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/0497/07
Date Received 20 MAR 2007
Fee £530
Rem List

## Applicant's Details

| | |
|---|---|
| Title | Ms |
| Forenames | Sheila |
| Surname or Company/ Organisation | Rankin |
| Telephone | |
| Email | |
| Do you have an agent? | Yes |

| | |
|---|---|
| Address | 32 Finches Close |
| | |
| | |
| | Lancing |
| | West Sussex |
| Postcode | BN15 8PT |

## 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

**(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*

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 two 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 Yes

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? 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? 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

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 |
|---|---|---|
| Proposed plans and elevations | 4162/01B | 1 100 |
| Proposed Access and Visibility splays, Block Plan | 4162/02A | 1 100, 1 500 |
| | | |
| | | |
| | | |
| | | |
| | | |

**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 ..... 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 ..... Date 16/3/07

On behalf of Sheila Rankin

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO A/0/0157/07
DATE RECEIVED 20 MAR 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.
- 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.
- Sound 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.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO A/0157/07
DATE RECEIVED 20 MAR 2007

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

Your ref:
Our Ref: 4162031607pla

Date: 16th March 2007

Dear Sir/madam

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

**Design and Access Statement**

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.

The two replacement dwellings, unlike the existing, follow the orientation of the adjacent properties, fronting onto Manor Road, with a ridge line running east – west. Their height is similar to the existing house, and they have a 1½ storey height, with first floor windows being of a dormer nature. This creates a cottage type aesthetic which relates to the older properties nearby.

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 tiled as are the dormer roofs and cheeks. Windows whilst being of upvc construction will be sympathetically detailed to further project a cottage style

Their positioning on the plot follows the existing building line, allowing both on site garaging and visitor parking to the north facing front gardens, and 23m long rear gardens face south benefiting from uninterrupted sunshine.

The proposed access to both properties is directly off Manor Road and in fact offers an improvement over the existing situation which is sited at the corner of Upper West Lane and suffers from restricted sight lines to the east The relocation westwards by 13m to the centre of the site would greatly improve this and a detailed plan is attached to show the achievable sight lines.

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.

**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

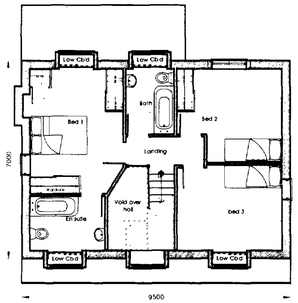
**The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that wheelchair user can use the bathroom.**

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

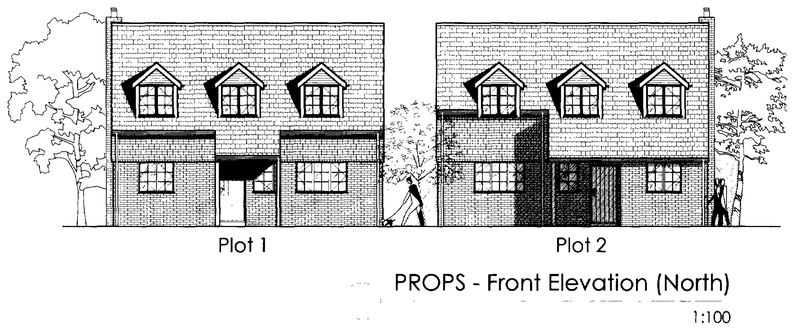
**Switches, sockets, ventilation and service controls should be at a height usable by all (i.e between 450 and 1200mm from the floor). This applies to all rooms including the kitchen and bathroom.**



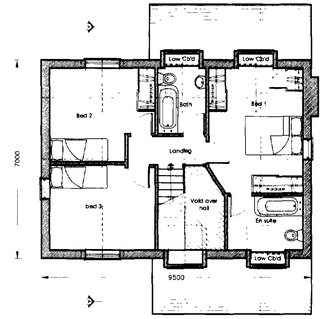

PROPS - First Floor Plan
Plot 1 1:100




PROPS - Street Scene
1:100




PROPS - Front Elevation (North)
1:100




PROPS - First Floor Plan
Plot 2 1:100

IMPORTANT NOTES :

