Form Ref. No. 164039

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. ADC/0467/06
Date Received 1-12-06
Fee 795
Rem. List

Applicant's Details

Title	Mr
Forenames	David
Surname or Company/ Organisation	Warnes
Telephone	
Email	
Do you have an agent?	Yes

Address	29 Westbourne Place
	Hove
	East Sussex
Postcode	BN3 4GN

Agent's Details

Title	Mr
Forenames	David
Surname	Synge
Telephone	[redacted]
Email Address	[redacted]

Address	Extended Designs
	Woodside Cottage
	11 Todmore
	Greatham
	Hampshire
Postcode	GU33 6Ar

Application Type

(a) Full planning permission (including changes of use) [ ]

(b) Outline planning permission [YES]

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

4 Old Shoreham Road, Lancing, West Sussex, BN15 0QT

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) 0.23

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. 12

Description of proposed development: 6 No 2 bed flats, 2 No 2 storey 3 bed houses, 4 No 2.5 storey 3 bed houses with associated access and parking.

(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 Yes

Construction of a new *pedestrian* access to a highway Yes

(iv) Alteration of an existing *vehicular* access to a highway Yes

Alteration of an existing *pedestrian* access to a highway Yes

(v) Closure of existing access Yes

(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: Residential

If vacant, the last use:

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? Yes

If 'Yes', how many units? 1 Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? Yes 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? Soakaways

(ii) How will foul sewage be disposed of? Mains Sewer (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?

If 'Yes', please explain the relationship

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
Site Layout & Location Plans	01011/OP/01	1:200 & 1:1250

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] D Warnes

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: 30 DECEMBER 2006

On behalf of: MR D. WARNES

Certificate B

I certify that:

The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying before the date of the application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
Ms Alison D-Cruze	4 Old Shoreham Road Lancing West Sussex BN15 0QT	30/12/2006

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

OR

_____ given the requisite notice to every person other than _____ self who, on the day 21 days before the date of the _____ was a tenant of an agricultural holding on all or part of the land to which the _____ relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted]

Date: 30 DECEMBER 2006

(On behalf of): MR D WARNES

Certificate B

I certify that:

The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying before the date of the application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
Mr & Mrs Davey	6 Old Shoreham Road Lancing West Sussex BN15 0QT	30/12/2006

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

OR

_____ given the requisite notice to every person other than _____ self who, on the day 21 days before the date of the _____ was a tenant of an agricultural holding on all or part of the land to which the _____ relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Date: 30 DECEMBER 2006

(On behalf of): MR D WARNES

4 Old Shoreham Road
Lancing
West Sussex

Design & Access Statement

By

Extended Designs
Woodside Cottage
11 Todmore
Greatham
Hampshire
GU33 6AR

ADUR DISTRICT CO
PLANNING DIVIS

PLAN No.	ADC/046/06
DATE RECEIVED	1-12-06

4 Old Shoreham Road, Lancing, West Sussex.

Design & Access Statement

Section 1: Site Brief

Extended Designs were approached in October 2006, with details of a site that had been identified as one suitable for housing development, in the light of existing local plan policies and following preliminary discussions with the local planning authority. Extended Designs were instructed to advise on the most appropriate form of development, taking into account all existing determining factors, both internal and external to the site, and current planning policies at both national and local level.

Within the broad context of this brief, which also established that vehicular access would be from north west side of the site, Extended Designs then proceeded to commence investigation, identification and analysis of the constraints upon and opportunities for development pertaining to this site.

Section 2: Site Location

North Lancing is located to the North West of Brighton and Hove, adjacent to the A27. The application site, currently comprises a two storey house, with a site area totalling approximately 0.23 ha. The site is situated within walking distance of local shops and other school, leisure and travel facilities.

Section 3: Site Analysis (Constraints and Opportunities).

An investigation of the site revealed the following identifiable constraints upon and opportunities for development within the boundaries of the land and surrounding the site.

a) Access

In this location, Old Shoreham Road is a major road. There is an access road that runs adjacent Old Shoreham Road and stops just short of the proposed site. It is proposed to extend this service road with adequate sight lines and junction radii, through which access to the development site will be gained.

b) Public Transport

A regular daily bus service runs from a bus stop located within walking distance of the site, as is a train station.

c) Existing adjoining or surrounding development

Manor Way, adjacent the site comprises detached and semi-detached, mainly 2 storey housing, as does Old Shoreham Road and Grinstead Lane. There are a number of 2 storey dwellings with rooms in the roof within the immediate area. A variety of architectural styles exist surrounding the site.

d) Natural Environment

A number of trees of varying quality exist both within and beyond the site boundaries, which should be retained.

The significance of a tree or group of trees in landscape terms, both in the existing setting and in the new setting, which is to be created by the proposed development, will both be a constraint upon the form which any development on this site will take and may also present an opportunity to successfully integrate an existing feature into the development and use this feature as a principal element of the development.

e) Site Topography

The site falls from north to south by approximately 1 metre over the length of the site, whilst maintaining a constant level from east to west.

