Form Ref. No. 226437

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: AA/0201/07
Date Received 04 APR 2007
Fee 135.
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	British Overseas Bank Nominees c/o Agent
Telephone	
Email	
Do you have an agent?	Yes

Address	1 Knightsbridge Green
	London
Postcode	SW1X 7NE

Agent's Details

Title	Mr
Forenames	Matt
Surname	Pateman
Telephone	020 7227 6200
Email Address	matthew.pateman@workman.co.uk

Address	Workman, Alliance House
	12 Caxton Street
	London
Postcode	SW1H 0QS

Application Type

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

(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

'Former Furnitureland Store'
Eastern Avenue
Shoreham by Sea
West Sussex
BN43 6PD

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)

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

Creation of new disabled access ramp to front of building. Creation of new fire escape routes to suit disabled persons. Alteration to rear boundary wall to allow access onto public footpath/highway. Installation of new bi-part glazed doors to front elevation.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) Yes

(iii) Construction of a new *vehicular* access to a highway No

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 Yes

(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: Vacant

If vacant, the last use: Commercial/retail

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? as existing / unaltered

(ii) How will foul sewage be disposed of? as existing / unaltered (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.

As existing - commercial/retail.

Details of Proposal

Is the proposal related to an existing use on or near the site? Yes

If 'Yes', please explain the relationship: Minor alterations are being carried out to an existing commercial/retail unit and the surrounding areas to suit disabled staff and users of the building.

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?			
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

No alterations/extensions to existing building - as existing.

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. The alterations do not affect the employment numbers.

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?

As existing. Application does not relate to new parking provisions.

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?

n/a

What is the volume of any trade effluents or trade refuse?

n/a

and the proposed means of disposal of any trade effluents or trade refuse?

n/a

Will the proposed use involve the use or storage of any hazardous substances?

No

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 Site Plan/Elevations	SHOR 002 / 001 / Rev C	1:100 & 1:200
Existing Site Plan/Elevations	SHOR 002 / 003 / Rev A	1:100
Proposed External Ramp Front Elevation	3209 / 05 / P1	1:50
Site Plan		1:1250

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: ..... British Overseas Bank Nominees .....

