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

PLANNING DIVISION

PLAN No. AD1758

DATE RECEIVED 17 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:	MRS
First name:	K.
Last name:	SANDERS
Company (optional):	
Unit:	
House number:	54
House suffix:	
House name:	
Address 1:	SHELLEY ROAD
Address 2:	
Address 3:	
Town:	WORTHING
County:	WEST SUSSEX.
Country:	U.K.
Postcode:	BN11 4BX.

2. Agent Name and Address

Title:	MR.
First name:	RICHARD
Last name:	ATKINSON
Company (optional):	RJCA ARCHITECTS
Unit:	
House number:	
House suffix:	
House name:	LIME KILN BARN
Address 1:	COLWORTH
Address 2:	
Address 3:	
Town:	CHICHESTER
County:	WEST SUSSEX
Country:	U.K.
Postcode:	PO20 2DS

3. Description of the Proposal

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

DETACHED THREE BEDROOM HOUSE WITH INTEGRAL GARAGE (FRONTING THE MARKET) RENEWAL OF SU/170/05/TP

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: 30 | House suffix:

House name:

Address 1: BUCKINGHAM ROAD

Address 2:

Address 3:

Town: STOKE-BY-NEA.

County:

Postcode (optional): BN43 5UB

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

Easting: | Northing:

Description:

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:

Reference:

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

Details of pre-application advice received?

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)

TA 844/02 c & 2008/16/01

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:

SEE DRAWINGS.

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

If Yes, please provide details:

SEE DRAWINGS

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		FACING BRICKWORK	☐	☐	
Roof		PLAIN TILES	☐	☐	
Windows		PAINTED OR STAINED TIMBER	☐	☐	
Doors		PAINTED OR STAINED TIMBER	☐	☐	
Boundary treatments (e.g. fences, walls)	WALLS & CLOSE BOARDED FENCING		☐	☐	
Vehicle access and hard-standing		GRAVEL	☐	☐	
Lighting			☑	☐	
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:

DRAWING NO. TA 844/02 C & 2008/16/01
DESIGN & ACCESS STATEMENT

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	-	2	2
Light goods vehicles/ public carrier vehicles	-		
Motorcycles	-		
Disability spaces	-		
Cycle spaces	-	IN GARAGE 2	2
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? [ ] Yes [x] No

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

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
- [x] Soakaway
- [ ] Pond/lake
- [ ] 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:

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

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

GARDEN TO RESIDENTIAL NURSING HOME

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) c. 2000

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? [x] Yes [ ] 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	☐			1			1
Flats and maisonettes	☐						b
Live-work units	☐						c
Cluster flats	☐						d
Sheltered housing	☐						e
Bedsit/studios	☐						f
Unknown type	☐						g
Totals $(a+b+c+d+e+f+g)=$							1

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

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

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

Total proposed residential units $(A+B+C+D)=$ 1

Existing Housing

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

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

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

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

Total existing residential units $(E+F+G+H)=$ 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

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					

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: N/A.

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.047

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:

N/A.

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

If the answer is Yes, please complete the following table:

	Not applicable	The total 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	☐		
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):
	[redacted]	22/09/2008

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 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 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:

Date (DD/MM/YYYY): 22/09/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 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.

The original and 3 copies of a completed and dated application form: ☐

The correct fee: ☐

The original and 3 copies of a design and access statement: ☐

The original and 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: ☐

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The original and 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 - Agent:

Date (DD/MM/YYYY): 22/09/2008 (date cannot be pre-application

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
	[redacted]

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01243	787011	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
01243	787022

Email address (optional): richard@rjca-architects.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ 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 ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

PLAN No. Adc0475/08
DATE 17 OCT 2008

Section 106 Unilateral Obligation

THIS UNILATERAL PLANNING OBLIGATION is made the ..... day of ..... two thousand and eight

BY Mrs. M. Sanders (the owner) of Avenals Barn, Water Lane, Angmering, West Sussex BN16 4EP