Section 4: Design Response

The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.

a) Existing Key Elements

The scale and character of the surrounding area will influence the style chosen for the proposed buildings. Although there is no one particular elevational treatment associated with this locality, facing brick under a pitched tiled roof are generally prominent in the surrounding area.

Having regard to the advice contained within PPG3 it is considered that a design response, which incorporates the characteristics of existing developments within Lancing, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Careful consideration must be given to the potential for overlooking and overshadowing that might occur given the proximity of the dwellings that adjoin the site. The proposal should therefore secure the most appropriate density and layout on this previously developed site that respects the established character of the area.

B) Key Criteria to be Addressed in the Response

Analysis of the site and its surroundings produces the following fundamental criteria, which will influence the design response:

- As with all new housing projects, the opportunity exists to create a "sense of place" for the future inhabitants and this will be a cornerstone of the design philosophy of this project.

- Pedestrian and vehicular access will be from the north west side of the site from the service road that feeds on Old Shoreham Road and will be in line with current local authority standards. Movement through the site, and access into individual dwellings must be considered.

- The shape of the site, coupled with the proximity of neighbouring property on either side requires a sensitive response to ensure that any proposed development has a satisfactory relationship with its surroundings. This will be achieved with careful attention to the design of buildings, their location and the resulting relationships, both within the site and with neighbouring properties. Furthermore, several of the large mature existing trees should be retained, as they will make a positive contribution to a new development.

Section 5: The Proposals.

The foregoing analysis and the principle design responses outlined above have led Extended Designs to the following design solution.

i. As indicated in the Design Response, entrance to the site is gained from a service road that feeds on to Old Shoreham Road. The existing hedgerows and trees on the boundaries are to be retained where possible with additional planting to all boundaries.

ii. The new dwellings offer an appropriate mix of accommodation. Properties suitable for first time buyers through to family homes, maintaining a healthy diversity within the area.

iii. The dwellings have been designed to take into account the proximity of the neighbouring properties. Overlooking has been minimised by orientation of buildings into the site. Where there are rooms in the roof proposed, these are also set away from the site boundaries.

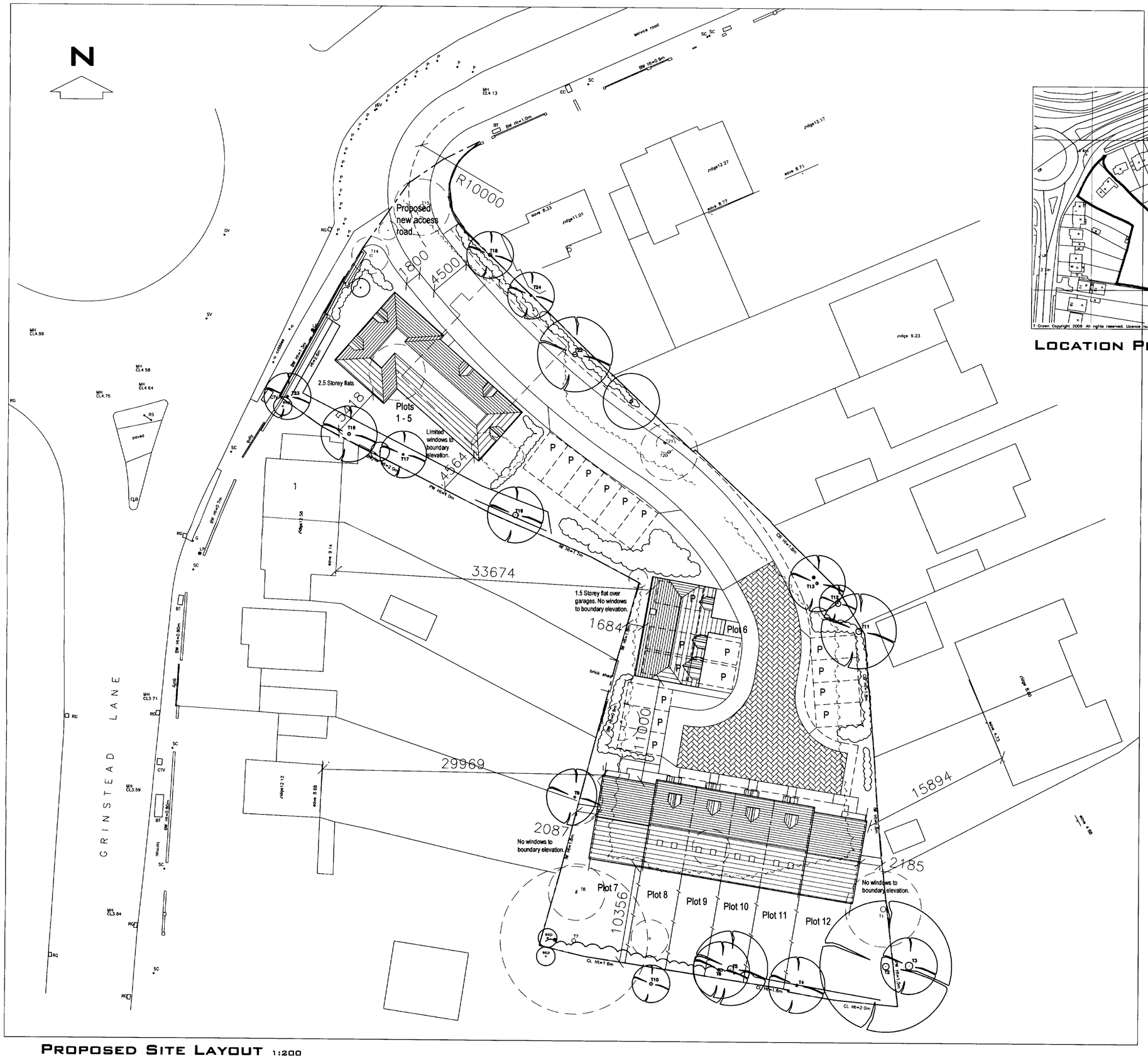
iv. Parking for the properties have been located where they benefit from natural surveillance from the proposed dwellings.

