Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

ADUR DISTRICT COUNCIL PLANNING DIVISION

PLAN No. Ad/0402/08

09 OCT 2008

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr.
First name:	Darren.
Last name:	Baker
Company (optional):	Warwick Baker Estate Agents
Unit:	
House number:	10
House suffix:	
House name:	
Address 1:	High Street
Address 2:	
Address 3:	
Town:	Shoreham by Sea
County:	West Sussex
Country:	
Postcode:	BN43 5DA

2. Agent Name and Address

Title:	Mr.
First name:	Ray.
Last name:	Reynolds
Company (optional):	R J Reynolds Ltd. Architectural Services
Unit:	
House number:	82
House suffix:	
House name:	
Address 1:	Greenacres
Address 2:	
Address 3:	
Town:	Shoreham by Sea
County:	West Sussex
Country:	
Postcode:	BN43 5XL

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Full planning application for 2 No 2 bedroom Flats previously granted as approval under reference ADC/0252/08 for 2 No 1 bed Flats

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: Car Park at the rear of

Address 2: 32 - 34 High Street

Address 3:

Town: Shoreham by Sea

County: West Sussex

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

Car park with access from Middle Road

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☑ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Mrs. Hannah Barker

Reference:

ADC /0252/08

Date (DD/MM/YYYY): (must be pre-application submission) 1.09.08

Details of pre-application advice received?

Notification that Re-submission required for additional bedroom on previously approved scheme

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☑ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☑ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

See Drawing 1645 / P1 B location and block plans

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

Grey Wheely bin location at ground floor level adjacent stair enclosures

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

Blue Wheely bin location at ground floor level adjacent stair enclosures

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		Rendered block with stone copings	☐	☐	
Roof		Slated with lead dormers and precast stone copings to party & external walls	☐	☐	
Windows		White painted sliding sash conservation double glazed windows	☐	☐	
Doors		White painted timber panel doors for personnel and access to garage parking	☐	☐	
Boundary treatments (e.g. fences, walls)		Open plan rear balconies with obscure glazed privacy panels	☐	☐	
Vehicle access and hard-standing		Block paved with precast concrete kerbs to personnel doors	☐	☐	
Lighting		security PIR controlled lighting within garage areas	☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Site location & block plans with West front elevation with Access & Design Statement drg 1645/P1B; Site layout Plan with South Side Elevation drg 1645 / P2 B; first floor plan with East rear Elevation drg. 1645 / P3A: Second Floor plan with North ide Elevation 1645 /P4 A: Enlarged detail front elevation & Part Section drg 1627/ 5A:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	5	4	1
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	4	4
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Location of existing combined drain connection at rear of No 32 High Street connections to be made within the site to the existing drain .

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

Car Park

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐		✓				2
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							4

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing N/A

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): Plus 2

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
Total				N/A		

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 89 sq. metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table

	Not applicable	The capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐	N/A	
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	
Other:		Other:			
Amount (tonnes):		Amount (tonnes):			

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		17.09.2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- § Neither Certificate A or B can be issued for this application
- § All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the [redacted] before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant: | Or signed - Agent: [redacted] | Date (DD/MM/YYYY): 17.09.2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- 3 copies of a completed and dated application form: ☑
- The correct fee: £670.00 ☑
- 3 copies of a design and access statement: ☑
- 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑
- 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑
- 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant: | Or signed - Ag[redacted] | Date (DD/MM/YYYY): 16.09.2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: | National number: [redacted] | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: | National number: 01273 462889 | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional): RJR131313@aol.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? [X] Yes [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* [ ] Agent [ ] Applicant [X] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number: site is open to the public.

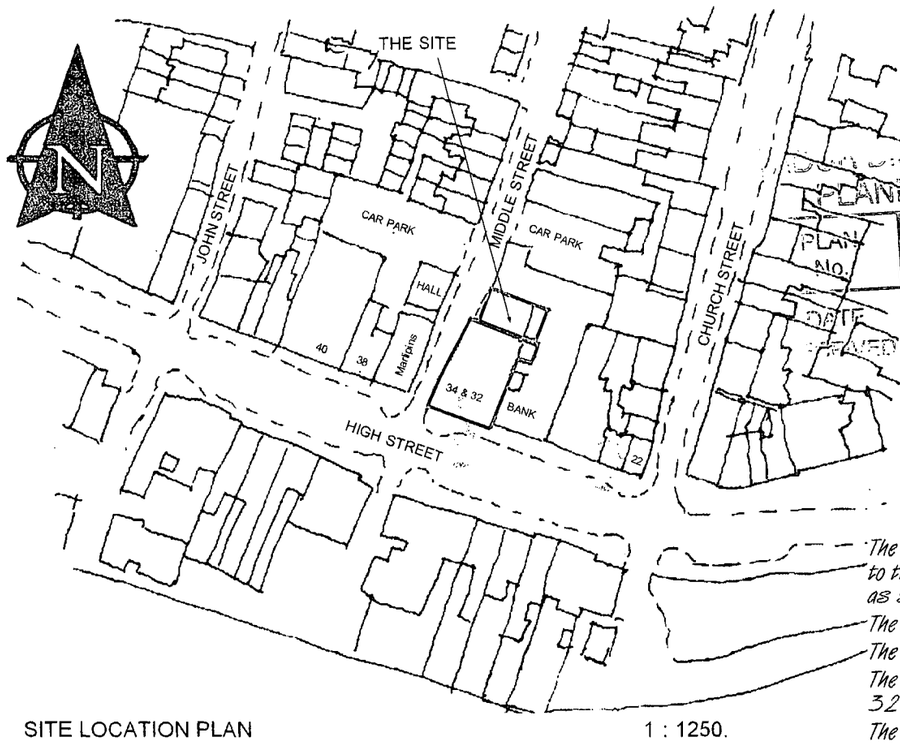
Email address: [redacted]

[redacted]

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Mr. D. Baker	Land at the rear of 32 - 34 High Street Shoreham By Sea West Sussex Proposed formation of 2 No 2 Bed Flats over an existing car park area	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Site Location; Block Plan, Street Elevation and Access & Design Statement		

drawing	1645/P1	scale	1 :100; 1:500&1:1250	date	May. 2008	revisions	A	B				

Rev. A. August 2008. Second floor rear roof line raised to utlise roof area and provide additional bedroom at clients request. RJR
Rev. B. Sept. 2008. Design and Access statement revised at clients request with reference to the existing persion for 2No 1 bedroom flats.RJR



SITE LOCATION PLAN 1 : 1250.