TO Adur District Council (hereinafter called "the Council") of Civic Centre Ham Road Shoreham-by-Sea West Sussex BN43 6PR

RECITALS

A The Owner is the freehold owner of the land known as land adjoining 30 Buckingham Road, Shoreham by Sea registered at the HM Land Registry under Title Numbers WSX261106 & WSX18362 and shown edged red on 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 Owner has now made an application to the Council for Planning Permission under Planning Application Number ADC/0475/08

D The Owner considers 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 consent Orders or Agreements Authorisations Licences 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 detached three bedroom house with integral garage fronting The Martletts.

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 Owner" shall include its successors in title and assigns

1.7 "The Plan" means the plan annexed hereto

1.8 "The Land" means All that land being the land known as land adjoining 30 Buckingham Road, Shoreham by Sea 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/0475/08.

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 Owner and its successors in title and assigns each and every part of the land

2.2 THE Owner hereby covenants with the Council that it 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 The Mortgagee confirms its consent to the Owner entering into this Deed of Unilateral Undertaking

2.4 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.

2.5 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

2.6 THIS Deed is a Local Land Charge and is registerable as such by the Council

2.7 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

2.8 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 for service as shall have previously been 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

2.9 THE Owner agrees to paying the Council's reasonable legal costs in checking that the contents of this Agreement are correct and the Owners title valid

2.10 THE Mortgagee consents to the Owner entering into the Agreement and acknowledges that this Agreement binds the land. The Mortgagee shall only be liable for any breach of this Agreement if it has itself caused the breach whilst the Mortgagee is in possession. It shall not be liable for any pre-existing breach.

THE SCHEDULE

The Owner hereby covenants with the Council that it will within 7 days of the commencement of the development pay the sum of £..... 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".

EXECUTED AS A DEED by

The Owner

Signature:.....

Name:.....

in the presence of

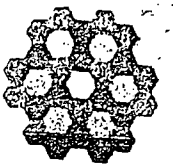
Signature:.....

Name of Witness:

Addressof Witness:

Land Registry
Official copy of title plan

Ordnance Survey map rereference TQ2105NE
Scale 1:1250
Administrative area WEST SUSSEX: ADUR