v. A footpath in front of the dwellings provides movement through the site from Old Shoreham Road.

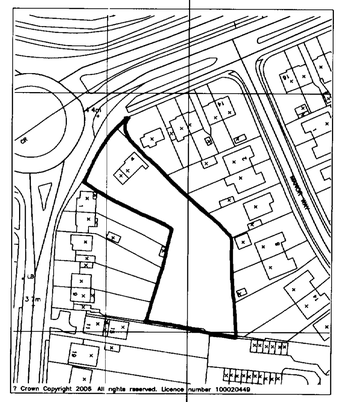
vi. Accessibility for disabled users – the dwellings will be compliant with Building Regulations, which requires level thresholds, wheel chair accessible doors and corridors and cloakroom facilities.

vii. Energy Efficiency - As part of the Building Regulations process, proposed dwellings have to comply with certain levels of 'U' values.

viii. Throughout the development, care has been taken to ensure that potential overlooking is limited either to or from existing adjoining buildings or between buildings within the development. Extended Designs believe that this design response is an appropriate design solution, which makes best use of this previously developed site at an appropriate density, in accordance with current national and local planning policies.



PROPOSED SITE LAYOUT 1:200

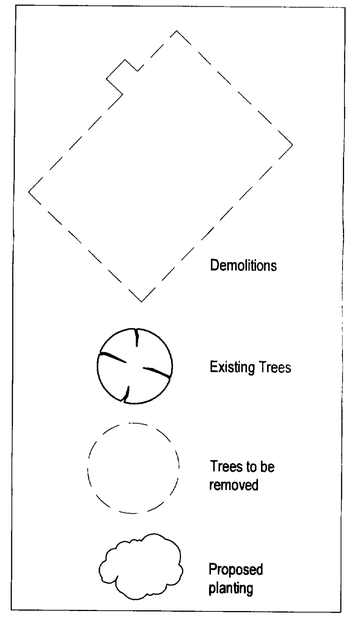


LOCATION PLAN 1:1250

NOTES:
1. DO NOT SCALE THIS DRAWING, EXCEPT FOR PLANNING PURPOSES.
2. ALL DIMENSIONS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

TREE SCHEDULE

TREE NO	GIRTH	HEIGHT	SPREAD	TYPE
1	1 8	10.0	4 0	HAWTHORN
2	2 2	16 0	7 0	WEEPING WILLOW
3	2 5	10.0	3 0	CYPRESS
4	0 7	6 0	3 0	HAWTHORN
5	2.0	10 0	4 0	WILLOW
6	2X 0 9	10 0	4.5	HAWTHORN
7	1 3	10 0	8 0	SYCAMORE
8	2X 0.5	7 0	3 0	PRUNUS
9	0 6	8 0	3 0	SILVER BIRCH
10	MULTI	11.0	2 0	SYCAMORE
11	2 0	8 0	4.0	WILLOW
12	MULTI	6.0	2 0	ASH
13	0 9	8 0	3 0	CYPRESS
14	0 9	9 0	2.0	SILVER BIRCH
15	1 8	6.0	3.0	WEEPING WILLOW
16	1 0	8 0	3 0	CYPRESS
17	0 6	5.0	2 5	ELDER
18	1 1	7.0	2 5	YEW
19	MULTI	8 0	3 0	HAWTHORN
20	1 0	8.0	3 0	HAWTHORN
21	2X 0 5	5.0	1 0	CYPRESS
22	1 8	10 0	4 0	YEW
23	0 7	5.0	2 5	LAUREL
24	0 7	7 0	2 5	SYCAMORE



ADUR DISTRICT
PLANNING
Ack 10464/06
1 DEC 2006

EXTENDED DESIGNS

WOODSIDE COTTAGE, 11 TODMORE,
GREATHAM, HAMPSHIRE. GU33 6AR
[redacted]

CLIENT:

PROJECT:
4 OLD SHOREHAM RD
LANCING
WEST SUSSEX

DATE:
NOV 2006

DRAWING TITLE:
PROPOSED
SITE LAYOUT

SCALE:
1:200 &
1:1250 @ A1

DRAWING NUMBER:
01011/OP/01

REVISION: