Form Ref. No. 605901

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No.	AD/0006/08
Date Received	14 JAN 2008
Fee	£
Rem. List	

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	PR HOMES DIRECT LTD.
Telephone	
Email	
Do you have an agent?	Yes

Address	6 SPA COURT
	KINGS ESPLANADE
	HOVE
	EAST SUSSEX
Postcode	BN3 2WS

Agent's Details

Title	
Forenames	
Surname	STUART RADLEY ASSOCIATES
Telephone	01273 420606
Email Address	stuartradley@ricsonline.org

Address	336 KINGSWAY
	HOVE
	EAST SUSSEX
Postcode	BN3 4LW

Application Type

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

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

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

59 PENHILL ROAD
LANCING
WEST SUSSEX
BN15 8HB

Does the applicant own or control any adjoining land? Yes

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.05

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. 5

Description of proposed development: FIVE NEW FLATS

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

State whether the proposal involved:-

(i) New building(s) or structure(s) Yes

(ii) Alteration or extension of building(s) No

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

Construction of a new pedestrian access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing pedestrian access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: VACANT

If vacant, the last use: LIGHT INDUSTRIAL

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

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

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? TO SOAKAWAYS

(ii) How will foul sewage be disposed of? TO EXISTING MAINS (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Details of Proposal

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

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) ***If you propose to transfer staff from other premises, please give details of the numbers involved****						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

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

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

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

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
LOCATION PLAN	P65PC/01/FP	1:1250
PROPOSED FLOOR PLANS, ELEVATIONS, BLOCK PLAN	P65PC/02/FP	1:100;1:500
DESIGN AND ACCESS STATEMENT		

Fees

If a fee is submitted, please give the amount PREVIOUSLY SUBMITTED ~~£1,325.00~~ Calculated Fee £1,325.00

APPLICATION ADC/0513/07

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

Signed: Stuart Cooley Associates PR HOMES DIRECT LTD.

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

N/A given requisite notice to every person other than N/A 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: ..... Date: .....

On behalf of: .....

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying 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
PROTODALE PLC	16 PRESTON STREET BRIGHTON EAST SUSSEX BN1 2HN	21/12/2007

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

OR

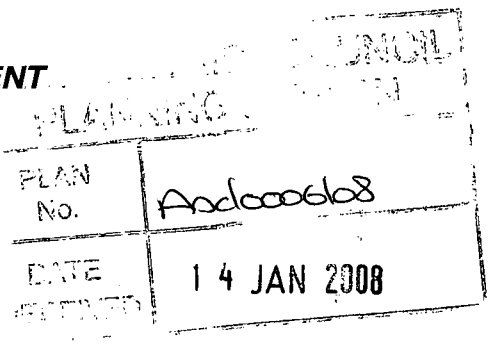
[ ] given the requisite notice to every person other than [ ] self who, on the day 21 days before the date of the [ ] was a tenant of an agricultural holding on all or part of the land to which the [ ] relates, as follows:

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

Signed: Stuart Radley Associates Date: 21/12/2007

(On behalf of): PR. HOMES DIRECT LTD.

DESIGN AND ACCESS STATEMENT
For
59 Penhill Road, Lancing



1.0 Summary of Proposal

1.1 The proposal involves the demolition of a vacant dilapidated light industrial building to make way for the development of 5 new one bedroom flats.

2.0 Use

2.1 The site is recessed from Penhill Road and is bordered on the north, south and east sides by residential accommodation in the form of houses and flats. The flats will provide starter homes for young people or people looking to enter the property market. The site is close to community facilities and public transport.

3.0 Amount

3.1 The proposal is for 5, one bedroom flats. Each flat has an entrance on the ground floor which leads into an open plan kitchen and living area. The living room leads out through patio doors onto a patio area in a communal garden. Provision is also made on the ground floor for a guest wc. There is a double size bedroom with an en-suite bathroom on the first floor. The end flat on the north side has extra facilities on the ground floor, namely a shower room and a study which leads onto the patio. Each flat has a dedicated off street parking bay.

4.0 Layout

4.1 The building has been positioned on the site so as to maximise the accommodation within each flat while still providing adequate parking and amenity areas. Entrance to the development is via an existing road from the street giving direct vehicular and pedestrian access to the flats. The amenity area is on the west side of the site providing a quiet and secluded area.