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

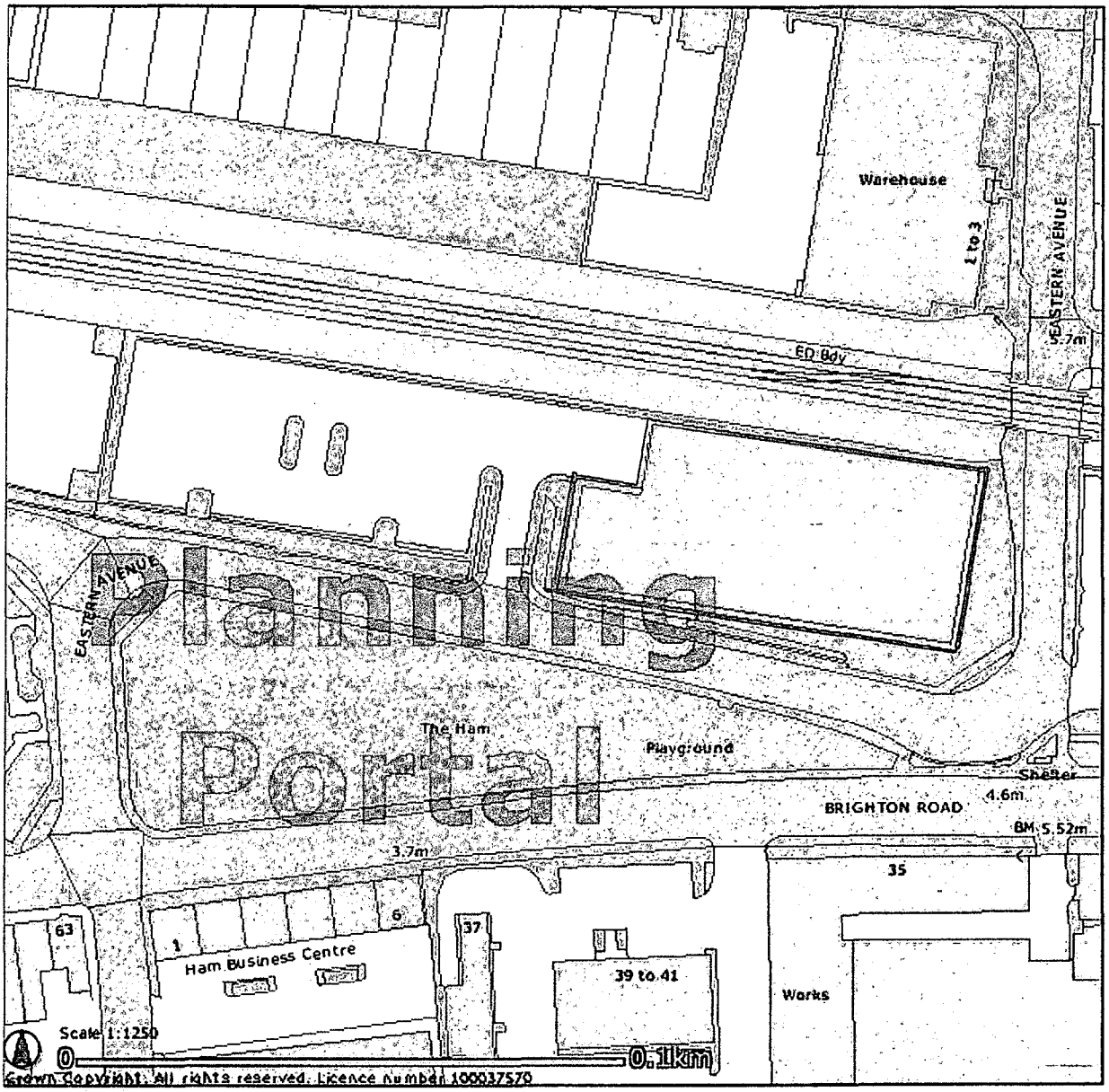
Do you agree to these statements? [ ]

Signed: [redacted] of WORKMAN Date: 2/4/07

On behalf of: BRITISH OVERSEAS BANK NOMINEES

PLANNING PORTAL

Site Location Plan



Mapping sourced from Ordnance Survey

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ad02d107
