **Scale**

5.01 There is no change to the scale of the building.

6.00 **Landscaping**

6.01 The front garden would be unchanged from the existing layout with the existing footpath creating the division between the area allocated to each flat. The existing grassed areas and planting to the front garden would not be affected by the conversion.

6.02 The rear garden as noted earlier would be sub-divided to serve both flats and as existing would be laid to lawns and domestic flower beds.

6.03 Close boarded timber fence would be provided between the two gardens at the rear and to the side of the extended footpath from the rear of the property.

7.00 **Appearance**

7.01 There is no change to the appearance of the existing building with the exception of the glass to the ground floor Bathroom having obscure glass as noted on the drawing as this would be adjacent to the first floor flat's garden.

8.00 **Access**

8.01 There are no changes to the existing access arrangement from the public highway at both the front and rear of the property.

8.02 The main pedestrian access is via a footpath from Hayley Road with a secondary rear access for pedestrians from the existing parking area.

8.03 The side footpath to the property has been extended to the rear providing gated access to both the rear gardens.

8.04 Access into both flats is via the existing front door. The ground floor flat also has benefit of the existing side door.

8.05 Level access is provided for disabled users from both the public footpath to the front door and from the garage/parking space.

9.00 **Car & Cycle Parking**

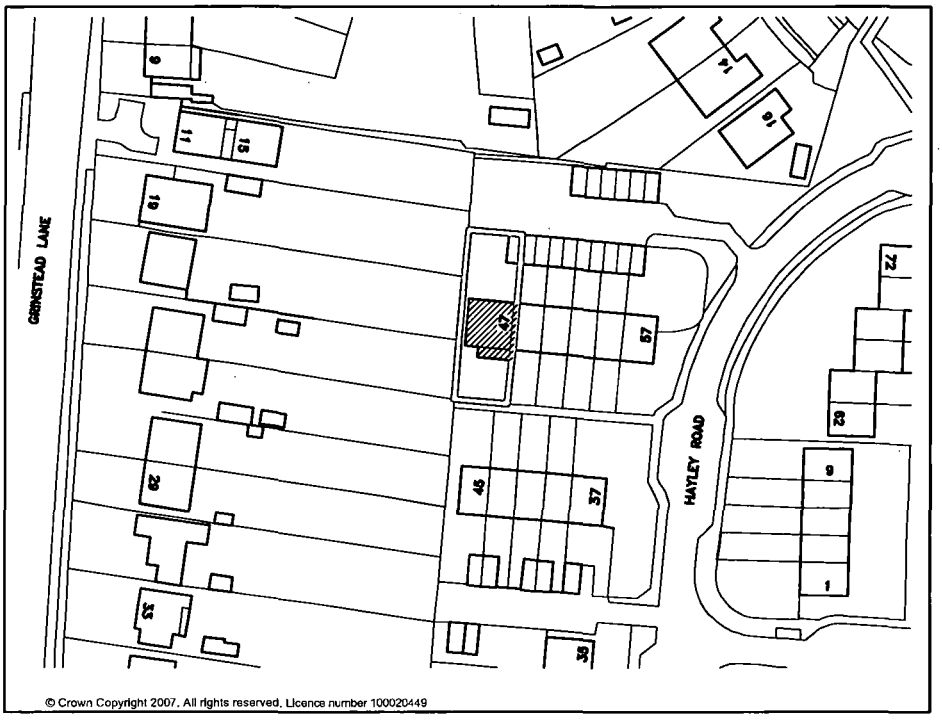
9.01 There is an existing garage with in a compound at the rear of the site and this will be allocated to the ground floor flat. Access to this compound is also from Hayley Road as indicated on the location plan.

9.02 Within the compound there are approximately 6No. unallocated spaces, though the existing house generally uses the adjoining car space and it is assumed this would generally be available to the ground floor flat. In addition there are on street parking within Hayley Road.

9.03 The existing garage will provide covered secure cycle storage for the ground floor flat and anew timber shed will provide secure covered parking for the first floor flat. There is sufficient space to provide cycle spaces for each occupant and visitors.