5.0 Scale

5.1 The building is a two storey building with a pitched roof and is in keeping with the style of the adjacent block of flats and buildings.

6.0 Landscaping

6.1 Paved pathways will be provided to the flat entrances, bicycle store and refuse storage areas and the living rooms in each flat will lead onto a paved patio.

6.2 The amenity areas will be grassed and landscaped with bushes and shrubs. The boundary walls will be enhanced with timber trelliswork, plants and creepers to provide a pleasing outlook.

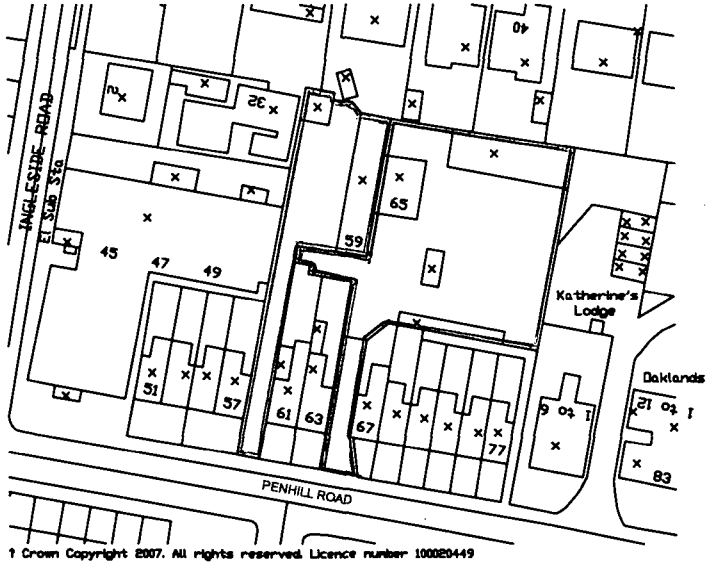
6.3 Adequate lighting will be provided to assist with movement at night around the property as well as for security.

7.0 Appearance

7.1 The proposed building will not be visible from the street. It will share a common entrance with the adjacent block of flats currently being built within the same surroundings. The design of the new building, with the red tiled roof, partial brickwork and partial neutral rendered walls, white uPVC windows and black rainwater goods, has been based on the appearance of the existing block of flats so as to create a sense of synergy between the two buildings which will form part of the same complex.

8.0 Access

8.1 The site is relatively level thus providing easy movement around the development. Accessible thresholds will be provided at the entrances to the flats and accessible wc facilities have been provided for on the ground floor level of the flats thus complying with Part 'M' of the building regulations.



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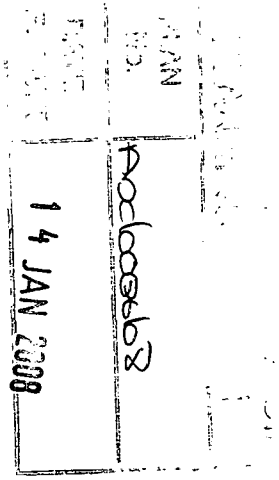
LOCATION PLAN

SCALE 1:1250



PLANNING APPLICATION

Client

Peter Winslow
PR Homes Direct Ltd.