DATE RECEIVED 04 APR 2007

Ans/020107
DATE RECEIVED 04 APR 2007

Design and Access Statement

Re: External Alterations at Eastern Avenue
Shoreham by Sea

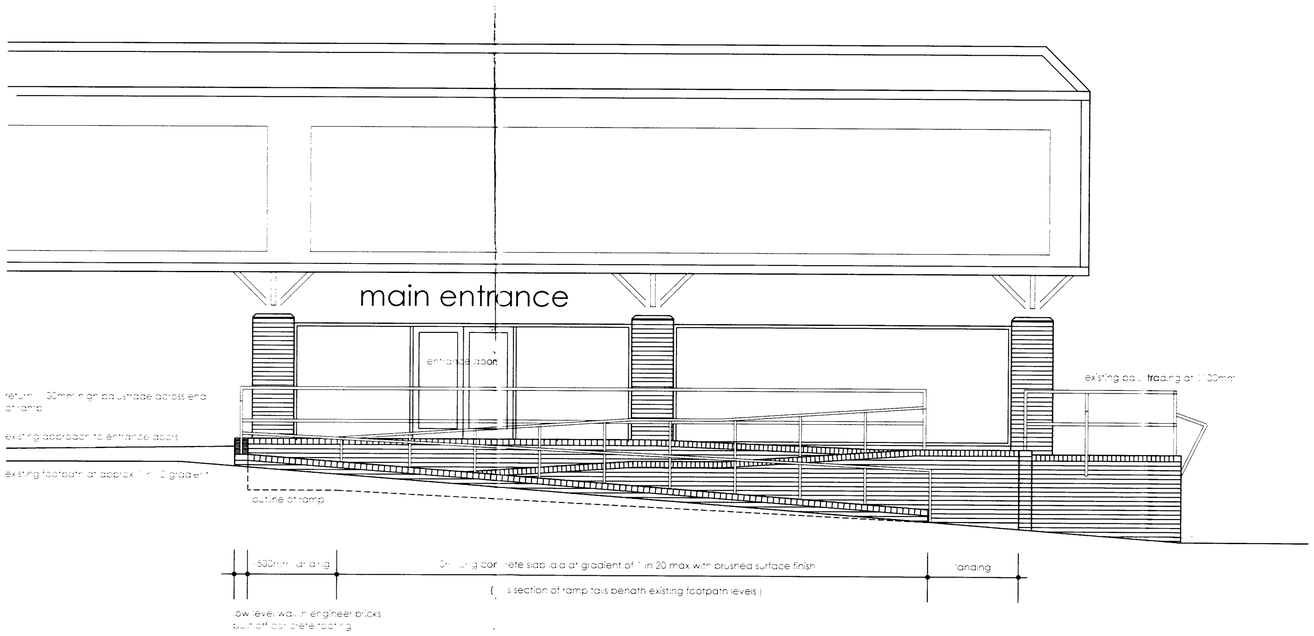
The need for the proposal at the above address has been brought about as part of the redevelopment of an existing vacant unit for a potential new tenant.

