4 Strathblaine Road
St Johns Hill
London SW11 1RJ

16th March 2007

Planning Department
Adur District Council
Civic Centre, Ham Road
Shoreham-By-Sea
West Sussex
BN43 6PR

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO AWL0124/07
DATE RECEIVED 12 APR 2007

Dear Sir/Madam

Re: ~~31~~ 32 Roberts Road, Lancing - Planning application- Conversion of ground floor with first floor and attic extension to create 3no. self-contained residential units

Please find enclosed the above planning application for the proposed change of use and alteration to this existing vacant building.

The current single storey rendered building has been vacant for sometime. It was previously occupied by a boiler and heating business. An application was refused last year to convert the building into a school due to its location in a residential area.

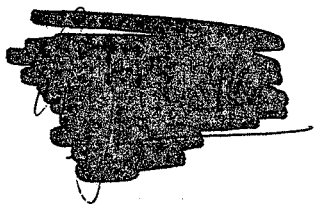
This new application converts the building into residential fitting with the neighbouring uses. The site has a covenant that says it should only be used for residential use.

The current building is single storey and is located in a two storey residential terrace. The building leaves visible the ugly poorly maintained blank gable of the adjacent building that is clearly visible from the main street leading through Lancing. The proposed first floor extension with its new pitched roof will be in keeping with the terrace and allows a more articulated gable enhancing the townscape of Roberts Road.

This site provides the perfect opportunity to develop and enhance a brownfield infill site and help fulfil the council's requirement for small residential units within sustainable locations.

I hope this application is acceptable and I look forward to discussing any issues that you might have with these proposals.

Yours sincerely



Guy Walker

Form Ref. No. 222911

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/0[illegible]/07
Date Received
Fee £[illegible]
Rem. List

Applicant's Details

Title	Neville	Address	BARN COTTAGE
Forenames	-		- LONDON ROAD
Surname or Company/ Organisation	Subedar		- PYECOMBE
			- BRIGHTON
			-
Telephone	[redacted]	Postcode	[redacted] BN45 7FS
Email	[redacted]		

Do you have an agent? Yes

Agent's Details

Title	Guy	Address	
Forenames	Patrick		4
Surname	Walker		Strathblaine Road
			London
Telephone	07799061715		
Email Address	guy.walker@amospartnership.com	Postcode	SW11 1RJ

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 ☐ NA
- (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

NA

(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: NA

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

32 ROBERTS ROAD
LANCING
BN15 8AR.

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): 163m² - 0·0163HA

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. 3

Description of proposed development: single storey extension with converted roof on to an existing single storey building previously used as a commercial premises. The scheme creates 2 maisonettes and 1 ground floor apartment

(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 Yes

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: -

If vacant, the last use: premises of a boiler and heating company

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? 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? combined sewer

(ii) How will foul sewage be disposed of? mains (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.

NA

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.

N/A

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)		N/A	
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

NA

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
LOCATION AND EXISTING PLAN, PHOTOS	0709 D01	1:1250 & 1:200
PROPOSED SITE PLAN AND GROUND FLOOR PLAN	D02	1:200 & 1:100
PROPOSED FIRST FLOOR AND ATTIC PLANS	D03	1:100
PROPOSED ELEVATIONS	D04	1:100
EXISTING ELEVATIONS	D05	1:100
DESIGN AND ACCESS STATEMENT		

Fees

If a fee is submitted, please give the amount £795.00 Calculated Fee £795.00

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

Signed: [redacted] Neville Subedar

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: 16th March 2007

On behalf of: Neville Subedar

32

~~31~~ ROBERTS ROAD, LANCING 16 MARCH 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO A/c/07/2407
DATE RECEIVED 2 APR 2007

DESIGN AND ACCESS STATEMENT

Site

The application site comprises of a single storey end of terrace building within a two and half storey residential terrace. To the side of the property there is a right of way that runs down the edge of the site and allows access to the rear of the residential neighbours and the application site.

The building has been empty for sometime and a previous application for change of use to educational use was refused at committee. The previous occupier was Delmar Boilers. The main objection for the school application was that the building was in a residential area.

Land Use

The building sits within the built up area of Lancing within a residential street containing a mix of houses and flats. The building carries a covenant for residential use and the current single storey building is out of character with the two and half storey terrace of residential properties. The site offers the opportunity to redevelop a brown field site within a sustainable location. This is in line with policies in the adopted plan that encourages the re use of land to obtain higher densities as long as the development is in keeping with the character of the area.

Proposed Scheme

The proposed scheme comprise of 1no. 2 bed apartment and 2No. 2 bed maisonettes individually accessed. The existing building is adapted and extended to the first floor with an attic conversion. The developed building completes the terrace of residential buildings and is in scale with its neighbours.