Project

59 PENHILL ROAD
LANCING:
5 New Flats.

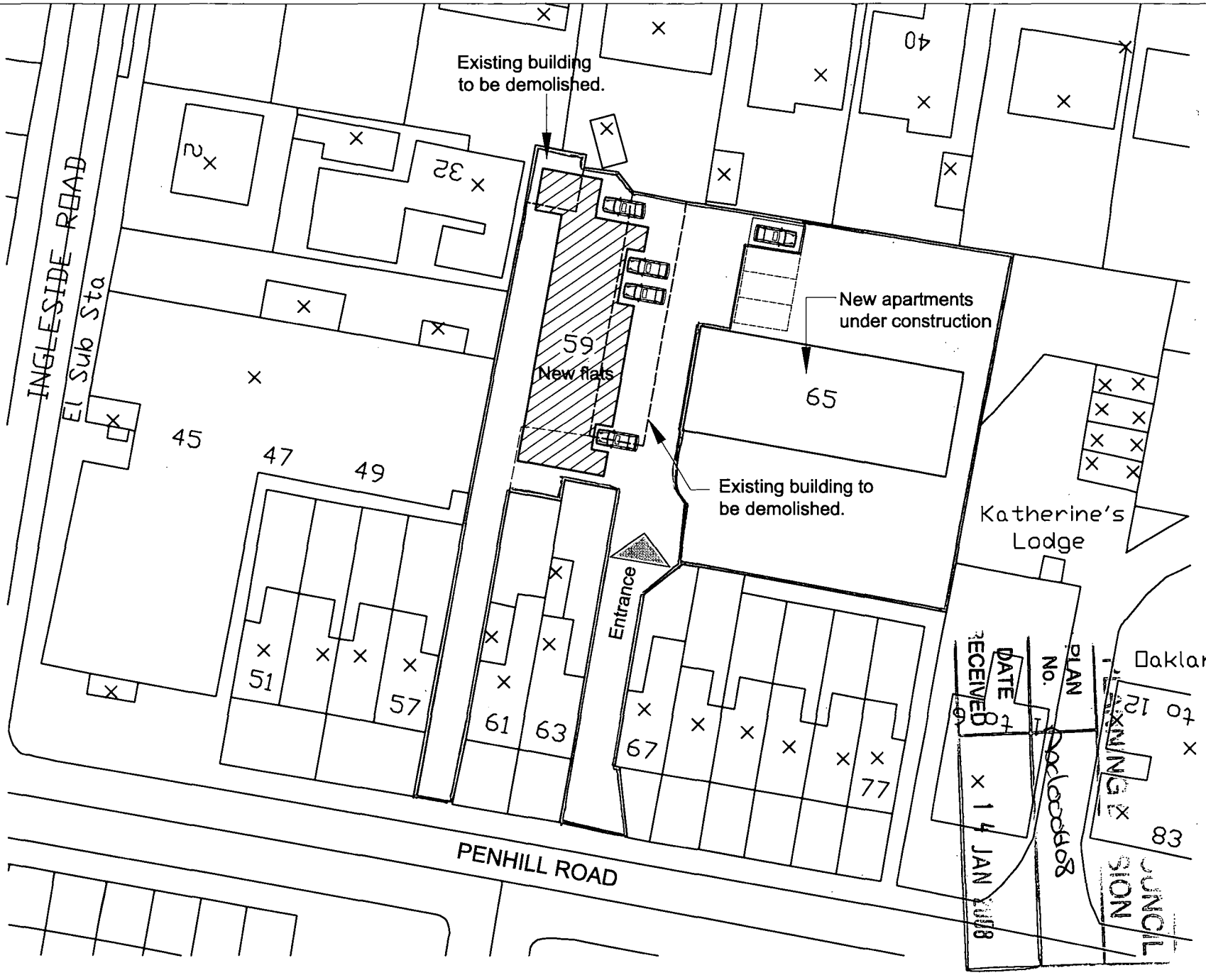
Title

Location Plan

Drawn by	Scale	Date
MCH	1:1250	July 2007

stuart radley associates
Chartered Building Surveyors
RICS
338 Kingsway, Hove
East Sussex BN3 4LW
Tel. 01273 420606
Fax. 01273 420707
e-mail.
stuartradley@ricsonline.org

Drawing No. P65PC/01/FP



PLANNING APPLICATION

Client
Peter Winslow
PR Homes Direct Ltd.

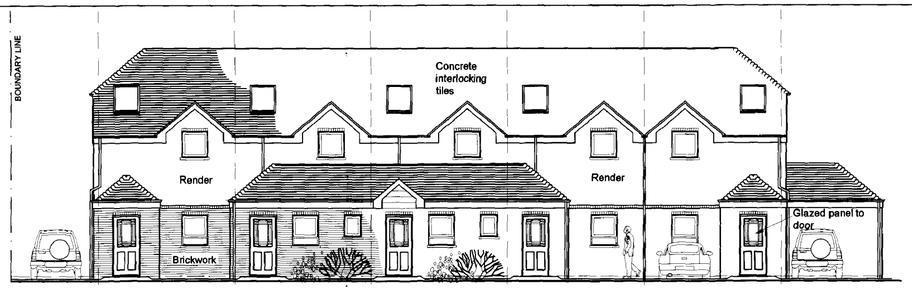
Project
59 PENHILL ROAD
LANCING:
5 New Flats.