The change reflects the commercial needs of the potential tenant and the requirement to provide suitable access and egress for disabled users and staff. The work is directly related to providing ramped access and level exit points to the building. We consider the alterations will not adversely affect the external appearance of the site. The existing materials have been repeated in the proposal.

It is our firm belief that the site and adjacent area will benefit greatly from the introduction of an established retail outlet and alterations to suit disabled persons.

Workman
2nd April 2007

PROPOSED EXTERNAL RAMP



PROPOSED EXTERNAL MATERIALS

HANDRAILS
50mm gloss painted tubular sections to match existing balustrading.

WALLS
New side walls to be constructed in red-multi facing bricks to match existing and to approval of local authority, bedded and pointed in gauged mortar, stretcher bond, with bucket handle joints

Walls to be capped with Class B red engineering bricks to match existing wethering detail adopted on site.

RAMP
insitu concrete slab with brushed surface finish

FRONT ELEVATION

Ax1020107

DATE RECEIVED

No	DATE	REVISION

HALL GREY ARCHITECTS
THE MILL, LODGE LANE,
DERBY DE1 3HB
TEL (01332) 332935
FAX (01332) 371829
E-MAIL architects@hallgrey.co.uk

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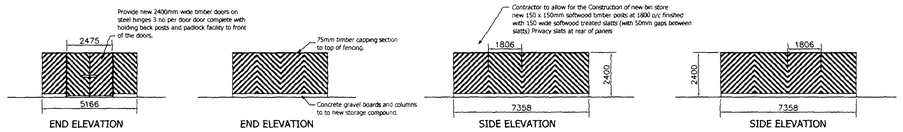
ANYONE USING THIS DRAWING IN CAD FORMAT MUST HAVE OUR WRITTEN PERMISSION TO DO SO, AND MUST NOT REMOVE THE HALL GREY COPYRIGHT LOGO
CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE WORKING ONLY FROM GRID & FIGURED DIMENSIONS
ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE THE WORK IS DONE