PLANNING DIVISION
PLAN No. Asd/0462/08
DATE 09 OCT 2008

ACCESS & DESIGN STATEMENT:

Amount The new proposals are to increase the size of the 2 No 1 bedroom flats approved under ADC /0252/08 over a parking area at the rear of 2 shops in the centre of town and form two 2 bedroom flats of 62 & 66 sq. metre internal area over the car park with a stair up to the first and second floor with storage for bicycles and bin area at ground floor and retain 4 car parking spaces.

Scale. The site area of 98 sq. metres is unchanged the height of the proposed building is not to exceed the approved height of 8.5 m above ground level with separate entrances for each flat and a up and over door to the parking areas under, sized full width for car movement and provide security to the car park area which will have open bicycle storage

Landscaping. As the building is within an existing Urban Area there is no additional public space provided, at ground floor he existing parking area of 80 sq. metres are to be retained with space for bins and bicycles within the original store area amenity areas are on raised terrace of approximately 12 sq. metres area per unit which will have privacy screening from adjoining properties..

Appearance. The design of the front of the building will be painted rendered block work to match adjoining buildings in Middle Street in Georgian style with portico entrances to each flat, sliding sash conservation timber windows a parapet front with secret gutter and a grey slate roof with lead covered box dormers and styled sash timber windows inward opening for cleaning and escape in the case of fire. This will be matched at the rear with a slate covered pitched roof set over the first floor with conservation roof lights providing natural light and ventilation to the rear bedrooms , without overlooking adjoining properties. a flat roofed area will be set between the double pitches inset with roof lights to provide natural light to the internal stairs and bathrooms. The side elevations are to be painted render to match adjoining buildings with small obscure glazed windows providing natural light and ventilation to the ground and first floor stairs.

Use. The existing use is commercial which will be retained for the parking and will be become residential above.

Access. The site is located close to the town centre within walking distance to to all amenities. It is close bus routes and within walking distance of the station, the occupants will have the facility for storing bicycles to avoid the necessity of owning a car, the car parking below will be retained by the shop tenants. The two flats will be accessed via internal stair flights so cannot be used by wheel chair disabled persons

Sustainability. The two flats will be constructed to modern day standards and be thermally efficient with sound separation between the units and parking below. The new units will be linked to the existing drainage system which is located at the rear of the shops and will have their own metered services. Due to the site being within a conservation area grey water saving and solar powered energy will be subject to the conservation offices approval

PLANNING NOTES:

The site boundary is indicated with a red line, the buildings backing on to the site edged with a blue line are owned by the application and leased as shops.

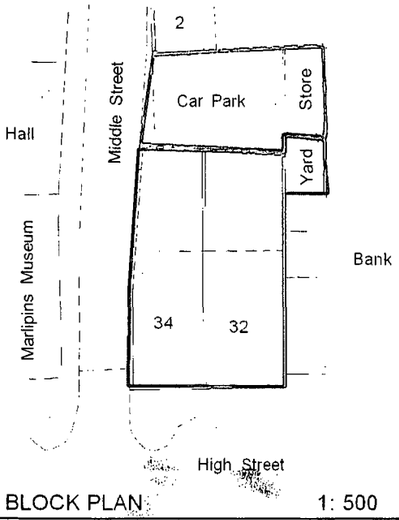
The site area is 98 sq. metres and at present used as car parking only.

The existing lean to storage building is to be demolished and cleared away

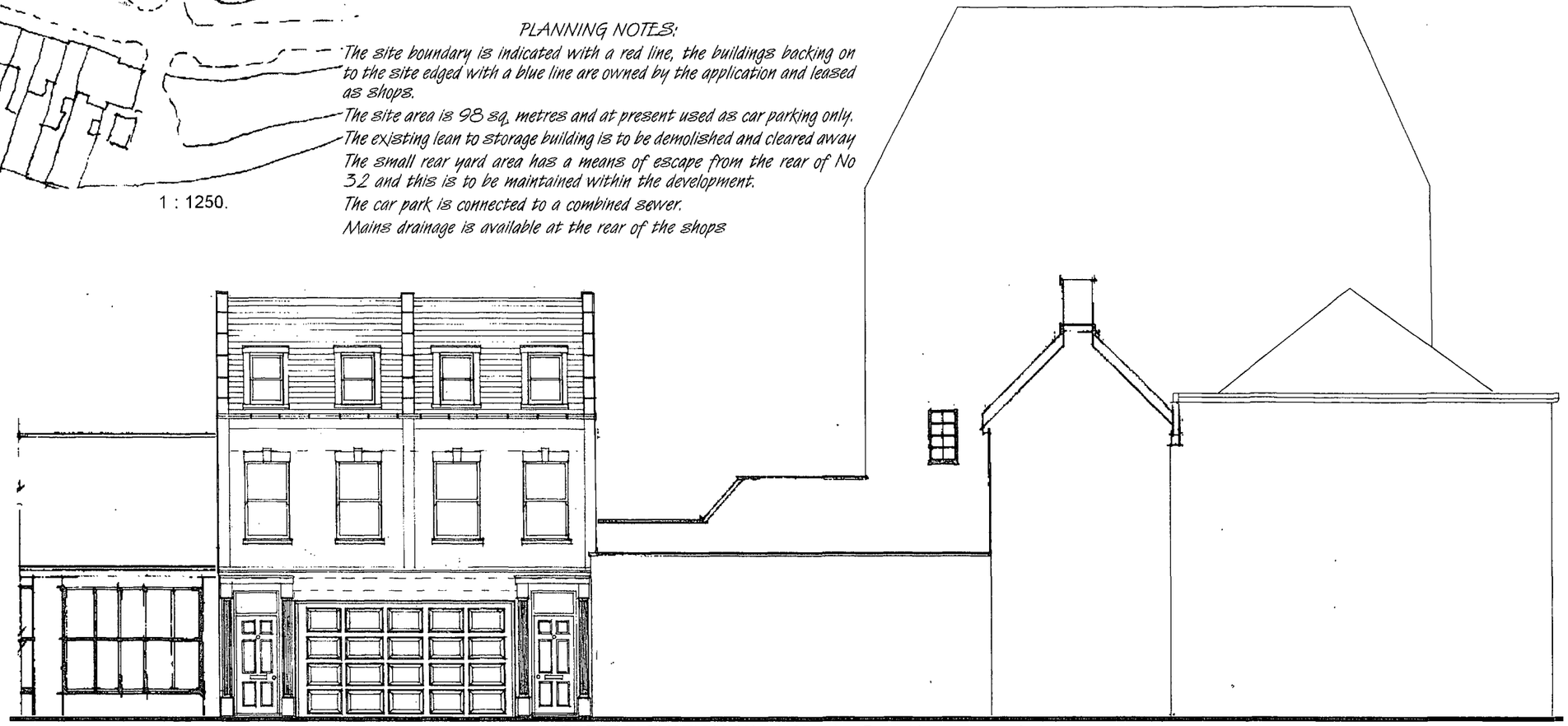
The small rear yard area has a means of escape from the rear of No 32 and this is to be maintained within the development.