1. GENERAL

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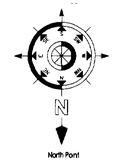
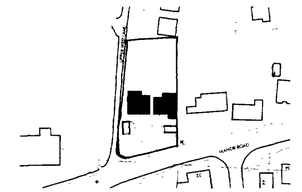
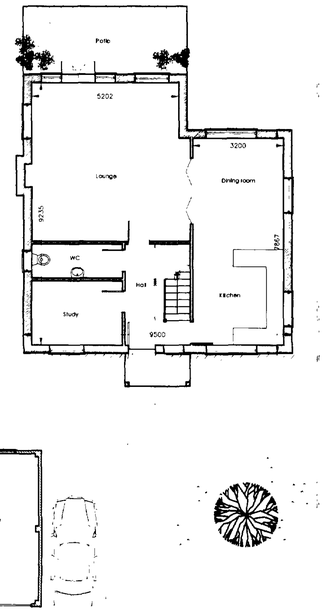
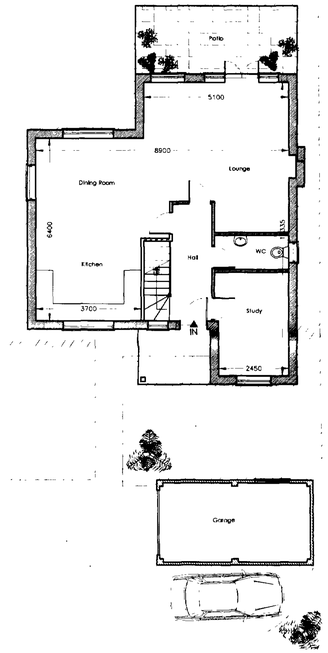


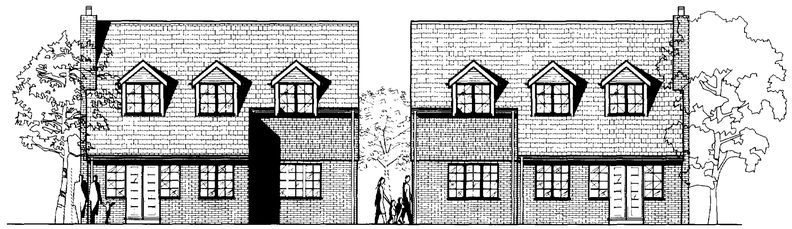

OS MAP
1:1250



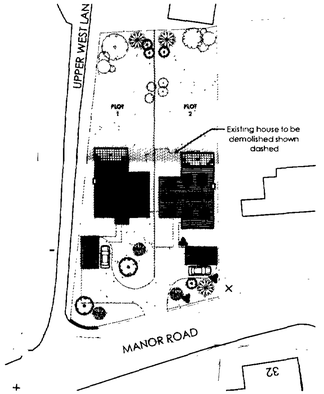

PROPS - Ground Floor Plan
Plot 1 1:100



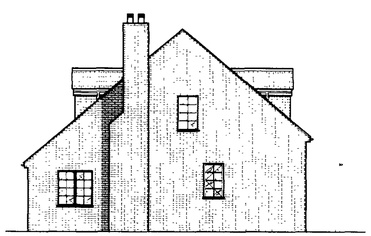

PROPS - Ground Floor Plan
Plot 2 1:100



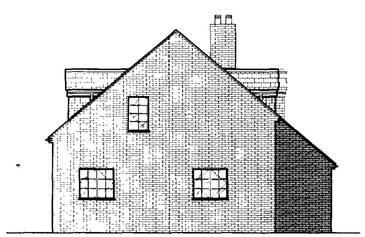

PROPS - Rear Elevation (South)
1:100



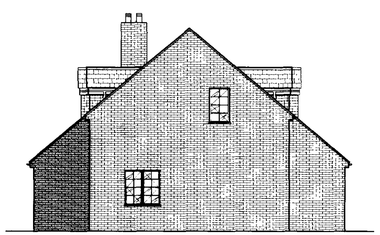

BLOCK PLAN
1:500



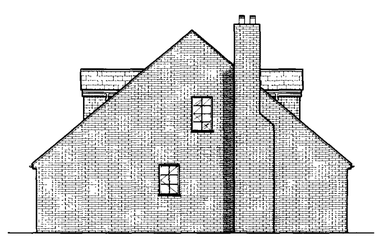
PROPS - Side Elevation (East)
Plot 1 1:100



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. |
|---|---|---|---|
| Revised access to site | Dec 06 | NL | B |
| Reduction of width to rear dormer windows | Dec 06 | NL | A |

Client
**Sheila Rankin**

Project
**67 Manor Road**
**North Lancing**
**West Sussex**

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

20 MAR 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 | NOV '06 | NL | |
| Project No. | | Dwg. No. | Rev. No. |
| 4162 | | 01 | B |