PROJECT

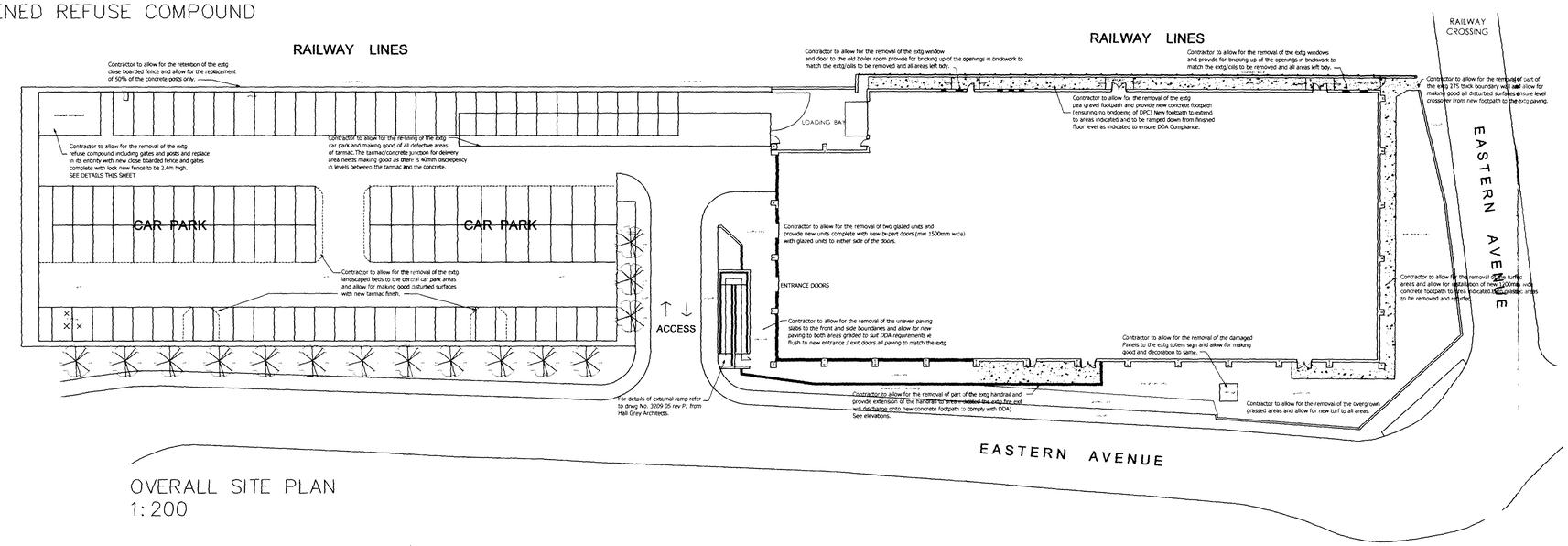
PROPOSED DUNELM STORE - EASTERN AVENUE - SHOREHAM BY SEA

DRAWING TITLE	
JOB NUMBER DRAWING SIZE NUMBER REVISION	
DATE	SCALE
DRAWN BY	CHECKED BY

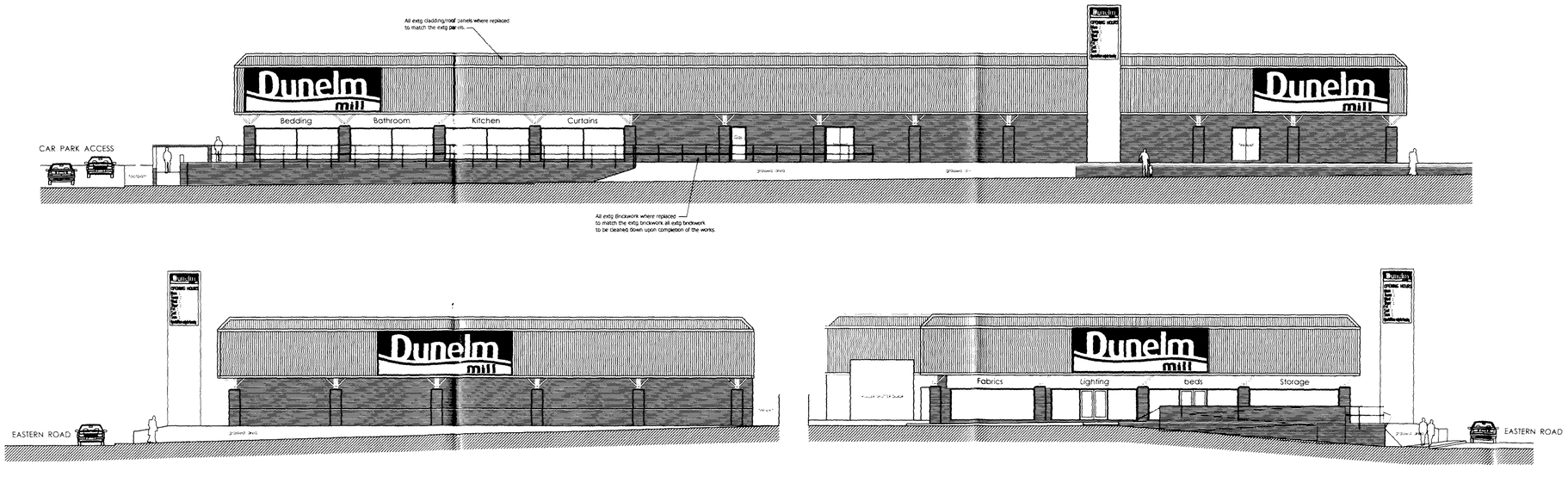
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SCREENED REFUSE COMPOUND