Title
Proposed
Block Plan

Drawn by	Scale	Date
MH	1:500	July 2007

stuart radley associates
Chartered Building Surveyors
RICS
336 Kingsway, Hove
East Sussex BN3 4LW
Tel. 01273 420606
Fax. 01273 420707
e-mail.
stuartradley@ricsonline.org

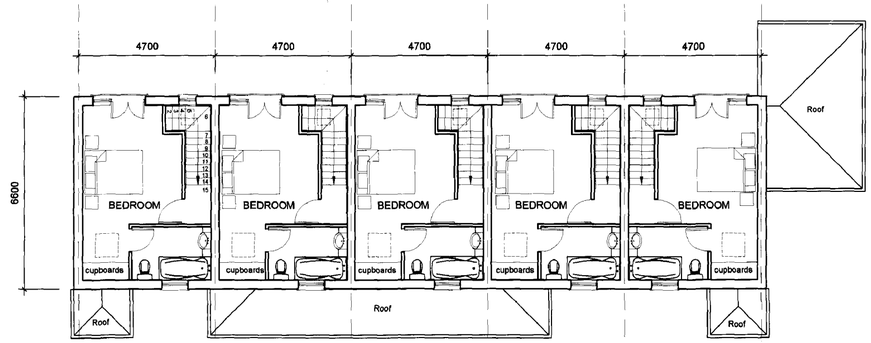
Drawing No. P65PC/01A/FP



EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

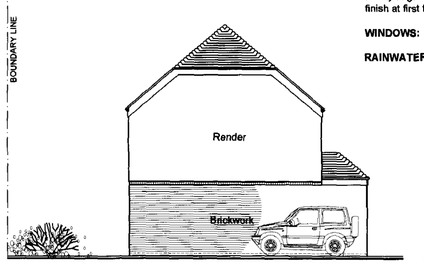
NOTES

ROOF: 'Marley' interlocking plain roof tiles, colour 'Mosborough Red'

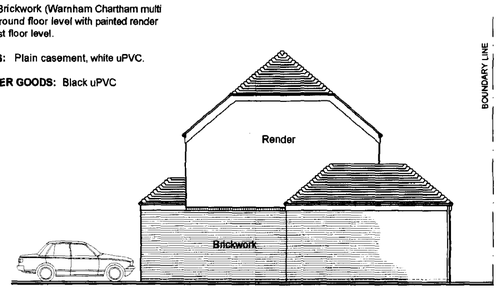
WALLS: Brickwork (Warnham Chartham multi stock) at ground floor level with painted render finish at first floor level.

WINDOWS: Plain casement, white uPVC.