The car park is connected to a combined sewer.

Mains drainage is available at the rear of the shops



BLOCK PLAN 1: 500

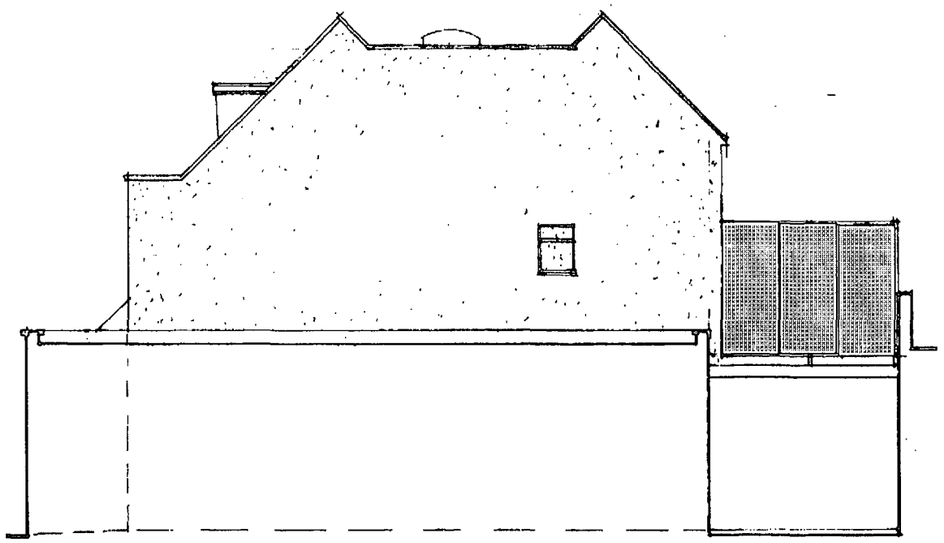


STREET ELEVATION (West) Showing Bank House beyond

CLIENT Mr. D. Baker				PROJECT Land at the rear of 32 - 34 High Street Shoreham By Sea West Sussex Proposed formation of 2 No 2 Bed Flats over an existing car park area				R.J.REYNOLDS HNC Con. Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992					
DRAWING Proposed Site Layout & Ground Floor Plan with Side Elevation.													
drawing	1645/P2	scale	1 :100 & 1:50	date	May. 2008	revisions	A	B					

Rev A. June 2008. A obscure glazed privacy screen is to be provided at the planners request to screen Bank House occupants from the rear amenity space RJR.

Rev. B. August 2008. Second floor rear roof line raised to utlise roof area and provide additional bedroom at clients request. RJR