Transport

The site lies within a sustainable transport location where it is encouraged to reduce the impact of motorised journeys. The site is within easy reach of local amenities and public transport. The proposed development is therefore designed with the aim of reducing the level of parking in line with PPG3. One space is provided on the site in the previous location of the commercial loading bay and a second space should be justifiable on the street.
This gives the development a 0.66 parking provision. In terms of traffic movement the new development is likely to generate less traffic then the previous Delmar Boilers. The previous use had vans arriving at the premises to load and unload and would park on the adjacent highway.

In relation to the encouragement of more sustainable forms of travel it is proposed to provide covered cycle storage for the apartments. It is also understood that 106 contributions maybe required to aid sustainable transport improvements.

Amenity Space

The flats have designated private amenity space. Apartment 1 has its own space to the front of the property with apartment 2 having the rear garden space. The upper flat has a south facing roof terrace which is screened to stop overlooking to the side. To the rear there is a garage court so overlooking should not be an issue to the rear. It must be noted that the flats are close to the amenity of the beach.

Access and Layout

The 3 apartments are entered from the tarmac right of way to the west of the site. Each flat has its own front door that is easily visible from the street helping security. The flats refuse and recycling stores are accessed to the rear of the site from the side access. Cycle storage is also to a separate store to the rear.

The use of windows and doors to the side will help provide natural surveillance to the side path. The extension on the first floor will also allow for night time activity and surveillance facing the parking court to the rear.

The apartments are designed to provide a variety of units to appeal to individuals needs. The location of the living spaces have been designed to avoid being against the neighbouring property at first floor and attic level. This is in line with council guidelines.

Massing, Daylight and Overlooking

The apartments predominantly face to the front and the rear to avoid habitable rooms facing west where there is the possibility of overlooking.

The current building has windows to its west elevation and therefore there is a precedent for windows on this elevation. It is therefore proposed to have secondary windows to this façade to allow the benefit of west light.

The building mass extended to the first floor bears a similar relation to the western properties as that existing opposite. This meets with the councils guidelines in relation to building separation.

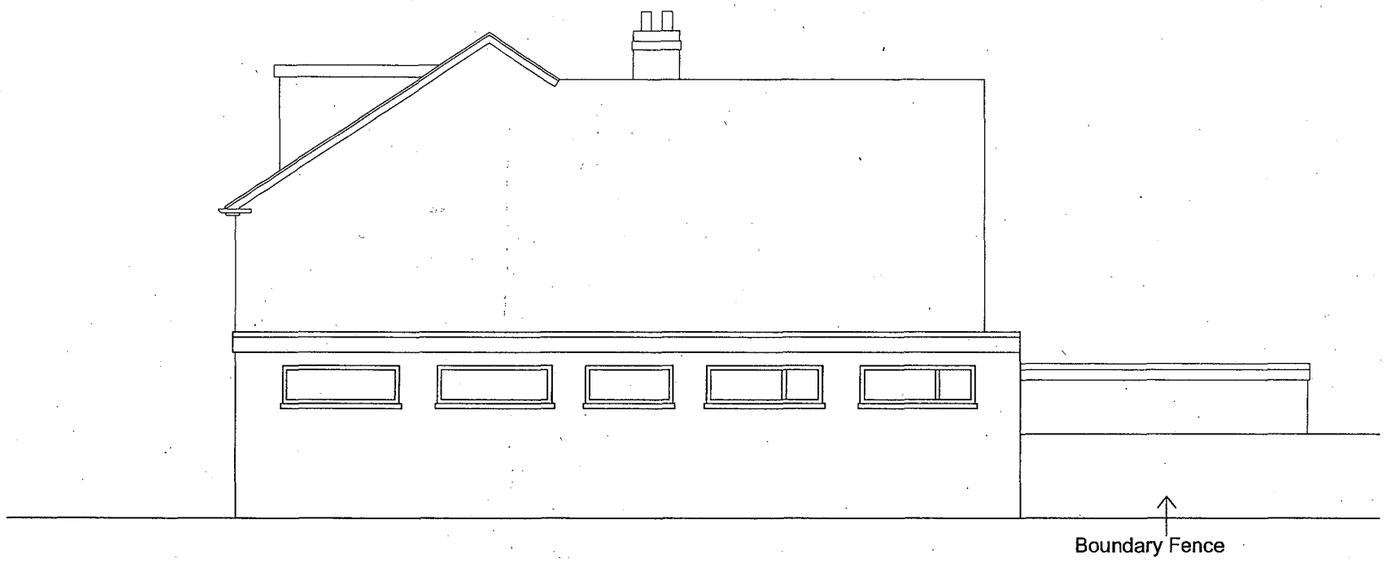
The roof matches that of next door with a dormer in keeping with the existing terrace. The rear first floor return mirrors the neighbour on the party wall line. A further extension is included at first floor level which extends allowing a 45degree line to the neighbour's window. It should be noted that this window is obscured suggesting a bathroom use in this location.

The scheme therefore has been carefully considered to ensure minimal loss of light to the neighbouring properties.