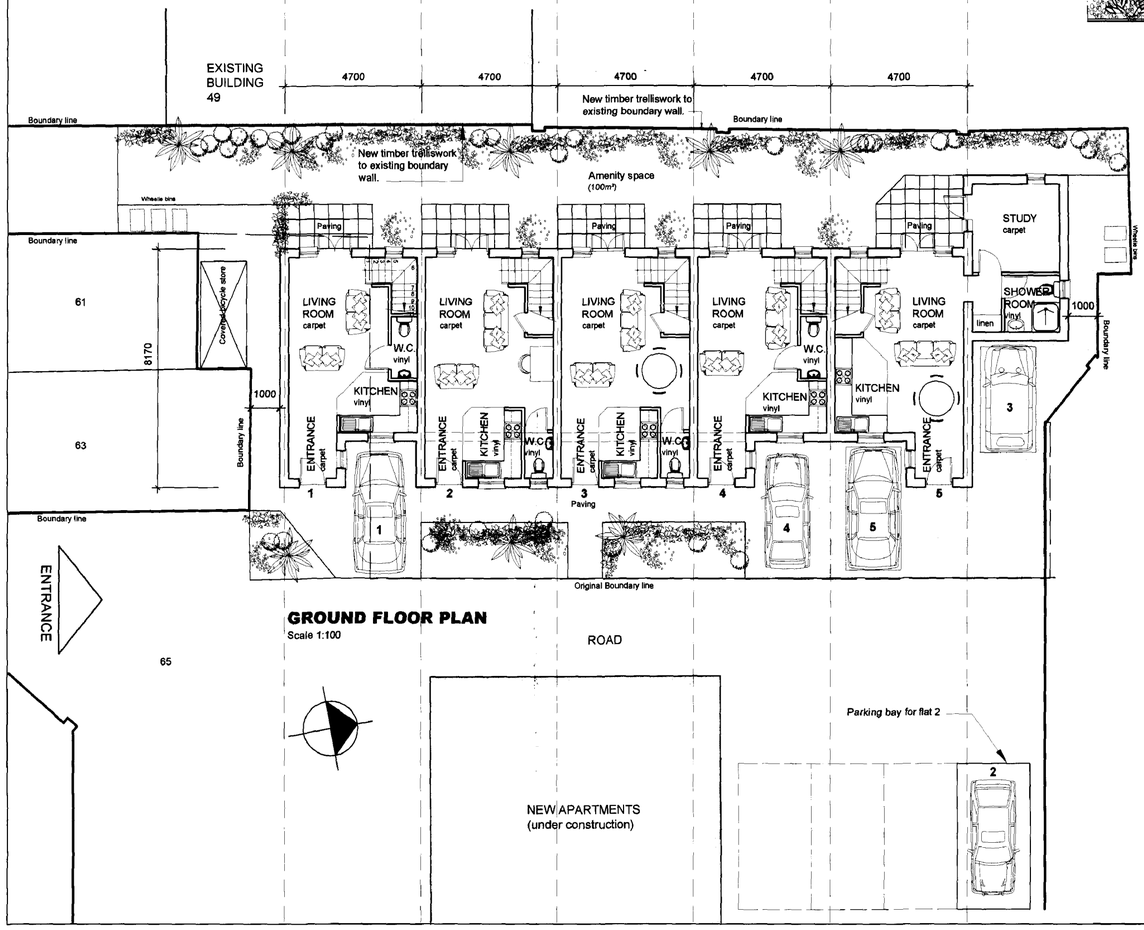
RAINWATER GOODS: Black uPVC



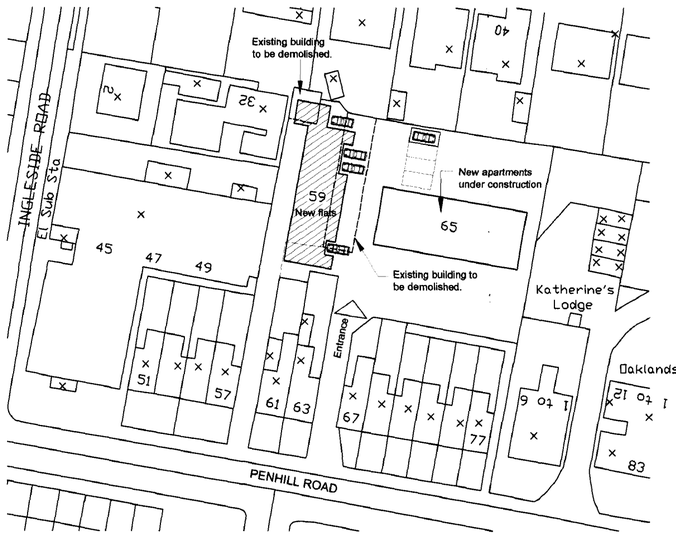
SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100



GROUND FLOOR PLAN
Scale 1:100



PROPOSED BLOCK PLAN
SCALE 1:500

Notes

All dimensions to be verified on site prior to any shop or site works being commenced.

Any discrepancies to be reported to the Surveyor before any work is put in hand.

Do not scale from this drawing.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings and details.

This drawing is for the purposes of obtaining Planning Consent.

PLANNING APPLICATION

Rev.

Client

14 JAN 2008

Peter Winslow
PR Homes Direct Ltd.

Job Title

59 PENHILL ROAD
LANCING:
5 New Flats.

Drawing Title

Proposed
Floor Plans, Elevations
and Block Plan

stuart radley associates
Chartered Building Surveyors
RICS

Scale 1:100 & 1:500

Drawn by MCH | Date August 2007

Drawing No. P65PC/02/FP | Rev.