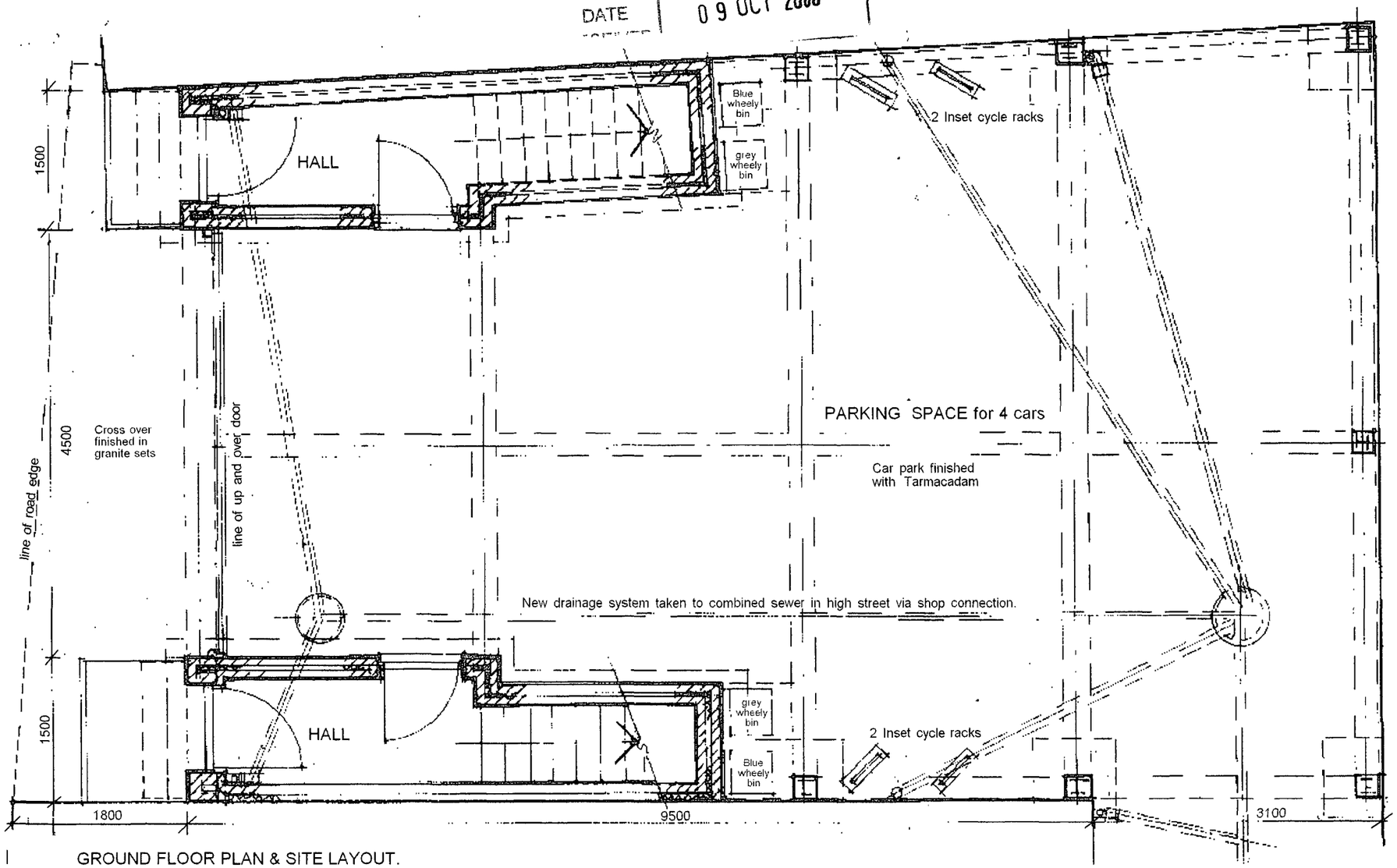


SIDE ELEVATION (South)

The side elevation is to finished with white painted render, The small window to the stair landing is to be obscure glazed.

A obscure glazed armour plated glass privacy screen is to be provided on the Southern balcony.

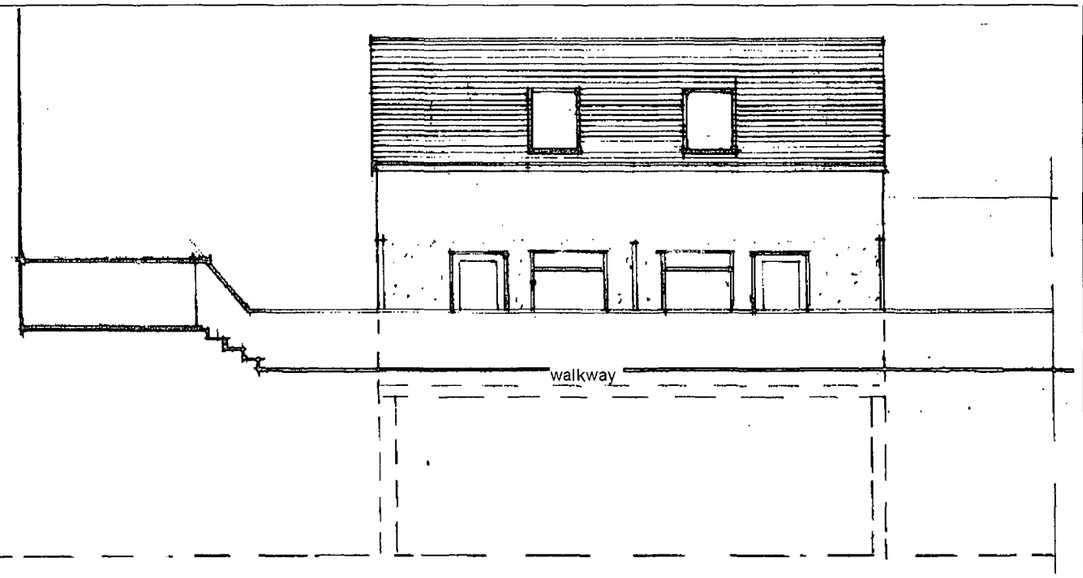
PLANNING DIVISION
PLAN No. 0600268
DATE 09 OCT 2008



GROUND FLOOR PLAN & SITE LAYOUT.

