Form Ref. No. 490175

ADUR
DISTRICT COUNCIL

[redacted]

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 Ardoc3367
Date Received 24 JUL 2007
Fee 135
Rem. List

Applicant's Details

Title	Mr	Address	Dark Star Brewery
Forenames	Paul		Moonhill Farm
Surname or Company/ Organisation	Reed		Burgess Hill Road
			Ansty
			West Sussex
Telephone	[redacted]	Postcode	RH17 5AH
Email	[redacted]		

Do you have an agent? Yes

Agent's Details

Title	Mr	Address	Harris Structural Consultancy
Forenames	Richard		s7 The Waterside Centre
Surname	Harris		North Street
			LEWES
Telephone	01273 488 338		East Sussex
Email Address	richard@harris-consultancy.co.uk	Postcode	BN7 2PE

Application Type

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

(b) Outline planning permission No

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 No

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 No

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: No

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

The Duke of Wellington Public House
368 Brighton Road
Shoreham by Sea
West Sussex
BN43 6RE

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): 0.29

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.

Description of proposed development: Erection of new canopy to cover part of the rear terrace of the property and act as smoking shelter for patrons

(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: Public House

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(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? Discharge into existing surface water gulleys

(ii) How will foul sewage be disposed of? not applicable (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? Yes

If 'Yes', please explain the relationship: The current building is used as a public house and due to the new no-smoking regulations, the provision of a covered area is required for clients comfort.

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

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?	88		
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS	88		

Other Uses 1 or Comments/Information

There is no increase in the public bar spaces. The planning application is to provide a covered area in the rear terrace of the property for smoking customers.

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 House

Public floor space (Total): 88

Seating capacity: 20

Bar floor area (sq.m): 88

Single bedrooms:

Double bedrooms:

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

none

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
Existing Plans & Elevations	s790 - 01	As noted on drawing
Proposed Plans and Elevations	s790 - 02A	as noted on drawing

Fees

If a fee is submitted, please give the amount £135.00 Calculated Fee £135.00

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

Signed: [redacted] Paul Reed

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: 19-07-07

On behalf of: Harris Structural Consultancy

20 July 2007

DESGIN AND ACCESS STATEMENT

REFERENCE: DUKE OF WELLINGTON PUBLIC HOUSE, 368 BRIGHTON ROAD, SHOREHAM

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0da3307
DATE RECEIVED 24 JUL 2007

The proposed development consists of a canopy to the rear of the existing public house, known as the Duke of Wellington. The canopy is to be to the rear of the existing building and will be open on two sides. Details of the canopy are shown on Harris Structural Consultancy Limited drawing number S790/02/A.

The canopy is to be 4.5 metres long by 4.05m wide and to stand 2.4m to the eaves and approximately 3.8 metres to the ridge. It is to provide a canopy over people who attend the public house and who smoke. The adjacent two storey public house will obscure the canopy from the road. And it will only be visible for approximately one metre above the rear and side walls to the rear garden terrace.

The two longer walls are open and thus the existing access to the rear courtyard and from the side path to the Public house are unaffected by its' construction.

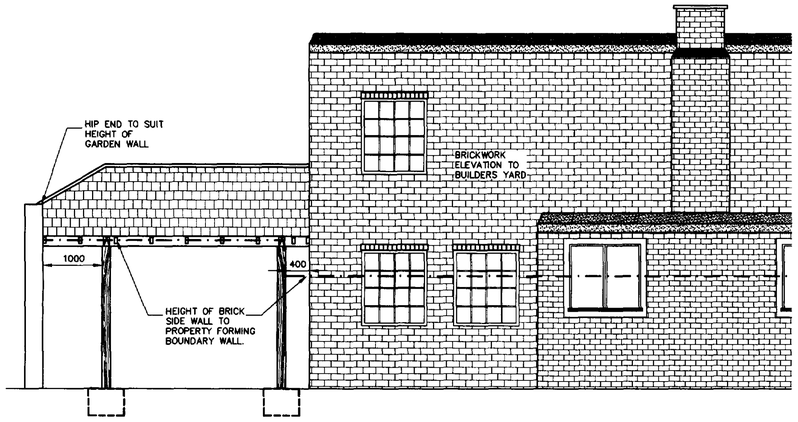
The canopy will be in timber construction with an Eternit slate roof finish.