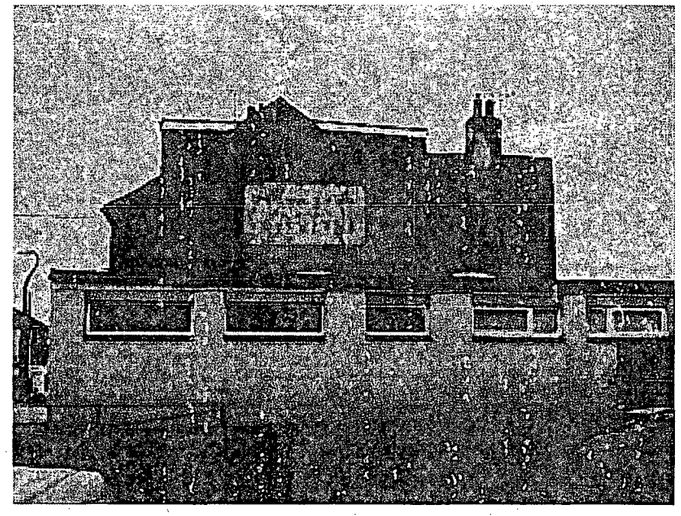
The new extended building helps to provide a more attractive gable to the terrace providing a positive addition to the townscape.

Materials

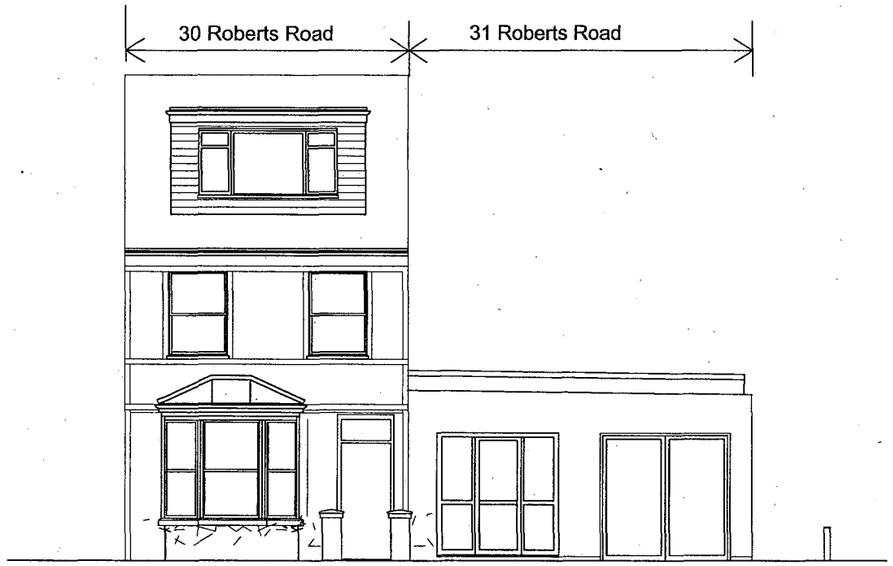
The building is predominantly painted render with a tiled roof to match the neighbouring terrace. Windows will be painted timber or white PVC with sash windows to the front to match the neighbouring terrace. The side gable elevation to the rear is broken up with weatherboarding helping to breakdown the scale of the gable.



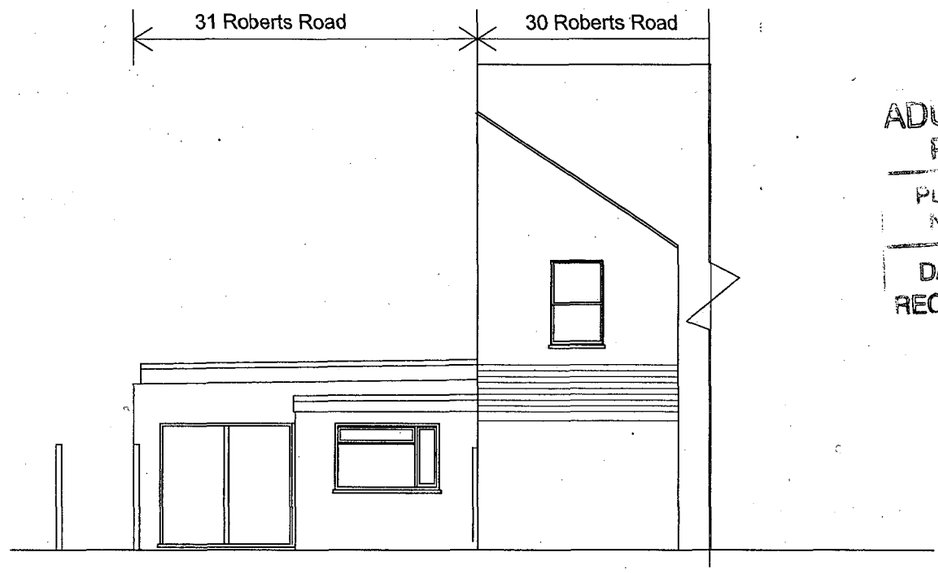
Existing Side Elevation (West) Scale 1:100