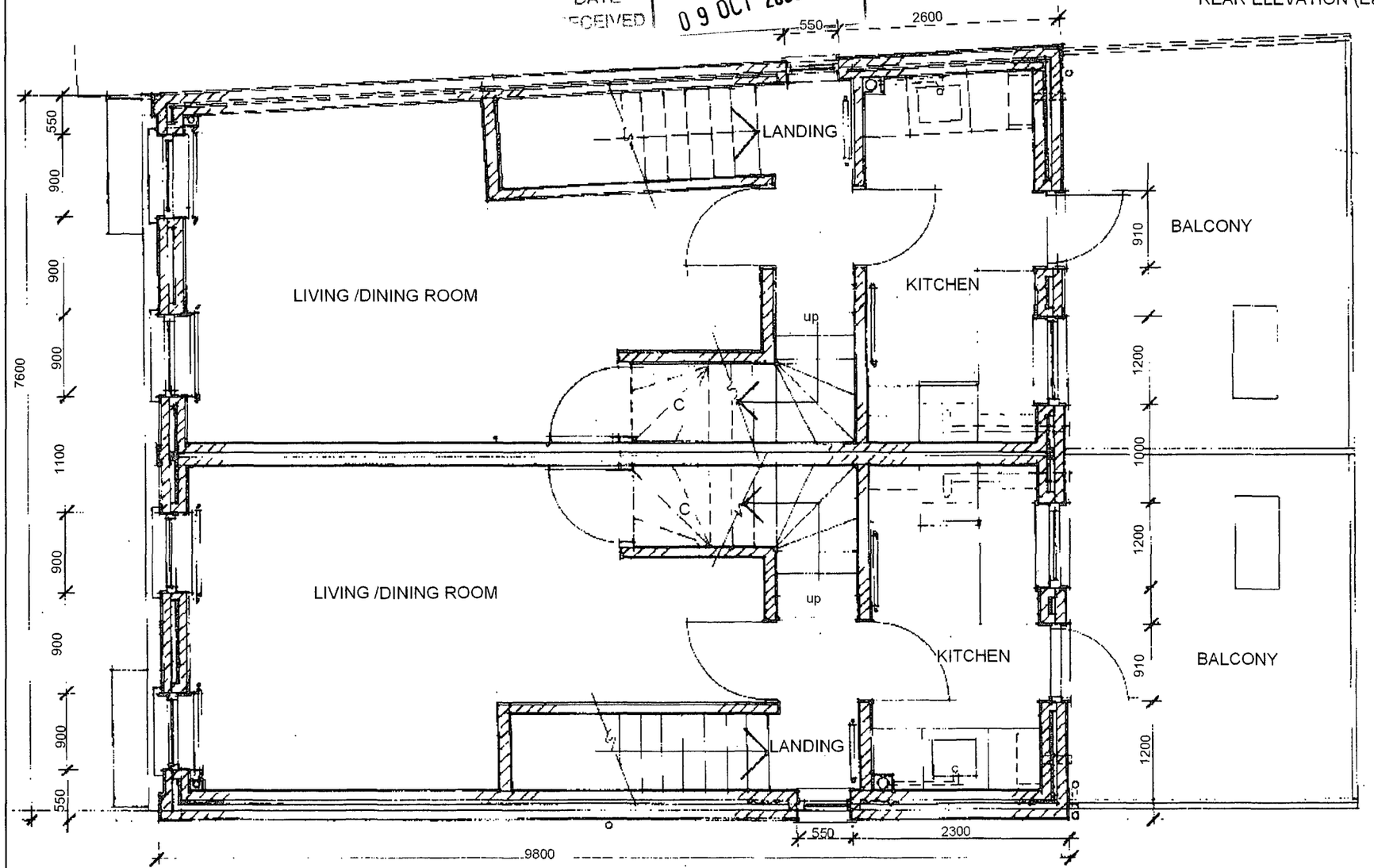
CLIENT Mr. D. Baker				PROJECT Land at the rear of 32 - 34 High Street Shoreham By Sea West Sussex			R.J.REYNOLDS HNC Con Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Proposed First Floor Plan with rear Elevation.				Proposed formation of 2 No 2 Bed Flats over an existing car park area			
drawing	1645/P3	scale	1 :100 & 1 : 50	date	May. 2008	revisions	A

Rev. A. August 2008. Second floor rear roof line raised to utlise roof area and provide additional bedroom at clients request: Internal stair adjusted to suit. RJR



REAR ELEVATION (East) Taken through high level walkway to Bank House

PLANNING
PLAN No. Ashdown2608
DATE RECEIVED 09 OCT 2008



FIRST FLOOR PLAN

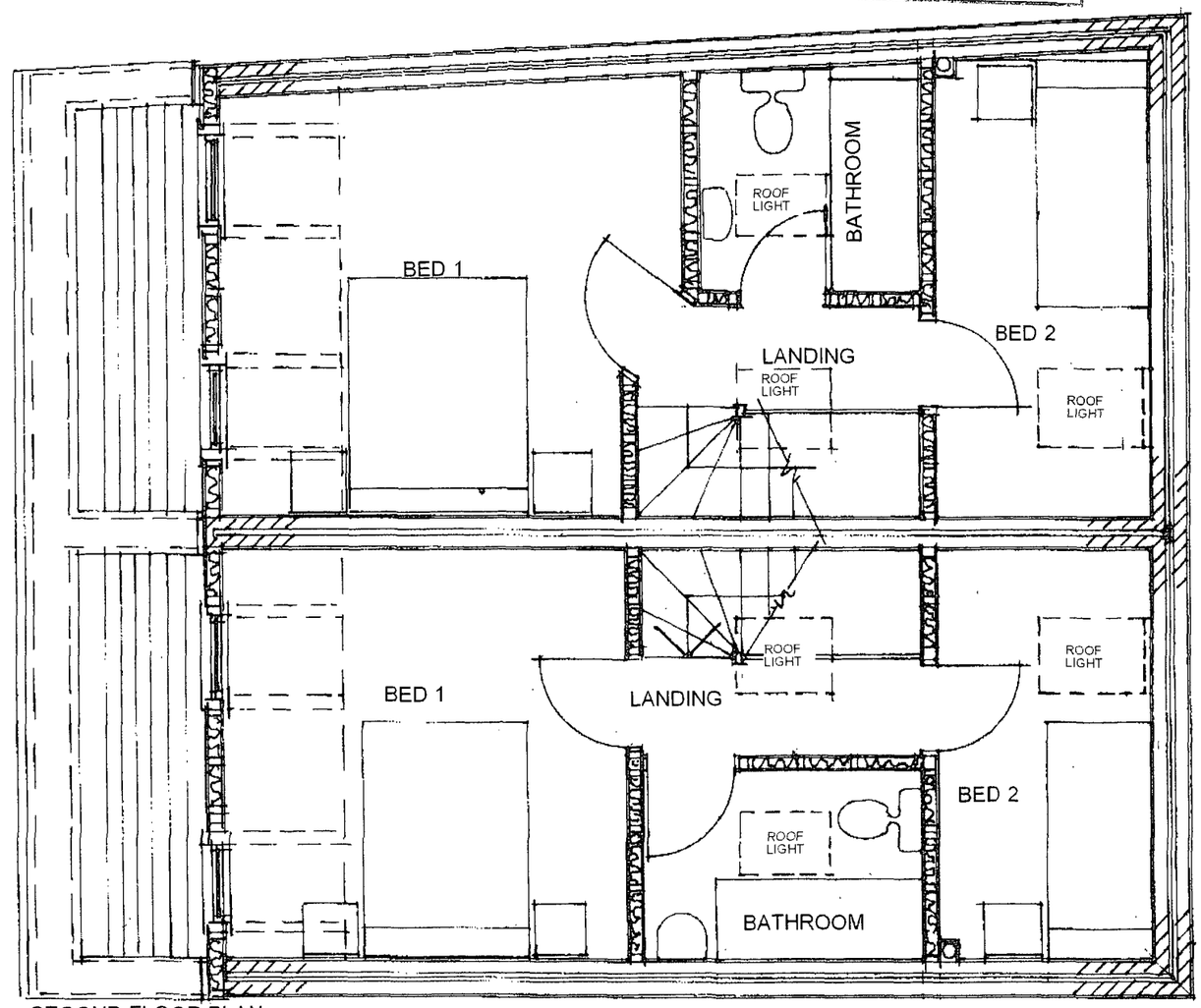
The rear elevation is is to have a grey slate roof with Escape roof lights.

