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/0403/07
Date Received 16 JUL 2007
Fee 0
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 MR J. CARTER	Name STEPHEN BROMLEY ASSOC LTD
Address 212 MANOR HALL ROAD, SOUTHWICK, SUSSEX	Address 5 WEST STREET, SHOREHAM BN43 5WF
Tel. No.	Tel. No. 0273 453230

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	YES
(b)	Outline planning permission	NO →
(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

LAND BY 212 MANOR HALL ROAD SOUTHWICK

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

(c) Area of site 0.1 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)	NEW HOUSE ONE HOUSE

(e) State whether the proposal involves:-

		State Yes or No
(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) pedestrian	YES YES
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	NO NO
(v)	Closure of existing access	NO
(vi)	Change of use only	NO

4. Particulars of Use of Buildings or Land: state (a) Present use RESIDENTIAL
(b) If vacant, the last use

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 agricultural 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) SOAKAWAY
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) MAINS

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)

8371/1A

7. Fees (See Note 7)
If a fee is submitted please give the amount £ REAPPLICA[redacted]

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

DATE 3/7/07 SIGNED [redacted]

on behalf of MR J CARTER
(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

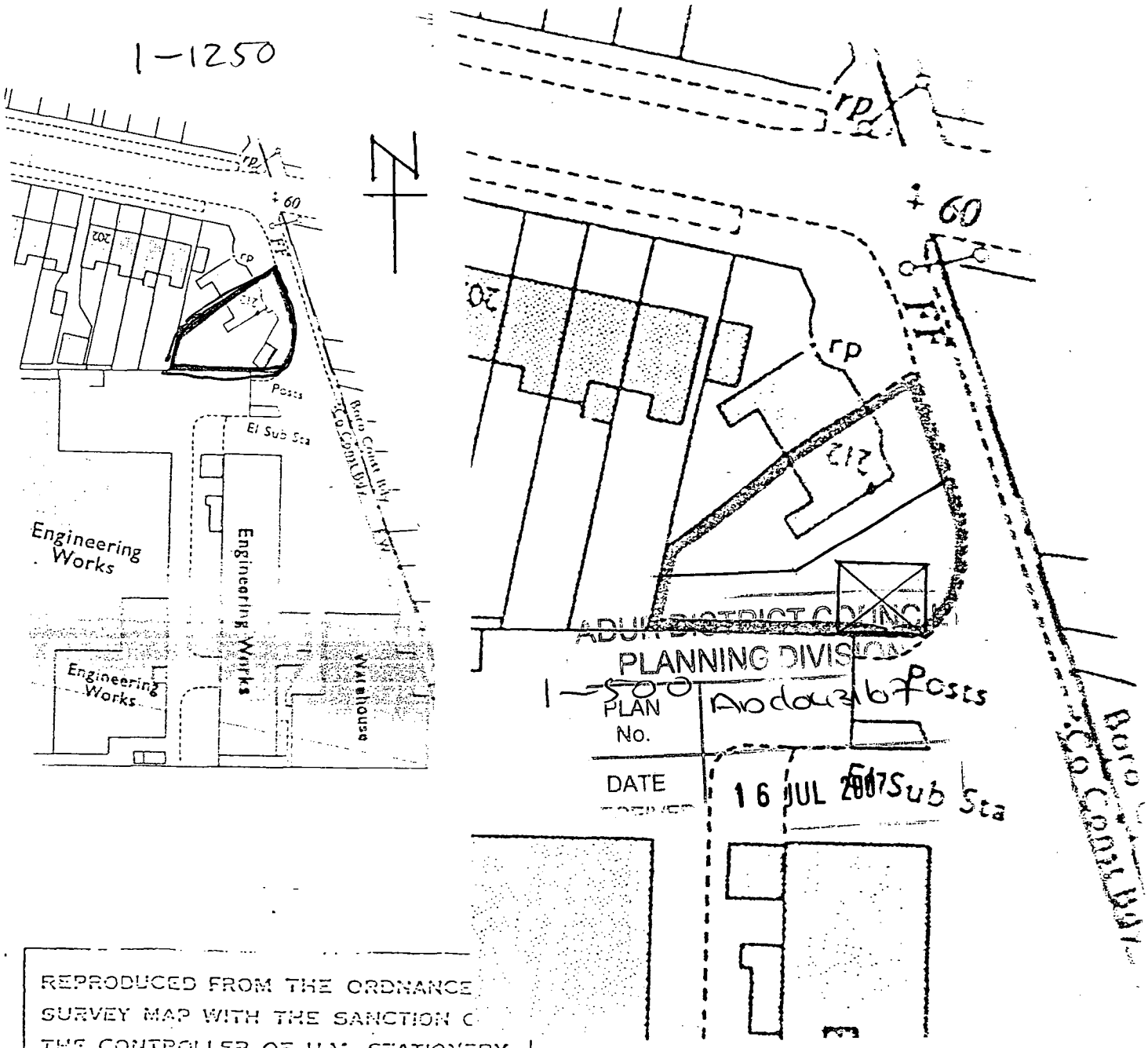
*3. * I have / The applicant has ——— given requisite notice to every person other than ——— * myself / himself/herself who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