10.00 **Refuse & Recycling**

10.01 An enclosure for refuse and recycling boxes is located adjacent at the rear of the gardens as indicated on the site plan being adjacent to the collection area.



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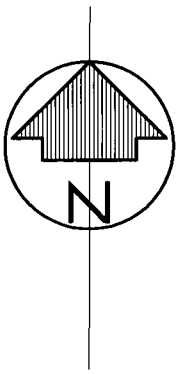
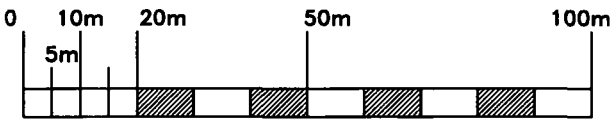


Location Plan 1:1250



PLANNING
PLAN No. Anc/0153/08
DATE RECEIVED 19 MAR 2008

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Client: Burhani Developments Ltd
Site: 47, Hayley Road, Lancing
Date: 11 March 2008 Scale: 1:1250
Drawing Number: 833/location plan

Hutchinson Design Associates
Chartered Architect
41/43, Portland Road
Hove
BN3 5DQ
Tel: 01273 724810

Flood Map



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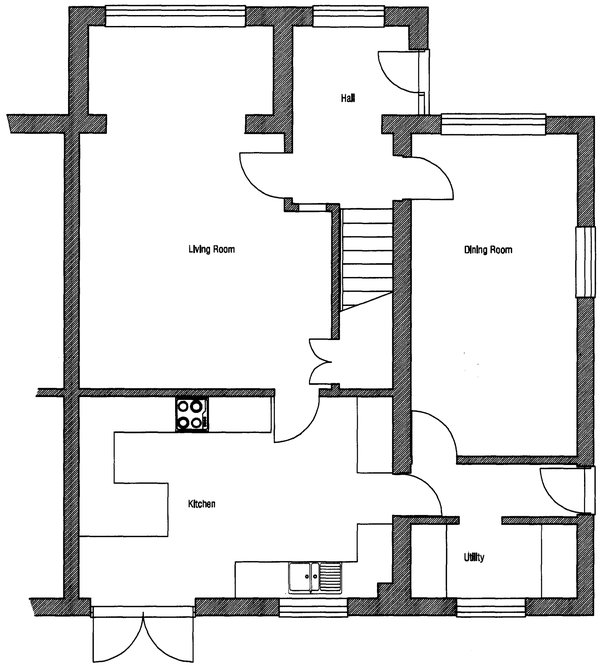
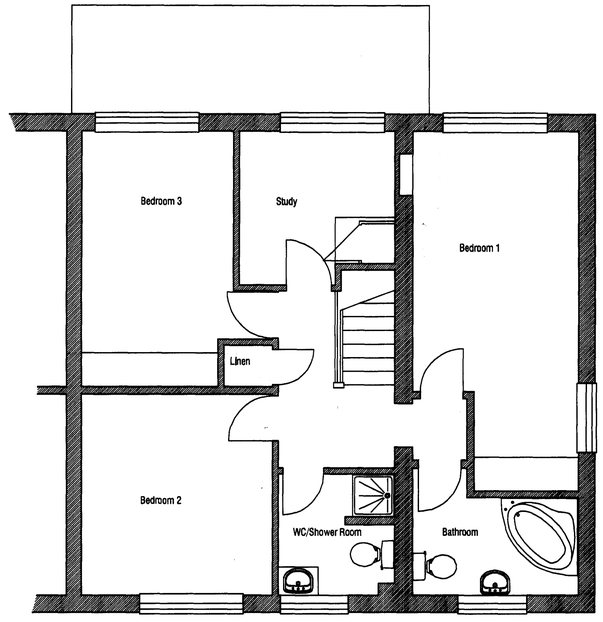
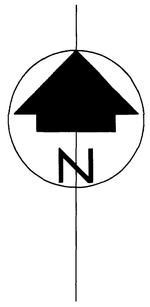
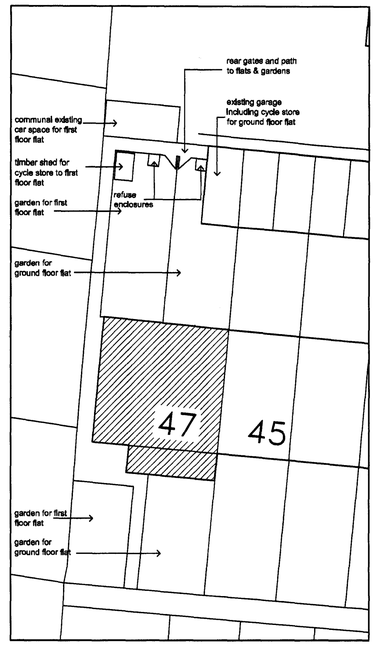