The walls are to be rendered block with painted timber casement windows and doors

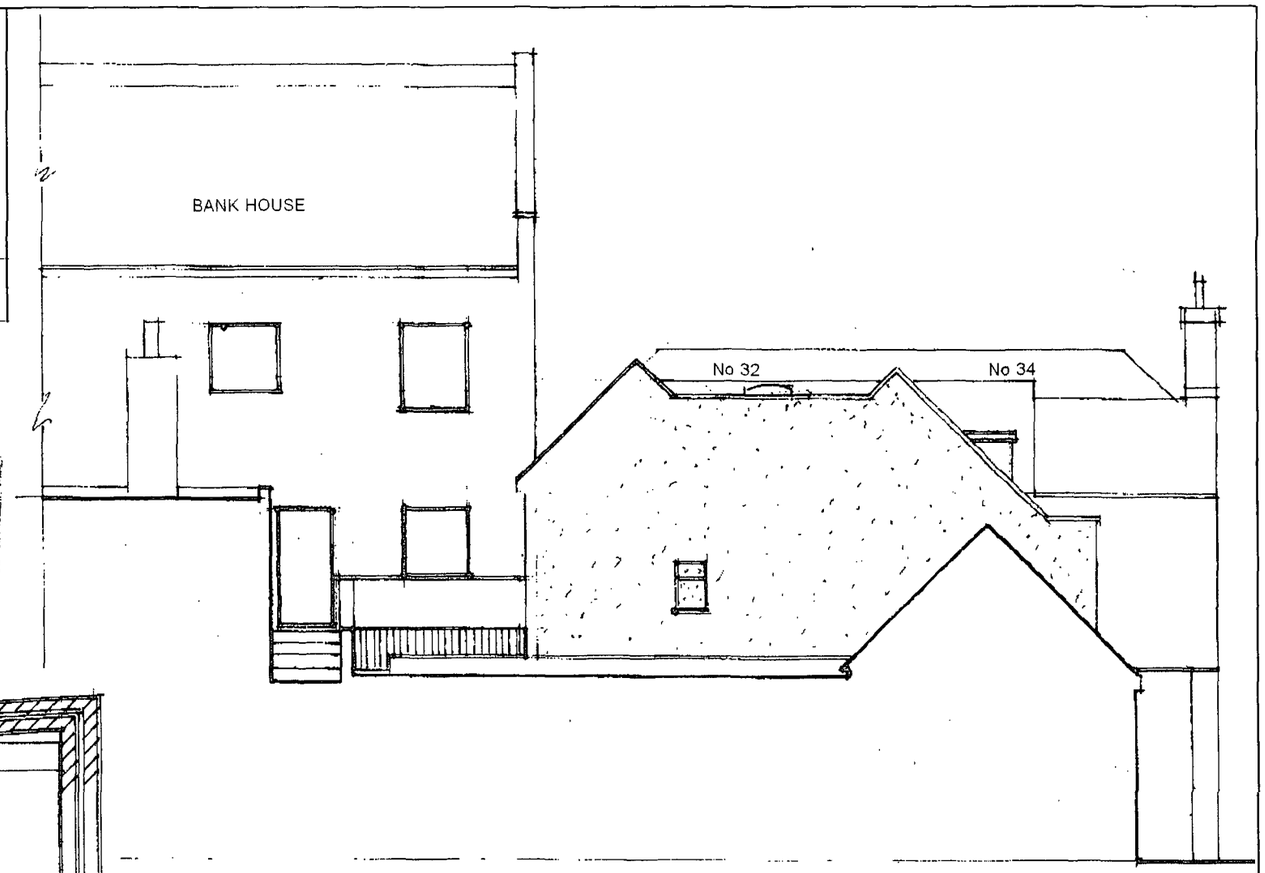
CLIENT Mr. D. Baker				PROJECT Land at the rear of 32 - 34 High Street Shoreham By Sea West Sussex Proposed formation of 2 No 2 Bed Flats over an existing car park area			R.J.REYNOLDS HNC (Con. Tech. (Arch)) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Proposed Second Floor Plan with Side Elevation.							
drawing	1645/P4	scale	1 :100 & 1:50	date	May. 2008	revisions	A

Rev. A. August 2008. Second floor rear roof line raised to utlise roof area and provide additional bedroom at clients request. RJR