*Delete where inappropriate

Signed [redacted]
On behalf of MR J CARTER
Date 3/7/07

1-1250



REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION C THE CONTROLLER OF H.M. STATIONERY OFFICE. Crown Copyright Reserved

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Inc. Cedric White Associates
Chartered Building Surveyors
Western Lodge, Western Road, Shoreham-by-Sea, West Sussex BN43 5WD.
Tel: Shoreham-by-Sea (01273) 453230. Fax: (01273) 453696.

Stephen Bromley Associates Limited

Chartered Building Surveyors

5 West Street, Shoreham-by-Sea, West Sussex BN43 5WF.
Tel: Shoreham-by-Sea (01273) 453230. Fax: (01273) 453696

Design and Access Statement for land by 212 Manor Hall Road, Southwick.

Description of development

This is a small detached two storey private dwelling.

The property will follow all the building regulations including part M.

The property is situated within a moderate density, part residential, part industrial area. The surrounding properties are of mixed size and design. This property is generally smaller than the surrounding units, but appropriate to the site.

We are unaware of any significant planning problems.

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DATE 16 JUL 2007

There are a number of similar type properties within the general area and locally to the site.

It has been decided that a house is most appropriate to the site, as this will provide the accommodation without a large footprint. The position is such that there is no significant overlooking of adjoining properties or any significant blocking of their view.

The arrangement provides for good internal accommodation whilst retaining adequate amenity space outside.

The plot is a brown field site effectively unused as the main garden to the existing property is on the west side.

Access

There will be level access to the site via a suitably constructed crossover.

We have considered the situation with regard to road safety and consider the access position onto the service road to be sufficient distance from the corner with Manor Hall Road not to be a problem.

Traffic to the estate is minimal and can only travel at very slow speeds.

As the front areas of the two properties will be open plan there will be adequate visibility for the safety of all road users.

We can see no undue risks regarding vehicular traffic whatsoever.

We will retain adequate parking for No. 212 Manor Hall Road.

RICS

Stephen W. Bromley BSc FRICS, Consultants R.A. Martin BSc FRICS, W McAndrew BSc FRICS,
also at

☐ 98 Stein Road, Emsworth, Hants. PO10 8LU. Tel: (01243) 379406 ☐ 150 Kings Road, Brighton, East Sussex. BN1 2PJ Tel: (01273) 726762

There will be suitable hard paving across to the front door and minimum 1m wide around the north, east and west of the building for wheelchair use.

As mentioned before the property will of course have to comply with part M.

The doorways to the living room, sanitary accommodation, living room and kitchen will be designed for wheel chair access.

Manor Hall Road is served by public transport and there are local shops fairly close to hand.

It is intended to provide 2m timber fencing around the rear garden. The front garden to be effectively open plan.

Construction

Red brick walls with render and tile hung panels to the front elevation. Antique red concrete interlocking tiles to the roof.

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Design

The property has been altered from the original application to provide accommodation in line with all appropriate standards.

A bay has been added to the front typical of the 1930s properties, which predominate in the area.

Industrial Estate

We have monitored noise from the industrial estate and could record nothing of significance during normal working hours.

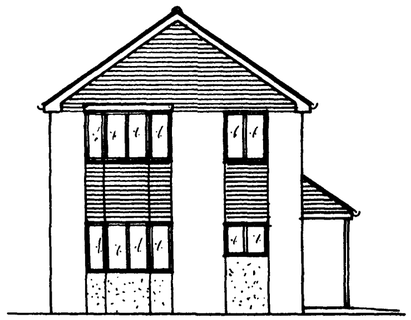
Clearly during out of working hours the area is very quiet.