[redacted]

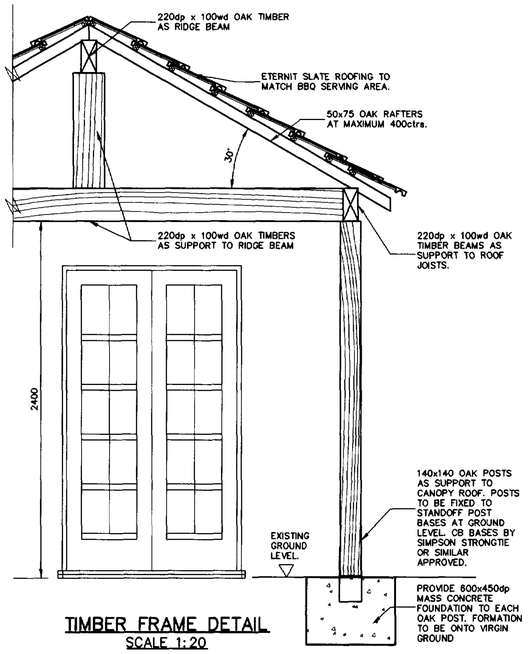
Christopher [redacted]

Director

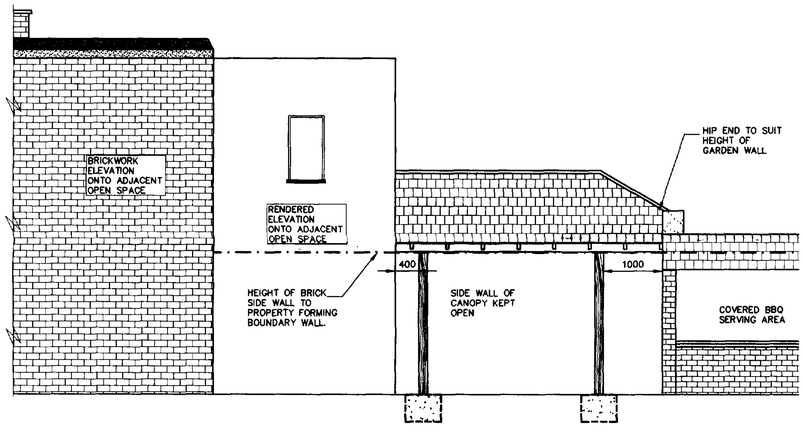
S790.001



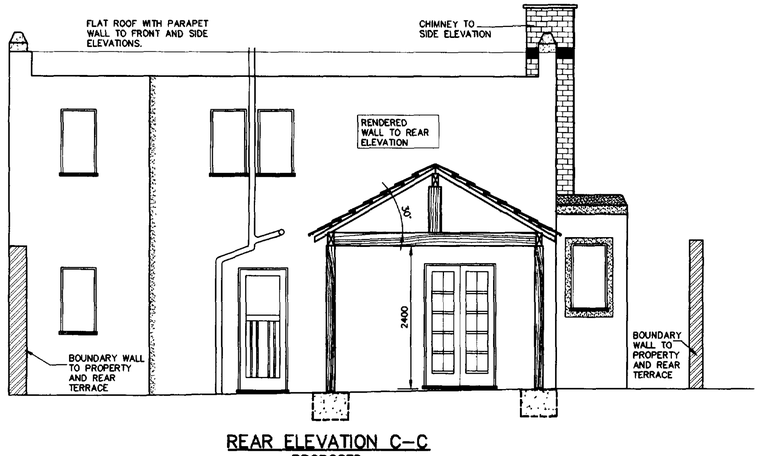
SIDE ELEVATION A–A
PROPOSED
SCALE 1:50



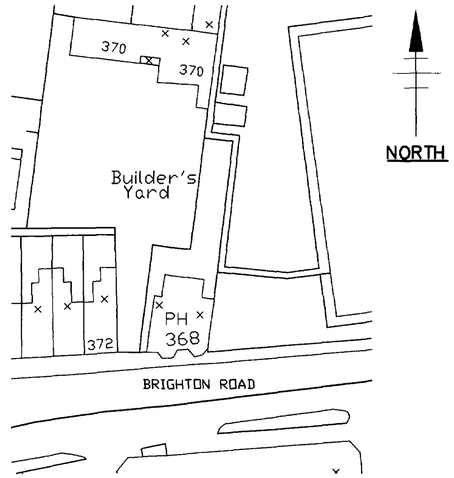
TIMBER FRAME DETAIL
SCALE 1:20



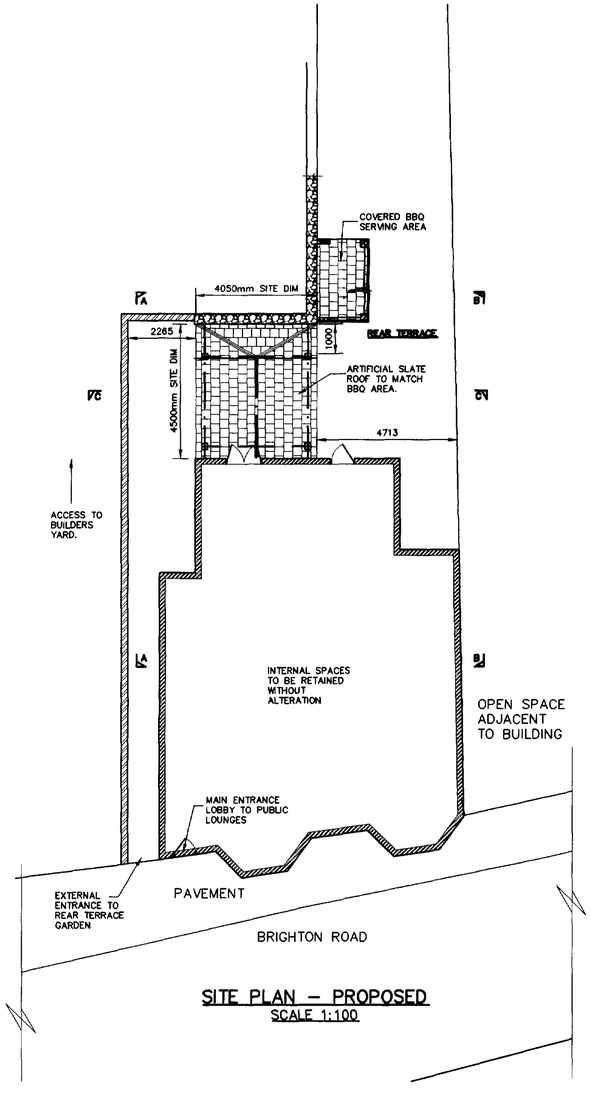
SIDE ELEVATION B–B
PROPOSED
SCALE 1:50



REAR ELEVATION C–C
PROPOSED
SCALE 1:50



SITE PLAN
Scale 1–500



SITE PLAN – PROPOSED
SCALE 1:100

GENERAL NOTES

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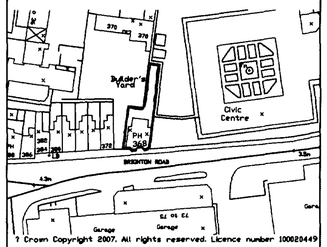

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LOCATION PLAN
Scale 1–1250

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ardur/3167.
DATE RECEIVED 24 JUL 2007

Rev	Date	Description	By	Chk'd
A	10·03·07	HIP END SHOWN TO ROOF OF CANOPY.	RBH	::

HARRIS STRUCTURAL CONSULTANCY LTD
87, THE WATERSIDE CENTRE, NORTH STREET, LEWES, EAST SUSSEX, BN7 2PE
Tel: 01273 488 338 Email: info@harris-consultancy.co.uk
Fax: 01273 488 613 Web: www.harris-consultancy.co.uk