## IMPORTANT NOTES :

1. GENERAL

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

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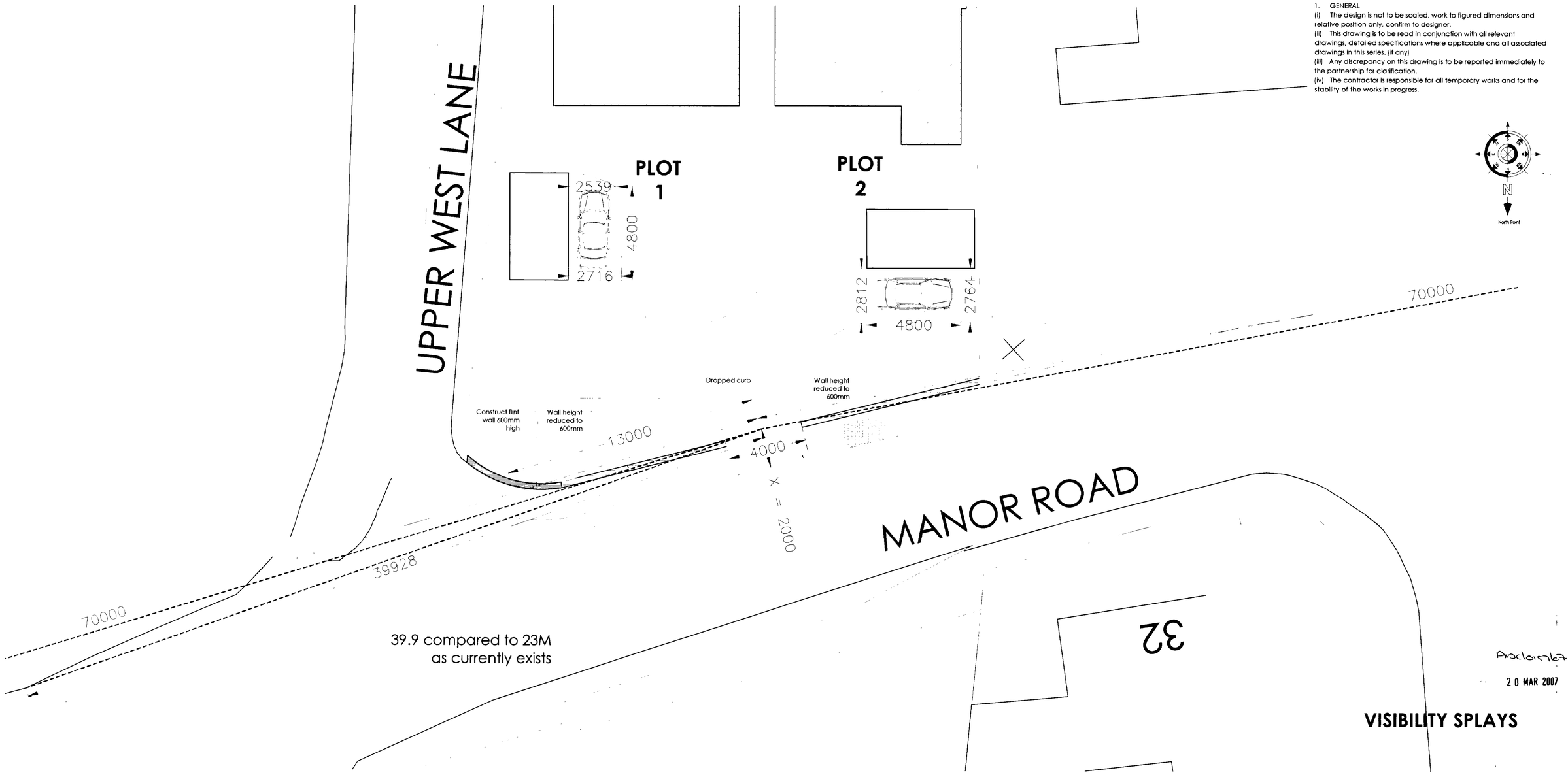
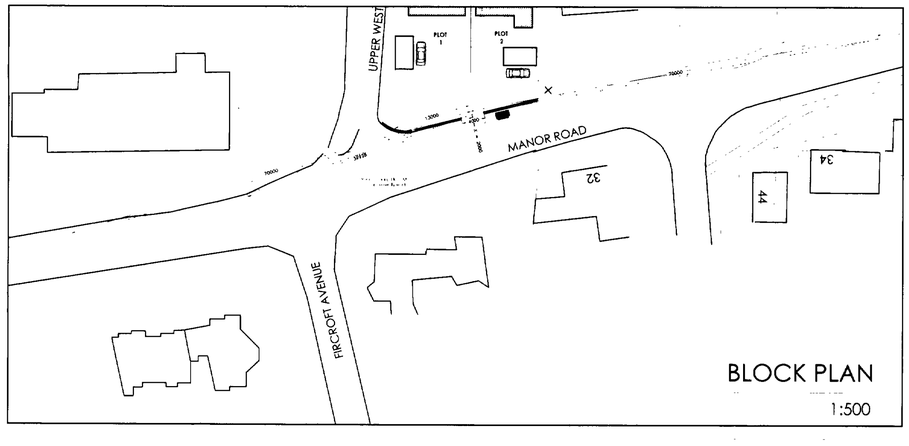



SITE PLAN
1:100




BLOCK PLAN
1:500

Received
20 MAR 2007

# VISIBILITY SPLAYS

| Revision | | Date | By | Rev. No. |
|---|---|---|---|---|
| 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 | A |