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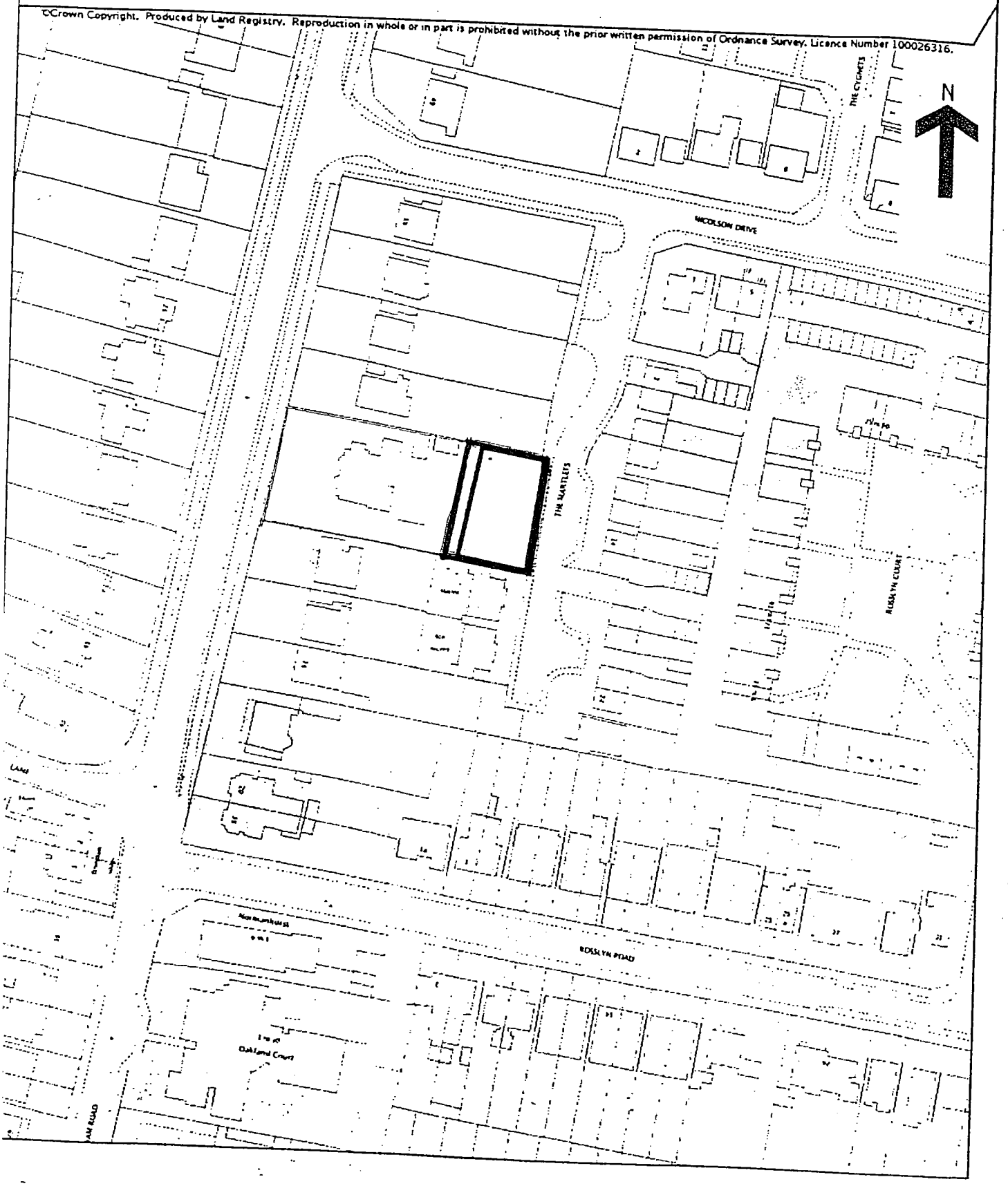

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Addan568
DATE RECEIVED 17 OCT 2008

Design and Access Statement

- for -

Proposed Three bedroom dwelling

- on –

Land at rear of 30 Buckingham Road

Shoreham-by-Sea

1.0 Introduction

The application is to renew the unimplemented permission SU/170/05TP for a detached three-bedroom house with integral garage (fronting The Martlets). This permission was granted on 20 December 2005 and expires after three years.

2.0 Location

The application site occupies the rearmost half of what was previously part of the rear garden of the elderly persons' home at No. 30 Buckingham Road. The site measures approximately 27m wide and 17.5m deep.

The site depth has increased by approximately 1.5m and includes a large protected tree in the south west corner.

3.0 Design Principles

3.01 Scale and Appearance

The proposed house would be 12m wide and 11.3m deep, with a hipped roof having a maximum roof ridge of x 7.6m, with a long "cat-slide" roof, sloping westwards over the garage.

The majority of the development implemented on the west side of The Martlets has been for bungalows. However, the site is a double width plot and contains two mature trees, and it is considered that a plot of this size (27m wide and

17.5m deep) would be able to sustain a house without it appearing cramped within the site. It is considered that the proposed dwelling-house would not be out of keeping with the character of the area which comprises both bungalows and houses (detached and semi-detached).

3.02 Landscaping

Since the granting of application SU/170/05/TP a number of overgrown conifer trees have been removed. This had a positive benefit to the site and it's surroundings as the trees gave the street a very dark aspect. It is, however, acknowledged that in order to soften the proposal, new tree planting should be implemented as indicated on the site layout plan.

3.03 Layout

The layout of the site is identical to that approved under application no. SU/170/05/TP.