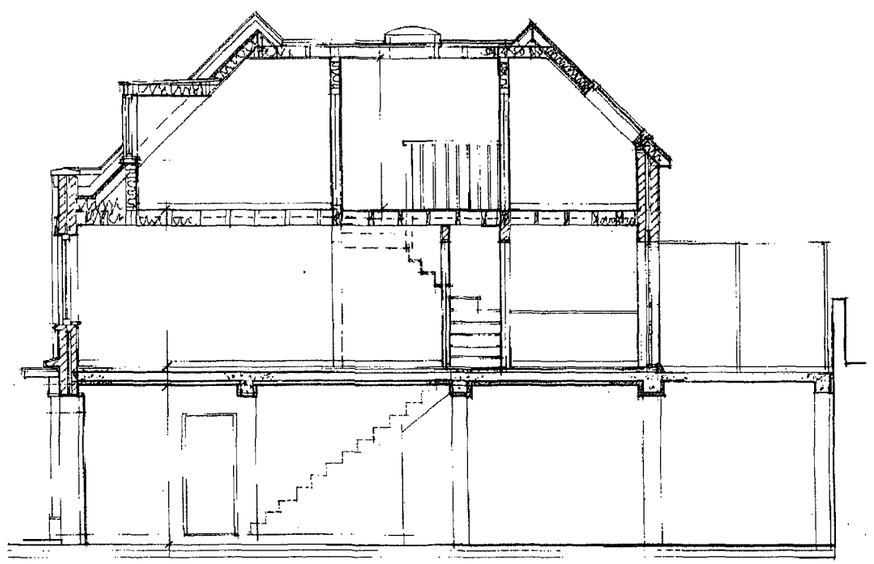
PLANNING DIVISION
PLAN No. 08/00268
DATE RECEIVED 09 OCT 2008



SECOND FLOOR PLAN



SIDE ELEVATION (North) Showing Bank House with No 32 & 34 High Street beyond



TYPICAL SECTION

CLIENT Mr. D. Baker	PROJECT Land at the rear of 32 - 34 High Street Shoreham By Sea West Sussex Proposed formation of 2 No 2 Bed Flats over an existing car park area	R.J.REYNOLDS HNC Con Tech. (Arch) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992	
DRAWING Enlarged Front Elevation & Part section			

drawing	1645/P5	scale	1 :50.	date	May. 2008	revisions	A

Rev. A. August 2008. Second floor rear roof line raised to utlise roof area and provide additional bedroom at clients request. RJR

PLANNING DIVISION
PLAN No. A01646/08
DATE RECEIVED 09 JUL 2008



Preformed stone coping

Grey Slate roof covering

Lead clad box dormers

Painted Georgian style mock timber sliding sash windows set to open inwards for cleaning and escape in the case of emergency

Preformed parapet stone coping with secret lead covered back gutter.

Painted Georgian style Sliding sash timber conservation windows manufactured by the original sliding sash window company set with preformed projecting key plus lintel stone and projecting sills

Preformed projecting stone crease line and vertical corner and party wall line returns.

Lead covered projecting portico roof set over moulded capitals fluted columns and base stones

Painted Georgian style timber entrance door and frames with borrowed light over

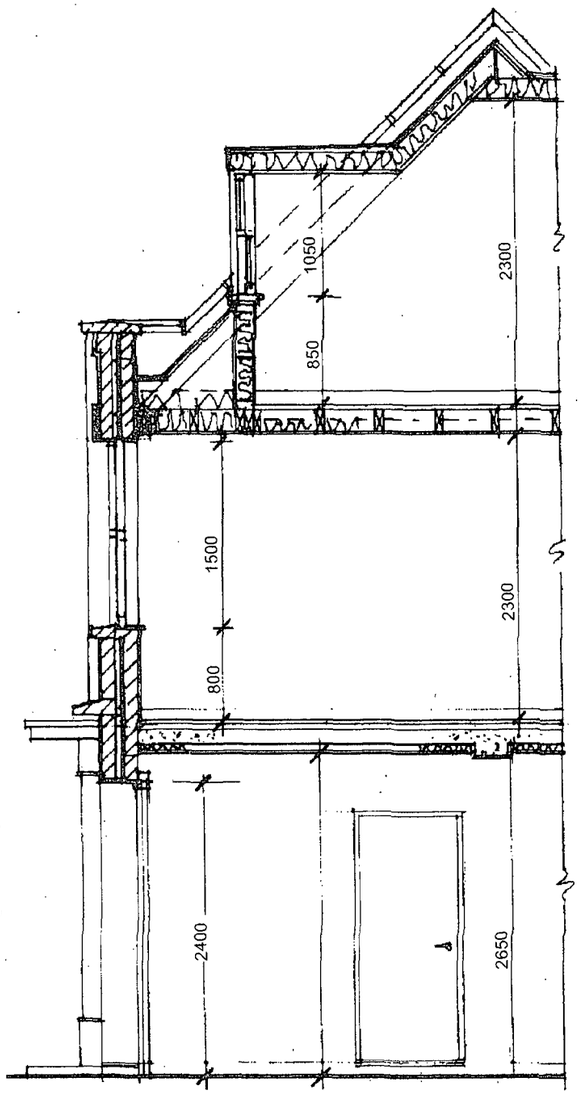
Georgian style timber up and over garage door with raised felded and moulded panels set within a timber frame.

Form new cross over with granite sets.

CONSTRUCTION NOTES:

The proposed building is to be formed off a steel frame built of concrete bases formed with the existing car park area, the frame is to be encased in concrete with concrete first floor slab, above this level the cavity walls are to be formed of the beam structure with a timber suspended second floor and roof structure supported off the masonry walls. The front elevation walls are to project out through the roof line and topped with preformed stone capping with a lead flashing dressed down to weather the roof.