Client
DARK STAR BREWERY Ltd

Job Title
DUKE OF WELLINGTON
368 BRIGHTON ROAD
SHOREHAM BY SEA
WEST SUSSEX
BN43 6RE

Drawing Title
PROPOSED EXTERNAL CANOPY

PLANS AND ELEVATIONS

Date	Drawn By	Scale @ A1 size
JUNE 07	RBH	AS NOTED

Drawing Number: s 790 – 02
Rev: A

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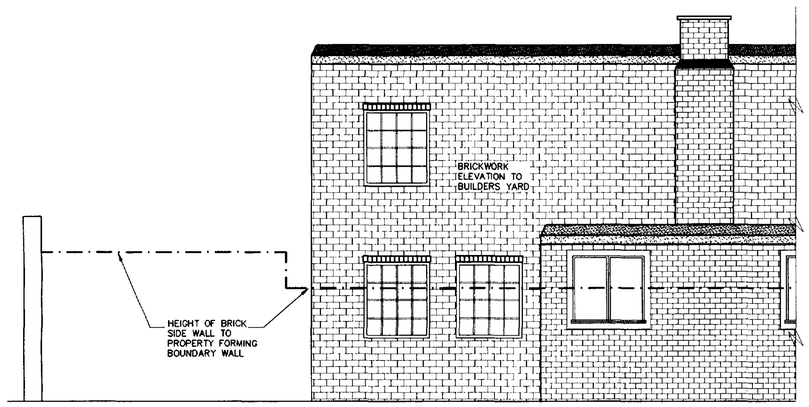
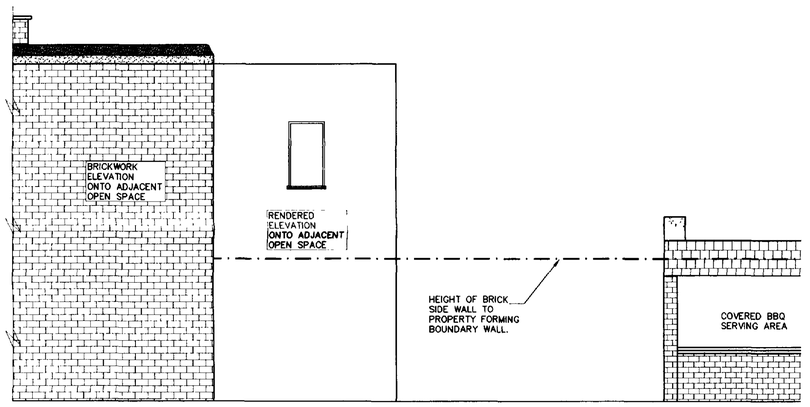
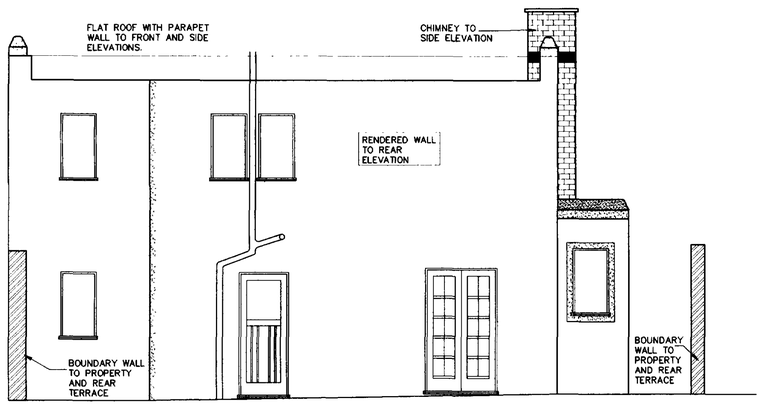