Existing Side Elevation -Picture shows ugly flank wall to house



Existing Front Elevation (North) Scale 1:100



Existing Rear Elevation (South) Scale 1:100

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06018467
DATE RECEIVED 02 APR 2007

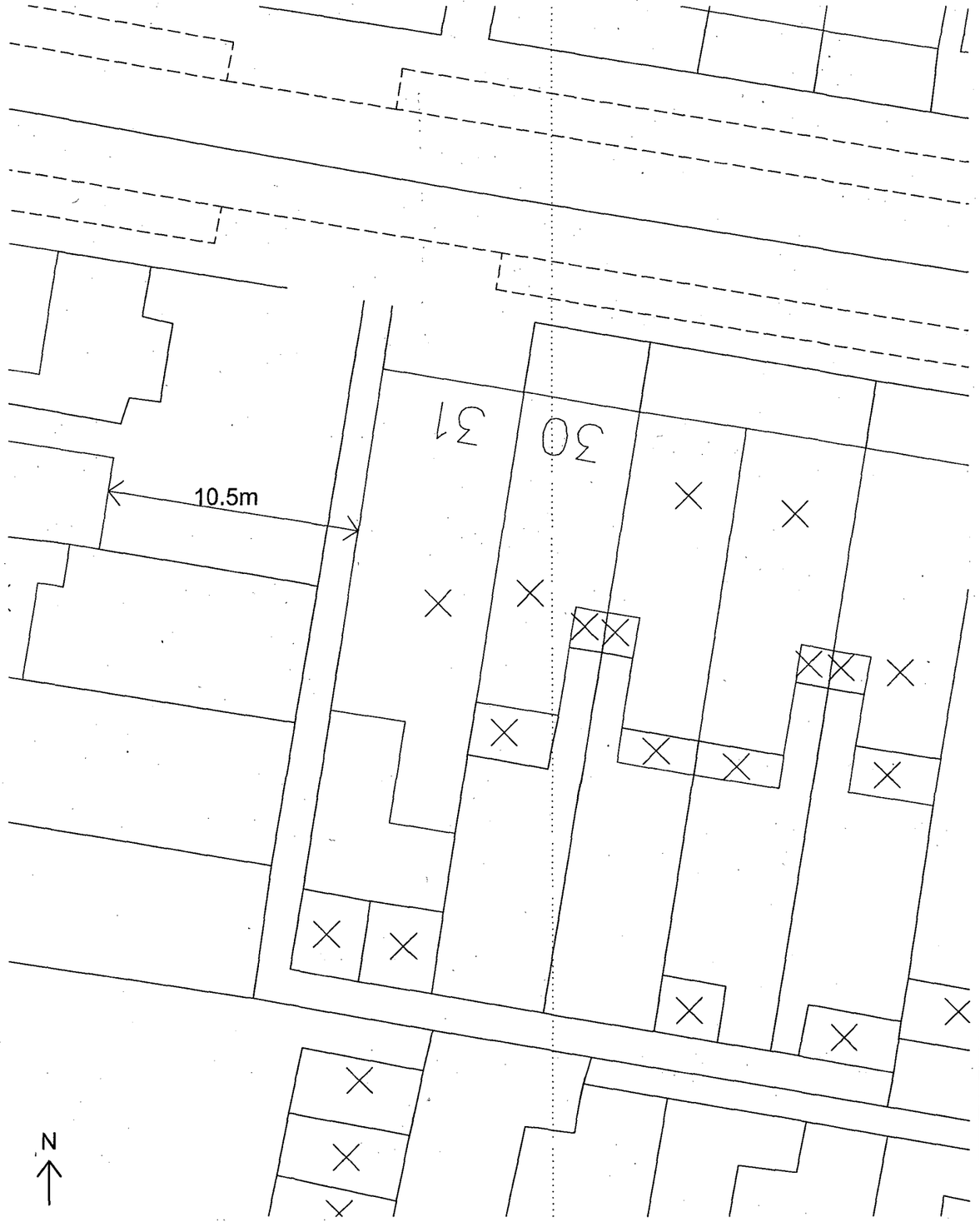
Rev. A- Building No. Change

project title	date	project no.
32 Roberts Road, Lancing	2-07	0709
drawing title	scale	drawing no.
Existing Elevations	1:100@A3	D05
	status	revision no.
	Planning	A

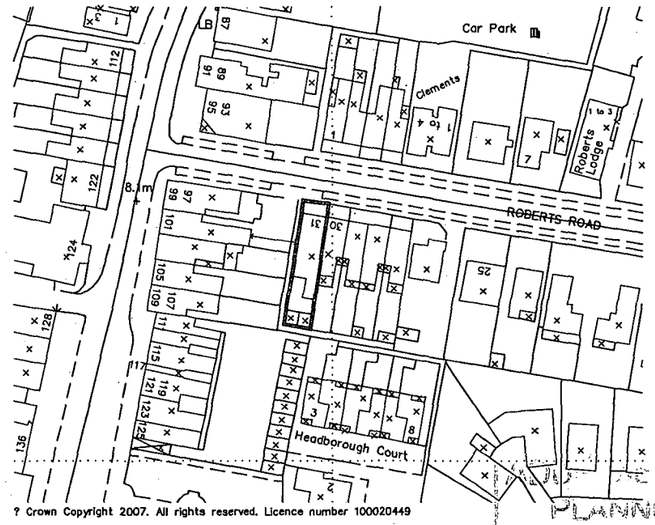
Guy Walker
4 Straithblaine Road
London
SW11 1RJ

Tel: 0779 9061715

General Notes
This drawing is for Status stated..