The external walls are to be rendered with ashlar lines struck into the render with moulded projection features about the door entrance porticos, party wall lines and at first floor



Copy

ADUR DISTRICT COUNCIL
PLANNING DIV
PLAN
DATE 09 OCT 2008

SECTION 106 UNILATERAL OBLIGATION

THIS UNILATERAL PLANNING OBLIGATION is made the 2008

BY WARWICK BASIL BAKER SUSAN ELLMAN BAKER TRACEY SUSAN SCOTT and DARREN WARWICK ELLMAN BAKER all of 120 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HL ("the Owners")

TO ADUR DISTRICT COUNCIL of Civic Centre Ham Road Shoreham-by-Sea West Sussex BN43 6PR ("the Council")

RECITALS

A the Owners are the registered owners of the land known as the plan attached hereto

B The Council is the Local Planning Authority for the purposes of the Act and for the administrative area in which the land is situated

C The Owners have now made an application to the Council for Planning Permission under Planning Application number ADC/

D The Owners consider that the land should be bound by this Planning Obligation in the manner hereinafter contained

DEFINITIONS

1. In this Deed the following words and expressions shall where the context so admits have the following meanings:

1.1 "The Act" means the Town and Country Planning Act 1990 as amended

1.2 "All Requisite Consents" means all consents Orders or Agreements or Permissions necessary to implement the development

1.3 "Application" means the Planning Application allocated reference as above by the Council

1.4 "Development" means the proposed

1.5 "Commencement of the Development" means implementation by the carrying out of a material operation as defined in Section 56(4) of the Act

1.6 "The Owners" shall include heir successors in title and assigns

1.7 "The Plan" means the plan annexed hereto

1.8 "The Land" means all that the land known as Yard to the north of 32-34 High Street Shoreham-by-Sea West

Sussex registered at the Land Registry with Absolute Title number WSX 322308 and shown edged red on the Plan

1.9 "The Planning Obligation" means the planning obligation set out in the Schedule to this Agreement

1.10 "The Planning Permission" is the Permission granted under Application Number ADC/ "

MAIN OPERATIVE CLAUSES

2.1 THIS Undertaking is an Agreement made pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) Section 111 of the Local Government Act 1972 and all other powers and enactments thereby enabling and which may be relevant for the purposes of the enforcement of covenants and or obligations contained herein to the intent that it shall bind the Owners and their successors in title and assigns each and every part of the land

2.2 The Owners hereby jointly and severally covenant with the Council that they will comply in all respects with the Planning Obligations set out and contained in the Schedule hereto to the effect that the land and every part thereof shall be permanently subject thereto

2.3 THIS Planning Obligation is conditional upon and shall be of no effect until the Planning Permission has been granted. If the Planning Permission is cancelled revoked or otherwise withdrawn this Deed shall cease to have effect

2.4 A person (other than the Council) who is not a party to this Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed

2.5 THIS Deed is a Local Land Charge and is registrable as such by the Council

2.6 THIS Deed shall be governed by and construed in accordance with the Laws of England and each of the parties hereby submits to the exclusive jurisdiction of the English Courts

2.7 Any Notice consent or approval required to be given under this Agreement shall be in writing and shall be delivered personally or sent by prepaid first class recorded delivery post telex or facsimile transmission. The address for service of any such notice consent or approval as aforesaid shall in the case of the parties be the address given in the above hereto or such address or such service as shall have been previously notified by the party and in the case of the Council shall be Adur District Council Civic Centre Ham Road Shoreham-by-Sea West Sussex BN43 6PR

2.8 The Owners agree to paying the Council's reasonable legal costs in checking that the contents of this Agreement are correct and the Owners title valid

THE SCHEDULE

The Owners hereby jointly and severally covenant with the Council that they will within 7 days of the commencement of the development pay the sum of £2,000 to the Council as a contribution towards sustainable transport improvements in the area being comprised within the list of "Schemes to be progressed if developer funding is available"

SIGNED as a DEED
by WARWICK BASIL BAKER
in the presence of

[redacted]

T. JOHN
9 WESSEX WALK
SHOREHAM BY SEA
WEST SUSSEX BN43 5EZ

SIGNED as a DEED
by SUSAN ELLMAN BAKER
in the presence of

Susan Ellman Baker

T JOHN
9 WESSEX WALK
SHOREHAM BY SEA
[redacted]

SIGNED as a DEED
by TRACEY SUSAN SCOTT
in the presence of

[redacted]

PAT LADRI
106 OAKINGTON MANOR DRIVE
WEMBLEY. HA9 6NB

Pat Ladri

SIGNED as a DEED
by DARREN WARWICK ELLMAN BAKER
in the presence of

[redacted]

MRS KERRY ADAMS-SALKELD
53 The Avenue
Shoreham by Sea
West Sussex
BN43 5GJ

Land Registry
Official copy of title plan

Title number **WSX322308**
Ordnance Survey map reference **TQ2105SE**
Scale **1:1250**
Administrative area **West Sussex: Adur**

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his official copy issued on 4 September 2008 shows the state of this title plan on 4 September 2008 at 14:21:39. It is dmissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
his title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. leasurements scaled from this plan may not match measurements between the same points on the ground. See Land egistry Public Guide 19 - Title Plans and Boundaries.
his title is dealt with by Land Registry, Portsmouth Office.

BARCLAYS
SHOREHAM-BY-SEA BRANCH

20-12-75

90853682

Date 3/9/08

Pay Adur District Council Only

Two Hundred & Thirty Five Pounds

Account Payee

£ 235 —

[redacted]

24/09/2008

Cheque No. Sort Code Account No.

[redacted]

Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using form OC1 (available from us, our website and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry
Portsmouth Office
St Andrews Court
St Michaels Road
Portsmouth
Hants PO1 2JH

DX 83550 Portsmouth 2

Tel 023 92768888
Fax 023 92768768
portsmouth.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Land Registry

Official copy of register of title

Title number WSX322308 Edition date 04.09.2008

- This official copy shows the entries in the register of title on 5 September 2008 at 09:54:10.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 5 September 2008.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1 - A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Portsmouth Office.

A: Property register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ADUR

1 (07.08.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being YARD TO THE NORTH OF 32-34 High Street, Shoreham-By-Sea.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (04.09.2008) PROPRIETOR: WARWICK BASIL BAKER, SUSAN ELLMAN BAKER, TRACEY SUSAN SCOTT and DARREN WARWICK ELLMAN BAKER of 120 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5HL the trustees of The Grandchildren's Settlement Of 3 April 2008.

2 (04.09.2008) The value as at 4 September 2008 was stated to be under £100,000.

3 (04.09.2008) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

End of register

Land Registry Official copy of title plan

Title number **WSX322308**
Ordnance Survey map reference **TQ2105SE**
Scale **1:1250**
Administrative area **West Sussex: Adur**

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