With regard to privacy, there would be a minimum distance of 15m between the rear sun-lounge at "Meadowcroft" and the rear single-storey element of the proposed dwelling (the two-storey extension of "Meadowcroft" being further to the south). The only openings in the rear (west) elevation of the proposed dwelling are in the two-storey element, 18m from the rear of "Meadowcroft" comprising ground floor French windows to the lounge (obscured from view by the proposed 2m close boarded fence) and a first floor landing window. The main outlook is to the south and east. There is a distance of 10m between the south side of the dwelling and the boundary with "Marina", currently defined by the blank wall of the garage serving the latter. It is not considered that there will be any overlooking or loss of privacy to "Marina" from these windows. On the north side there will be a side entrance door which served the utility room, again, it is not considered that there will be any loss of privacy to the neighbouring garden at No.30 Buckingham Road. There would be a distance of 20m between the front of the proposed dwelling and the front of the dwellings on the other side of The Martlets (No's. 10-16), these dwellings are positioned 4m from the edge of the adjacent lay-by. The above Standard has no minimum requirement for distance between facing front windows (NB 22m is the *minimum* distance between facing rear windows). Whilst the privacy currently enjoyed by these properties, on the opposite side of The Martlets, might be lessened, it is normally expected that rooms fronting roads, would not enjoy the same degree of privacy as those at the rear.

3.04 Access for the disabled

The design pays attention to the needs of the disabled with level access.

3.05 Access and parking provision

The proposed dwelling has an integral garage and driveway ensuring off-street parking for two cars. This meets the current maximum parking standard. It is considered that the proposal would not lead to unacceptable traffic or parking problems within the area.

Covered cycle storage would not be accommodated within the garage.

4.0 Planning matters

DOE Circular 11/95 states that unimplemented permissions should be renewed unless (a) There has been a material change in planning circumstances
(b) Continued failure to commence the development would contribute unacceptably to uncertainty about the future pattern of development in the area
or (c) The application is premature.

The above policies, as at the time of granting the permission in 2001, encourage development and infilling within the built-up area to help meet the demand for dwellings suitable for small families, single persons, the elderly and social and low-cost housing, without developing "Greenfield" land.

Similarly, Government advice has not changed since the 2000 version of PPG3 which encourages the maximisation of the use of urban land for housing developments at higher densities (and without rigid application of parking and amenity standards). This is now reflected in policy ERA1 of the Structure Plan, adopted in 2004. However, it is still also subject to environmental quality not being compromised. This is emphasised in the DETR urban design guide "By Design", as well as reflected in policy DEV1 of the Structure Plan and AH2 of the Local Plan.

Policy DEV1 aims to protect and improve the environment and requires a high standard of design and layout, having regard to local context including the characteristics of the site and the townscape and streetscape of the surrounding area. Dev4-5 require travel needs to be met, where possible reducing the need to travel and minimising motorised journeys, and the level of parking also to be compatible with the need to avoid environmental or safety problems.

The relevant Local Plan policy AH2 relates to in-filling and requires, amongst other things, new dwellings not to have an un-neighbourly effect on existing dwellings, incorporating adequate standards of residential amenity and access arrangements to the public highway, with on-site parking arrangements acceptable under policy AT12.

There is a long history of piece-meal development proposals at the rear of the houses in this stretch of Buckingham Road, fronting The Martlets. Planning permission was first sought in the early 1980s, with the bungalows "Marina" and "Bon Accord" being built on the western side in the rear gardens of 26 and 28 Buckingham Road, with sole access on to The Martlets. Permission was granted for a bungalow at the rear of No 36 on appeal (SU/244/87) but this was never built. Planning permission was granted for a bungalow at the rear of No. 38 (SU/228/00) in 2000, for the house at the rear of No. 30, for which renewal is now sought, in 2001, and a bungalow at the rear of No. 32 was resolved to be approved in September 2005 (SU/161/05).

Clearly a precedent for dwellings in rear gardens of Buckingham Road fronting The Martlets has been set over the past 15-20 years and it is considered that there is no sound reason for not renewing the permission SU/170/05TP.