OVERALL SITE PLAN
1:200



PROPOSED ELEVATIONS
1:100

	This drawing is copyright and may not be reproduced in whole or part without written authority Do no scale off this drawing	o

	Alteration added	Date
A	Drainage trench added	27.11.06
B	Entrance doors added	02.02.07
C	Planning Submission	01.03.07

Dunelm

PROJECT
EASTERN AVENUE
SHOREHAM BY SEA
WEST SUSSEX
BN43 6PD

TITLE
Proposed Site Plan/Elevations

JOB NO	DRAWING NO	REVISION
SHOR 002	001	C
DATE	SCALE	DRAWN
27.11.06	1:100 1:200	SS

CAD FILE REFERENCE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Approved
04 MAR 2007

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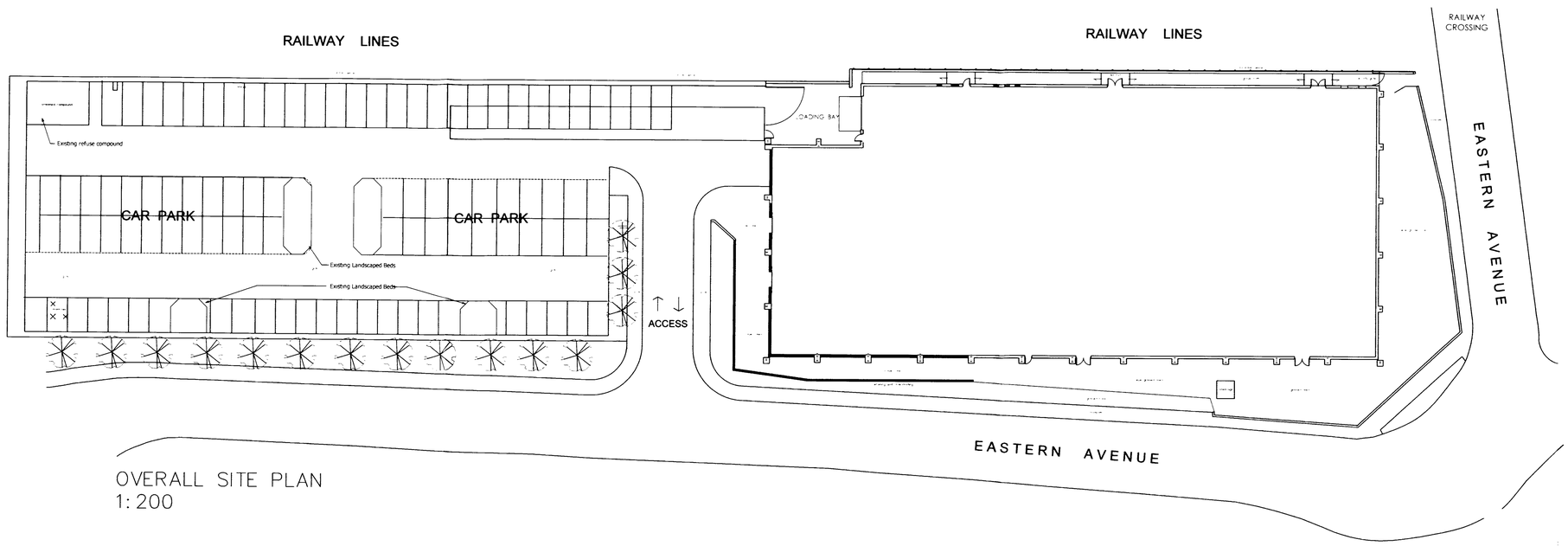
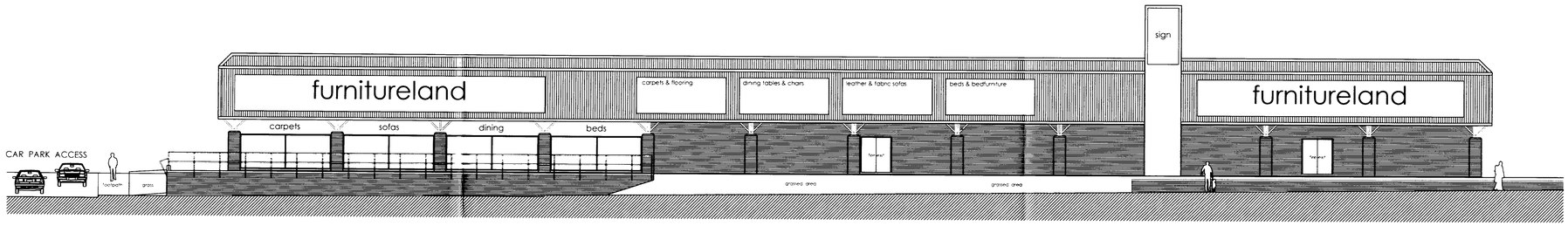
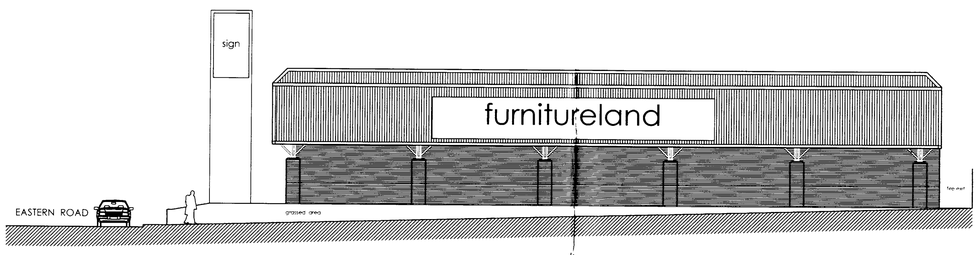
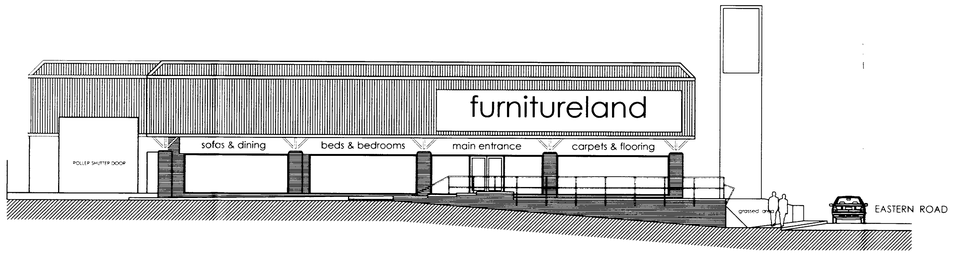


OVERALL SITE PLAN
1: 200







	Alteration added	Date
A	Planning Submission	01.03.07

Dunelm

PROJECT

EASTERN AVENUE
SHOREHAM BY SEA
WEST SUSSEX
BN43 6PD

TITLE

EXISTING SITE PLAN/ELEVATIONS

JOB NO	DRAWING NO	REVISION
SHOR 002	003	A
DATE	SCALE	DRAWN
27.11.06	1/100	SS

CAD FILE REFERENCE

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