Existing Plan Scale 1:200



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Location Plan Scale 1:1250

(Site outlined in red)

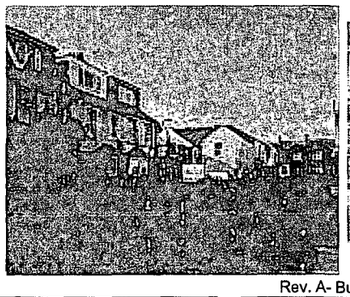
PLANNING DIVISION
PLAN NO Arcla 2u167
DATE RECEIVED 11 2 ... 07

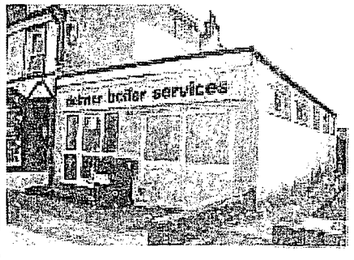












Rev. A- Building No. Change

project title	date	project no.
32 Roberts Road, Lancing	2-07	0709
drawing title	scale	drawing no.
Location and Existing Plan	1:1250@A3 1:200@A3	D01
	status	revision no.
	Planning	A

Guy Walker
4 Straithblaine Road
London
SW11 1RJ

Tel: 0779 9061715

General Notes
This drawing is for Status stated..

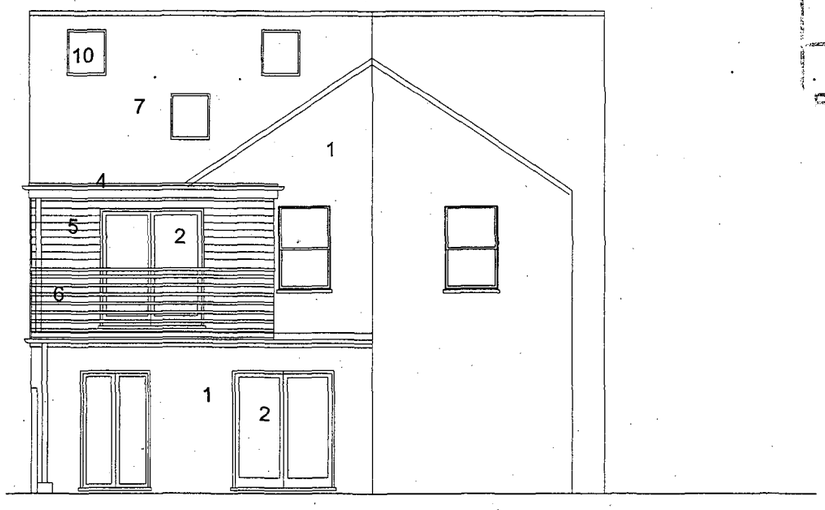


Material Key
1. Painted Render
2. Painted Timber/PVC windows
3. Painted panelled front door
4. Painted timber/PVC Fascia
5. Weatherboarding
6. Painted Timber balastrade
7. Tiled roof
8. Tile hung cladding
9. Timber fence
10. Roof Light