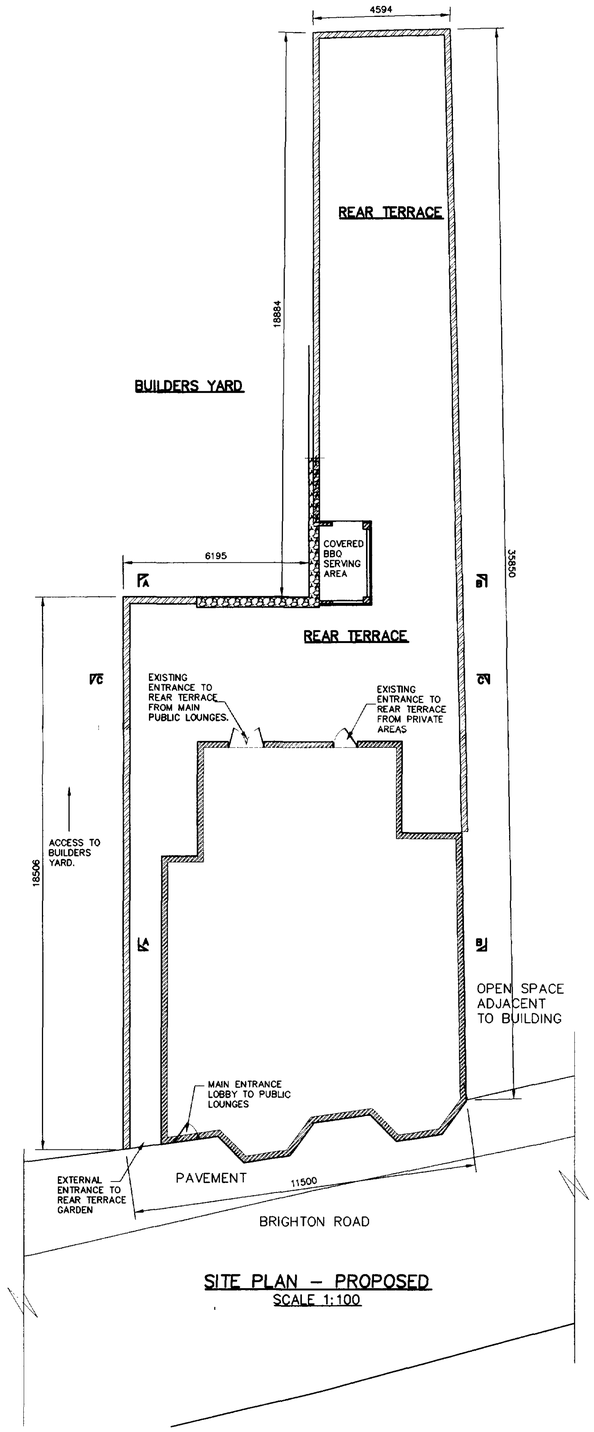
SIDE ELEVATION A–A
EXISTING
SCALE 1:50



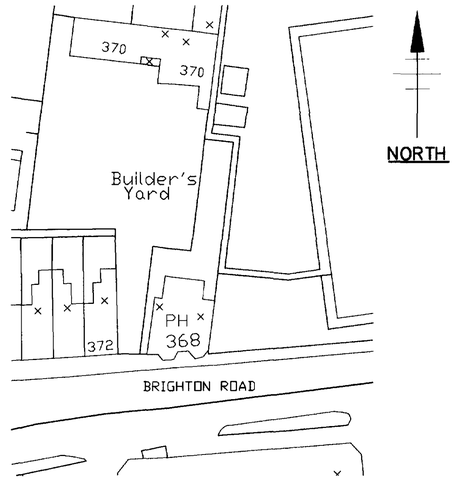
SIDE ELEVATION B–B
EXISTING
SCALE 1:50



REAR ELEVATION C–C
EXISTING
SCALE 1:50



SITE PLAN – PROPOSED
SCALE 1:100



SITE PLAN
Scale 1–500

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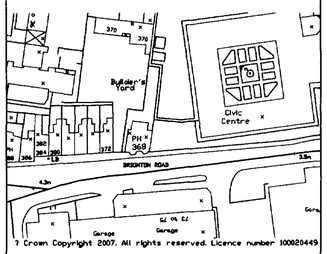

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SITE PLAN
Scale 1–1250

DUR DISTR... COUNCIL
PLANNING ...
PLAN No A0dcu3367
DATE RECEIVED 24 JUL 2007

Rev	Date	Description	By	Chk'd
A	::	..	.:	.:

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PROPOSED EXTERNAL CANOPY
EXISTING PLANS AND ELEVATIONS

Date	Drawn By	Scale @ A1 size
JUNE 07	RBH	AS NOTED

Drawing Number: s 790 – 01
Rev: :

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