5.0 Conclusion

The proposed development is within the built-up area and would help to meet the need for additional housing without detracting from the existing local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan and the adopted West Sussex Structure Plan 2001-16.

RJCA Ref:2008/16 – 22 September 2008



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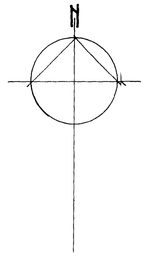
BLOCK PLAN 1:500





LOCATION PLAN 1:1250

PLANNING
PLAN No. Acdaw7563
DATE RECEIVED 17 OCT 2008

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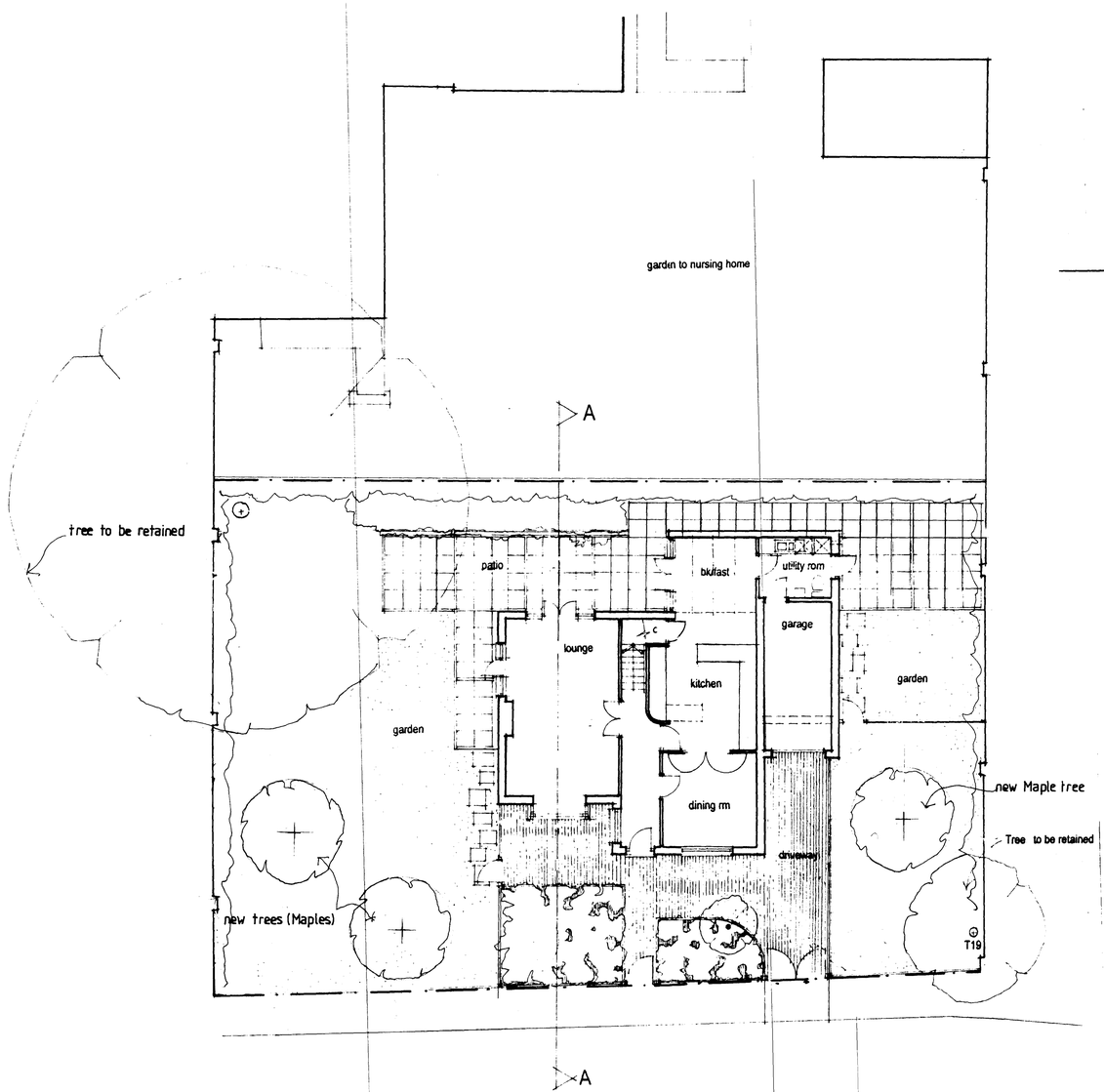
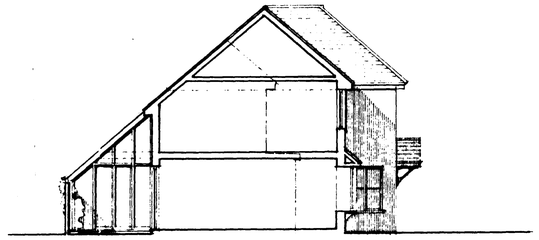
REVISION