Side Elevation (West) Scale 1:100



Front Elevation (North) Scale 1:100



Rear Elevation (South) Scale 1:100

ADU
PLANNING DIVISION
PLAN
NO. Ax/01/84/07
DATE
RECEIVED 12 APR 2007

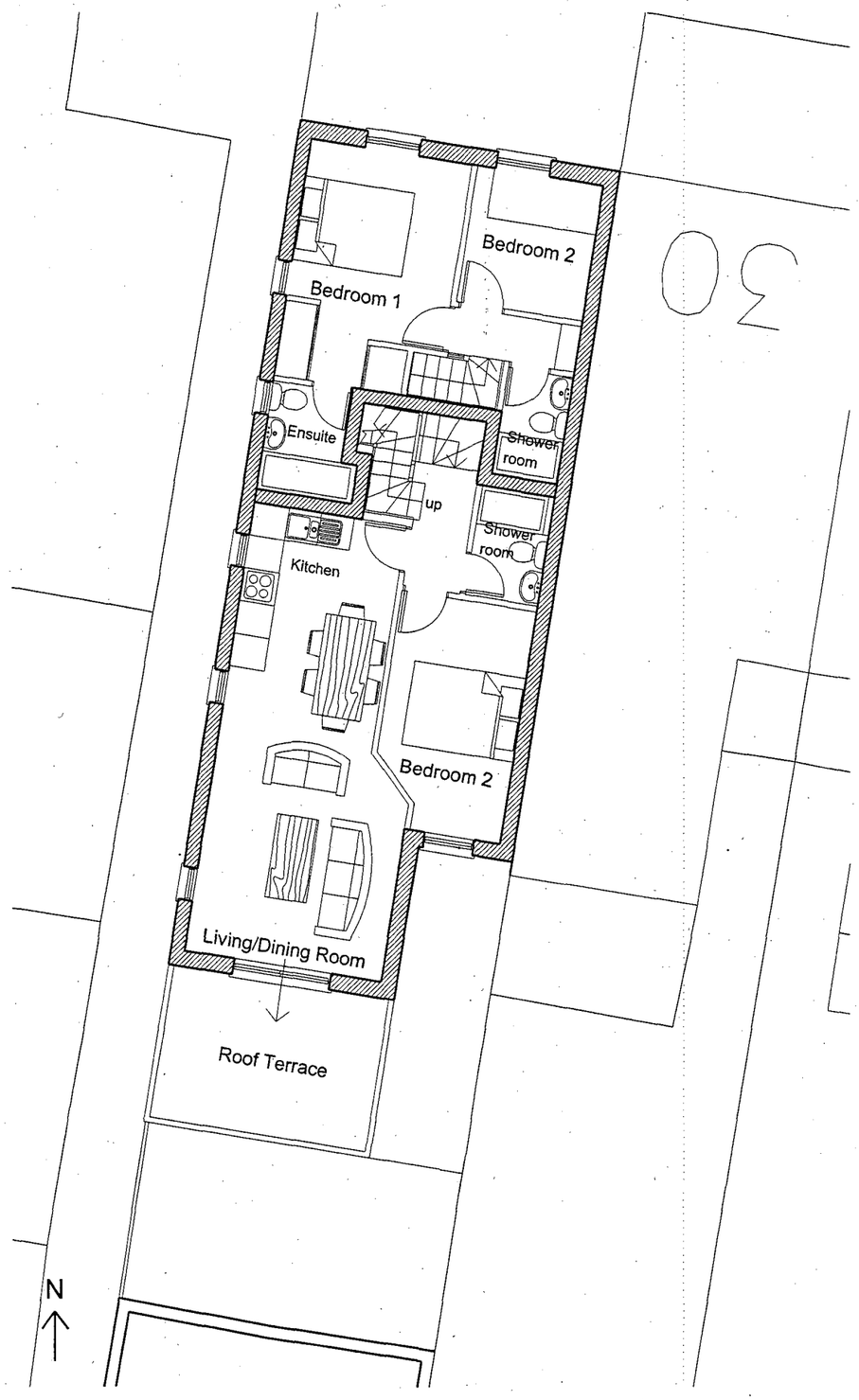
Rev. A- Building No. Change

project title: 32 Roberts Road, Lancing	date: 2-07	project no.: 0709
drawing title: Proposed Elevations	scale: 1:100@A3	drawing no.: D04
	status: Planning	revision no.: A

Guy Walker
4 Straithblaine Road
London
SW11 1RJ

Tel: 0779 9061715

General Notes
This drawing is for Status stated..



First Floor Plan Scale 1:100



Attic Plan Scale 1:100

AOUR DISTRIC
PLANNING DIVISION
PLAN NO Arxla84107
DATE RECEIVED 02 APR 2007

Rev. A- Building No. Change

project title	date	project no.
32 Roberts Road, Lancing	2-07	0709
drawing title	scale	drawing no.
Proposed First Floor & Attic Plan	1:100@A3	D03
	status	revision no.
	Planning	A

Guy Walker
4 Straithblaine Road
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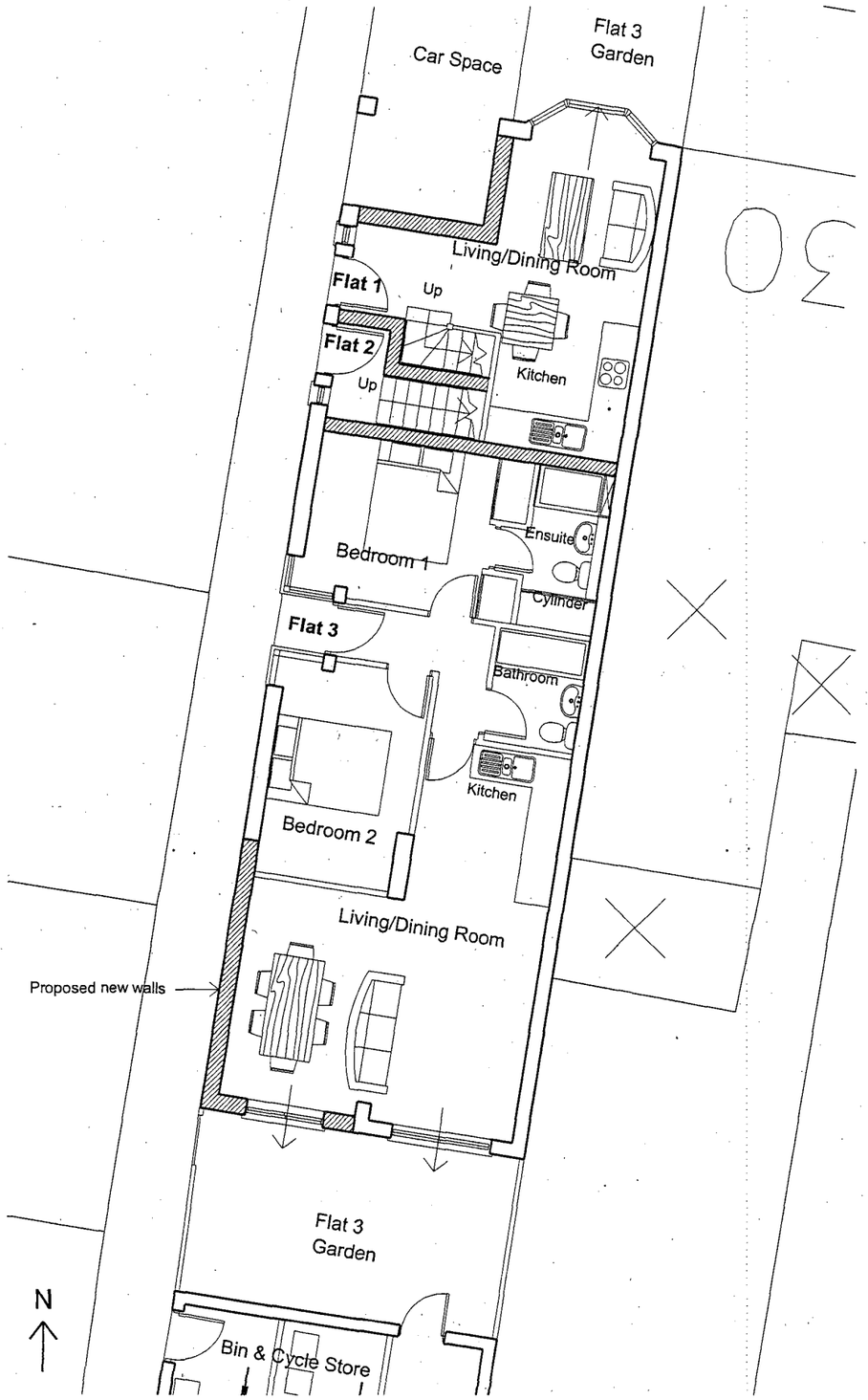
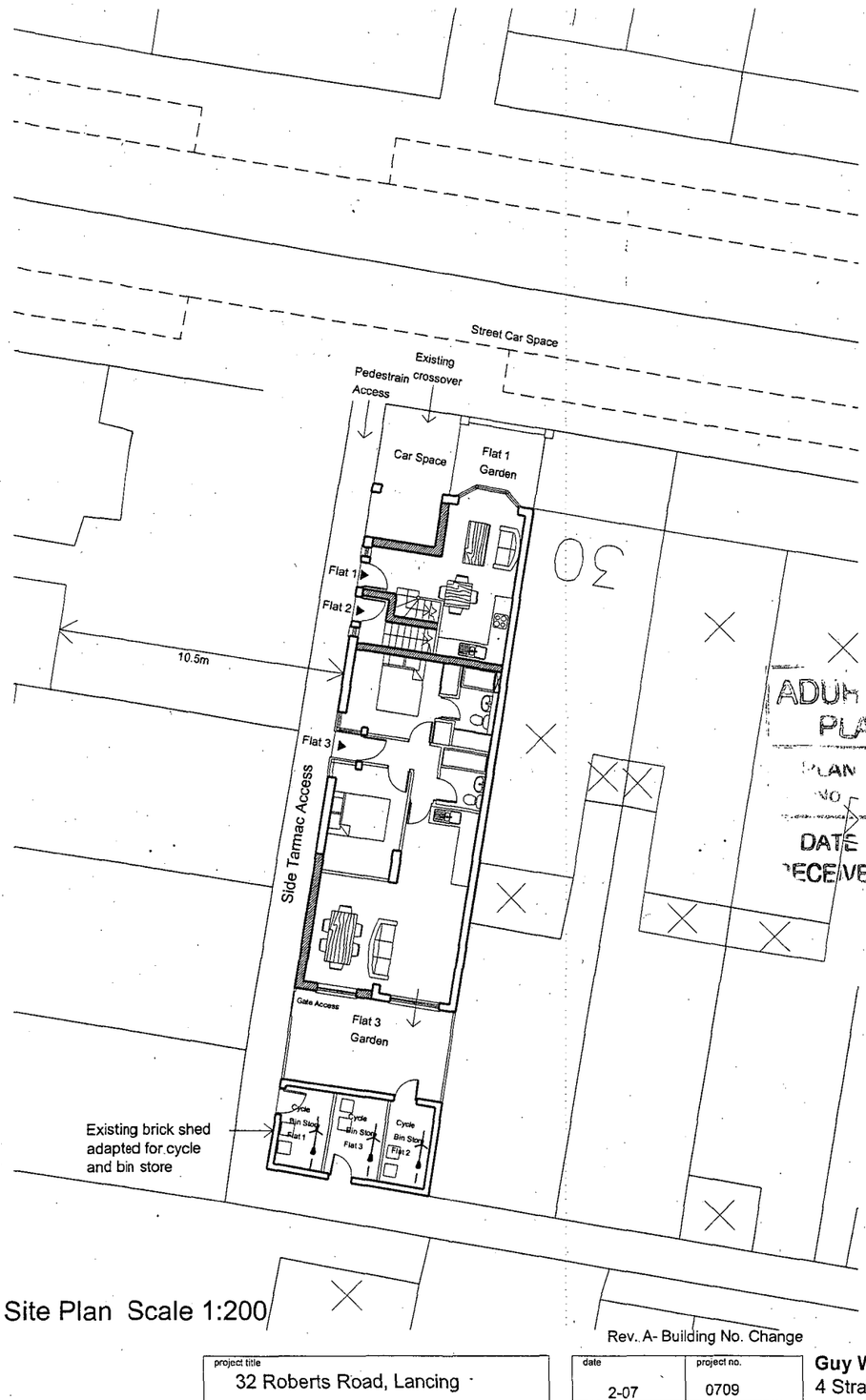
SW11 1RJ