Existing Ground Floor Plan

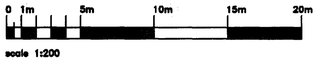


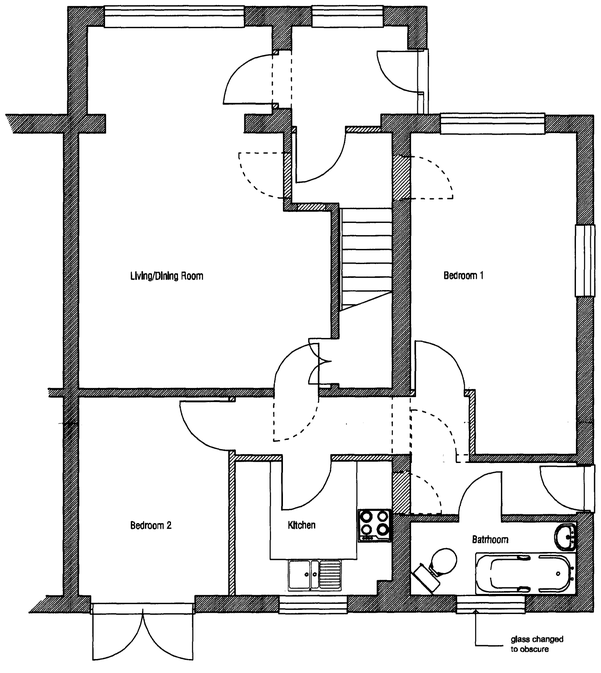
Existing First Floor Plan



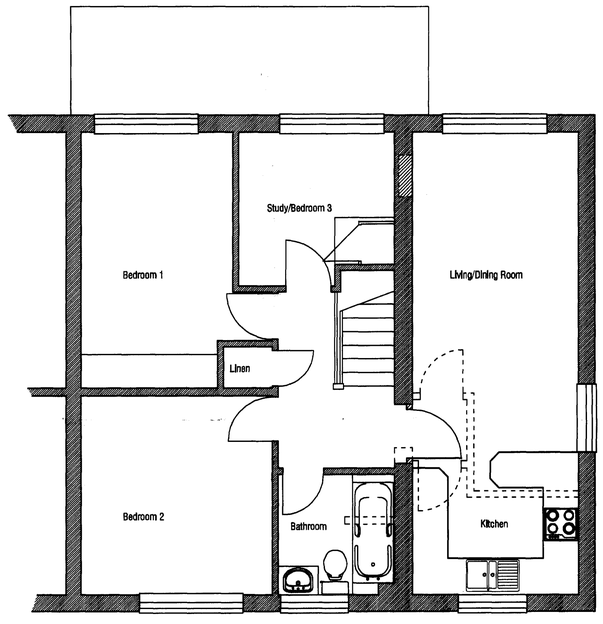


Site Plan 1:200

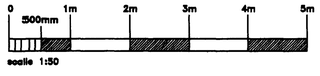




Proposed Ground Floor Plan



Proposed First Floor Plan



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CLIENT:
Burhani Developments Ltd

DRWG TITLE:
Existing & Proposed Floor Plans
Site Plan

PROJECT TITLE:
47, Hayley Road
Lancing
West Sussex

DATE: March 08
SCALE: 1:50 & 1:200

DRAWING NO. 833/01
REVISION NO.

PLANNING D
PLAN No. A06/5369
DATE 19 MAR 2008