PROJECT: Land at rear of 30 Buckingham Rd.		
SUBJECT: proposed new house		
SCALE	DATE	DRAWING No. 2008 - 16 - 01
DRAWN	CHECKED	



The Martlets

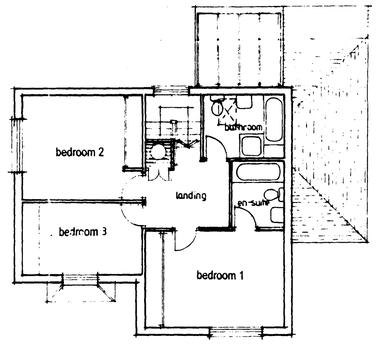
Site Layout and Ground Floor Plans



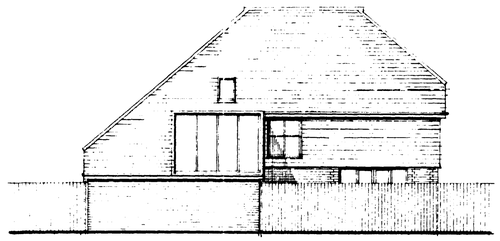
Section AA



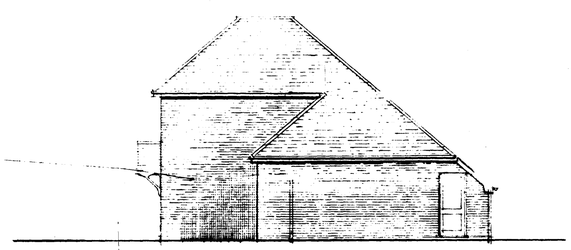
Front Elevation



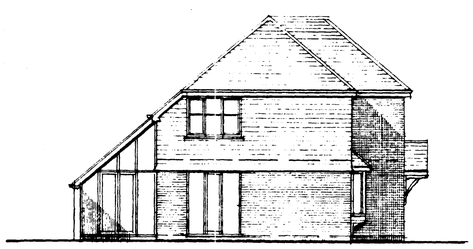
First Floor Plan



Rear Elevation



Side Elevation - North



Side Elevation - South

PLANNING DIVISION
PLAN No. Addendum
DATE RECEIVED 17 OCT 2008

C site boundary amended & new trees 19.9.08 indicated.
B 08.01.01 Tree no.s added, additional trees to be retained
A 11.12.00 First floor over garage omitted
rev. | date

These drawings should be approved by Local Authority Building Control or other appropriate checking Authority prior to commencement of the work.

No dimensions to be scaled from this drawing. All dimensions to be checked on site.

client **Mr & Mrs Sanders**

project **30 Buckingham Road Shoreham**

drawing **Proposed New House**

scale 1:100 date Oct 00
drawn jt

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TA 844 / 02 rev. C