Tel: 0779 9061715

General Notes
This drawing is for Status stated.



Ground Plan Scale 1:100



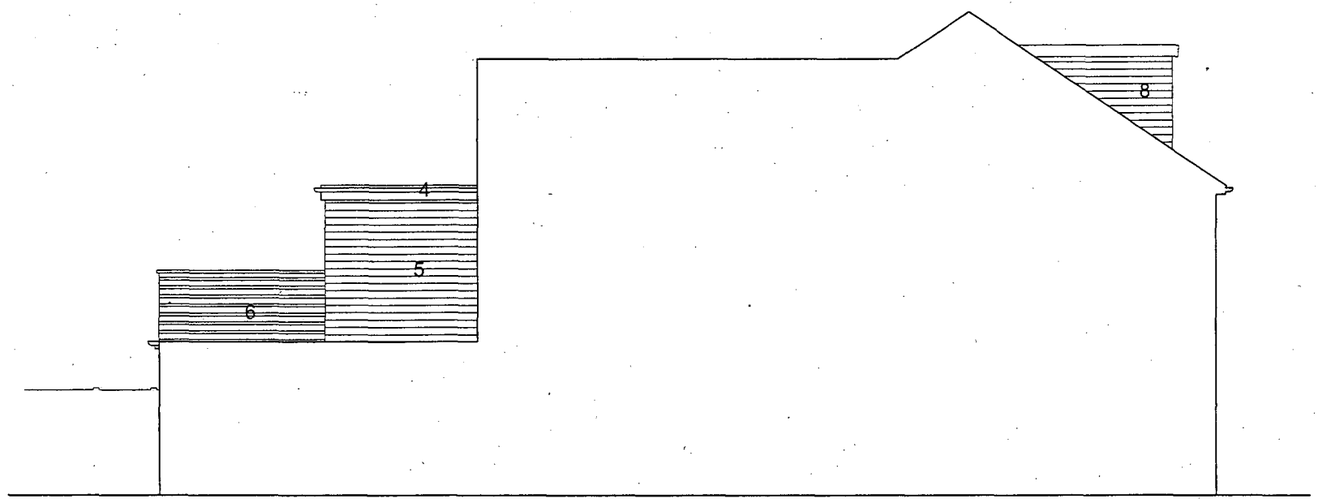
Site Plan Scale 1:200

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Arc/0184/07
DATE RECEIVED 2 APR 2007

Rev. A- Building No. Change

project title: 32 Roberts Road, Lancing	date: 2-07	project no.: 0709	**Guy Walker** 4 Straithblaine Road London SW11 1RJ
drawing title: Proposed Site Plan & Ground Floor Plan	scale: 1:200@A3 1:100@A3	drawing no.: D02	
	status: Planning	revision no.: A	Tel: 0779 9061715

General Notes
This drawing is for Status stated.



Material Key
1. Painted Render
2. Painted Timber/PVC windows
3. Painted panelled front door
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7. Tiled roof
8. Tile hung cladding
9. Timber fence
10. Roof Light

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO Ax/0184/07
DATE RECEIVED 12 APR 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO Ax/0184/07
DATE RECEIVED 12/4/07.

Side Elevation (East) Scale 1:100

project title	date	project no.
32 Roberts Road, Lancing	2-07	0709
drawing title	scale	drawing no.
Proposed East Elevation	1:100@A3	D06
	status	revision no.
	Planning	/

Guy Walker
4 Straithblaine Road
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Tel: 0779 9061715

General Notes
This drawing is for Status stated..