Conclusion

Finally we would note that the size of the property takes account of the site. The site is however still significantly larger than some of the sites in the area which have recently obtained planning consent for new dwellings. The materials proposed reflect the general construction of the area.

S W Bromley.

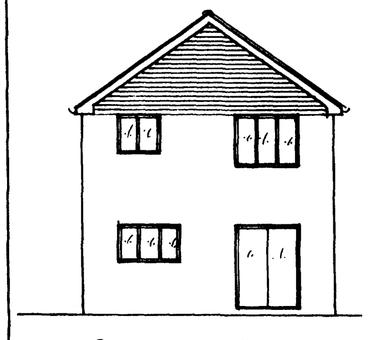
8371.360



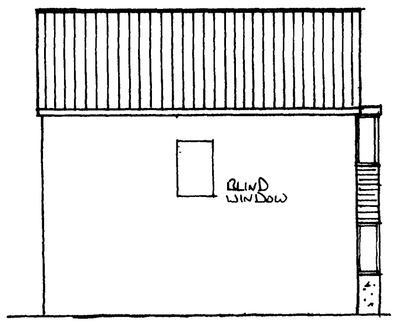
FRONT ELEVATION



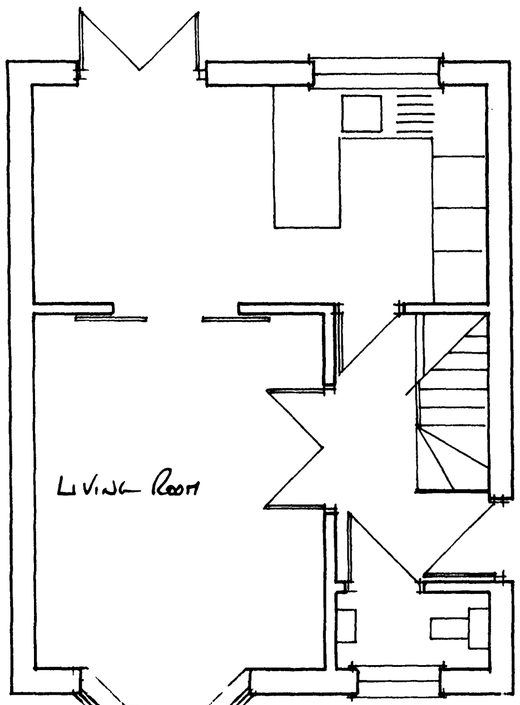
NORTH ELEVATION



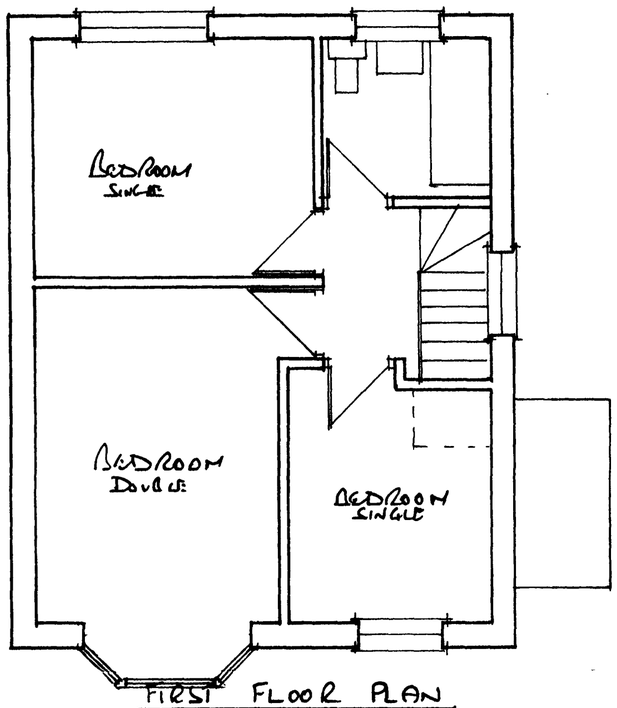
REAR ELEVATION



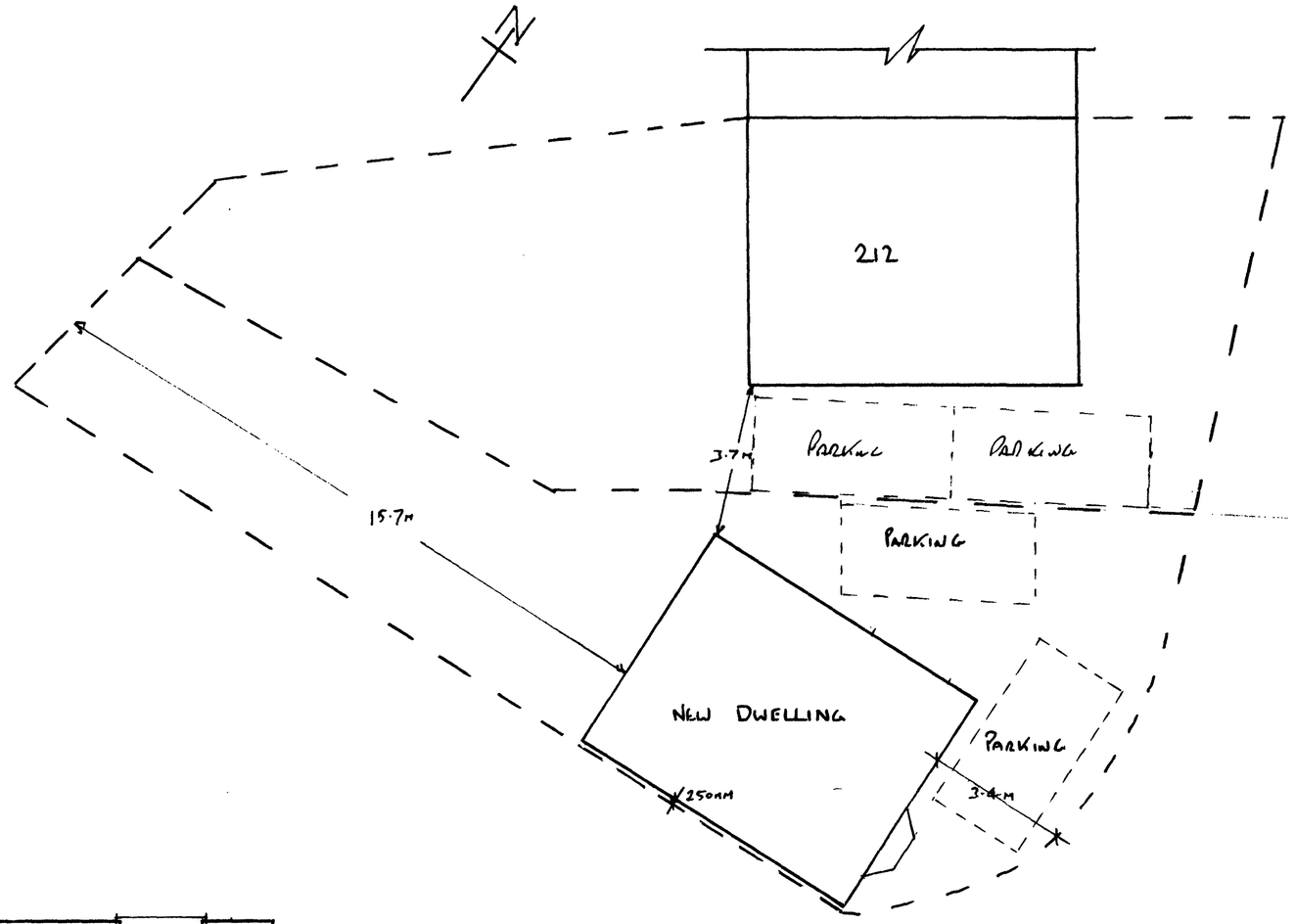
SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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PLANNING DIVISION
PLAN No. Ad0043167
DATE 16 JUL 2007

Stephen Bromley Associates Limited
Chartered Building Surveyors
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Tel: Shoreham-by-Sea (01273) 453230. Fax: (01273) 453696

PROPOSED NEW DWELLING
at
LAND SOUTH OF 212 MANOR HALL ROAD
SOUTHWICK

Scale 1-50 1-100
Dwn Nov 2006
Dwg No 8371/1A