ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.

FOR OFFICIAL USE ONLY
Appl. No AOC/0488/06
Date Received
Fee 265

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name TOSCAS RESTAURANT	Name TIM CORBING
Address 41 HIGH STREET. SHOREHAM-BY-SEA	Address 140 HIGH STREET. STEYNING. W-SUSSEX
Tel. No. W-SUSSEX	Tel. No. 01903-814836

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	YES
(b)	Outline planning permission	NO →
(c)	Renewal of a temporary permission	NO
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	NO
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	NO

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

(i)	Siting	☐
(ii)	Design	☐
(iii)	External appearance	☐
(iv)	The means of access	☐
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition

Date

Application No.

Condition No.

3. (a) Full **address or location** of the land to which this application relates

41 HIGH STREET. SHOREHAM.

(b) State whether applicant owns or controls any adjoining land — State Yes or No: NO — If yes, this land must be edged blue on the location plan

(c) Area of site SEE PLANS. hectares/sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)	FIRST FLOOR EXTENSION TO RESTAURANT.

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	NO
(ii)	Alteration or extension of building(s)	YES
(iii)	Construction of a new) vehicular access to a highway) pedestrian	NO / NO
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	NO / NO
(v)	Closure of existing access	NO
(vi)	Change of use only	NO

4. Particulars of **Use** of Buildings or Land: state (a) Present use RESTAURANT.
(b) If vacant, the last use —

5. **Additional Information**

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	YES	If yes, complete part 2 of form C.P. 1	YES
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(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 the position on plan	
(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? (i) S/X.
(ii) How will foul sewage be disposed of? (ii) MAIN SEWER
(e.g. mains, cesspit, etc.)

6. Plans (See Note 6). 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)

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 265 -

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 6.12.06 SIGNED [redacted]

on behalf of TUSCAS RESTAURANT
(insert applicant's name if signed by an agent)

9. 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 (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. **Certificate A(a)**
I certify that

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

OR

3. ~~ I have~~ / The applicant has ~~given requisite notice to every person other than~~ / ~~* myself~~ / himself/herself ~~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

*Delete where inappropriate

Signed [redacted]

On behalf of TUSCAS RESTAURANT

WEST SUSSEX

ADUR DISTRICT COUNCIL

Application No. ADC/0883/05

(For official use only)

PLANNING APPLICATION FORM PART 2

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

4 copies of this form should be submitted

N.B. Please use GROSS figures only (external measurement). All measurements are to be given in metric (89/617 EEC Directive)

1.	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 question 5 below.	N/A.
2.	Name and address of proposed occupier and type of business	TOSCA RESTAURANT. 41 HIGH STREET SHOREHAM.
3.	Is the proposal related to an existing use on or near the site? If so, please explain the relationship.	State Yes or No: NO
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No: NO

5. Details of floor areas and uses

	Existing Floor Space or use(if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a) What is the amount of industrial floor space?	(a) — m^2	— m^2	— m^2
(b) What is the amount of office floor space?	(b) — m^2	— m^2	— m^2
(c) What is the amount of retail floor space?	(c) — m^2	— m^2	— m^2
(d) What is the amount of storage or warehousing floor space?	(d) — m^2	— m^2	— m^2
(e) Other uses(please specify) RESTAURANT	(e) 220 m^2	65 m^2	285 m^2
TOTALS	..... m^2	..... m^2	..... m^2

6. Staff

	Office Male	Office Female	Industrial Male	Industrial Female	Other Staff Male	Other Staff Female
(a) Number of staff in existing premises on the site	(a) —	—	—	—	5	1
(b) How many new staff will be employed on the site as a result of the development?	(b) —	—	—	—	1	
(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(c) —	—	—	—	—	—

7.	In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing Homes, etc. please specify (a) public floor space (Total) (b) seating capacity (c) bar floor area (d) bedrooms as appropriate	(a) 125 sq.m. (b) 60 (c) 8 sq.m. (d) — single / double
8.	What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site? (Please show location of such provision on the plans and distinguish between parking for operational needs and other purposes) State number of spaces	car NONE lorry NONE
9.	What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles but separately specify those used by employees driving to work)	UNKNOWN.
10.	What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	RESTAURANT WASTE KEPT IN BINS AT REAR.
	HAZARDOUS MATERIALS	State Yes or No
11.	Will the proposed use involve the use or storage of any hazardous substances?	NO — If 'YES' please indicate

AOC10488106

JAN 2007

DESIGN AND ACCESS STATEMENT:
Toscas Restaurant. 41 High Street, Shoreham. West Sussex.

The amount;
The proposal is to provide a single storey extension to the rear of the building to provide additional restaurant seating and improved ancillary facilities.
It is proposed to extend over the existing structure and link to the ground floor with a new staircase.
The gross internal floor areas of the new extension is 70 square metres.

The layout;
The proposal is to extend the existing restaurant situated in the Shoreham High Street, which shares boundaries with 39 and 43 High Street.
It has been decided to proceed with the extension as we feel the site proportion and scale will accommodate the proposal without harm to the general area and provide good accommodation, which is much needed to ensure the future of the restaurant. It will be impossible to continue the present business without expansion.
Other similar extension have been approved in this area, which illustrates that extensions at first floor do not have to be harmful.
Access to the site is easily achieved as the site lies within the existing built up area of Shoreham where there is good access to the local area together with major road links to Worthing, Brighton and London.

Scale;
The proposed building is sympathetic to adjoining buildings and has been kept as low as possible having regard to the minimum room heights required under the latest Building Regulations.
The fenestration has been designed to reflect the character of existing premises in the area.
The mass of the new extension is similar to that of the area in general and sympathetic in design and scale.

Landscaping;
There is no planting on site, although there will be a number of plant boxes to the remainder of the roof area.
Appearance;
The form and design of the building has been determined by the character of existing buildings in this sensitive area.
All materials have been selected to reflect the character of the area using well established vernacular styles and methods.
The scale and mass of the new extension is sympathetic to the existing property and other nearby premises.

Careful thought has been given to the impact upon the visual amenity and character of

the area when designing the proposed new dwelling, resulting in compact cottage design, which we feel is entirely suitable for the site and locality.

Assessment;
We feel the proposal accords with all relevant planning policies and guidelines and will be a good form of development to the area with good access to the local shops and to public transport .
Policy states ' it is essential to ensure all new development is of a high quality of design and takes full account of other appropriate requirements, including energy conservation, opportunities for the disabled as well as private open space provision.'
The proposed new extension fulfils these requirements and presumption should be in favour of the development.

Involvement;
The proposal will accord to the latest Building Regulations with particular regard to access for the disabled and if necessary full consultation will be completed with the councils access officer from Building Control.

Evaluation;
The proposal accords with local policy having regard to all material consideration and forms a good development, sympathetic to adjoining buildings.
The proposed new extension including its scale, mass, siting and orientation has been designed to meet this policy whilst providing a positive contribution to the street scene and general character of the area.

The Access Content;
Access is clear to the front door with on street parking available directly outside the premises.
Also public transport is available directly outside.
Front access is level to a illuminated front door.
All doorway widths are 800mm wide and hallway 1200mm particularly where approach is not head on.
All public areas have a turning circle min. 15500mm with circulation space for wheelchair elsewhere.
Toilet accommodation is capable of providing level access with side transfer from a wheelchair.
Switches, sockets, ventilation and service controls to be at a height of between 450mm and 1200mm from the floor.

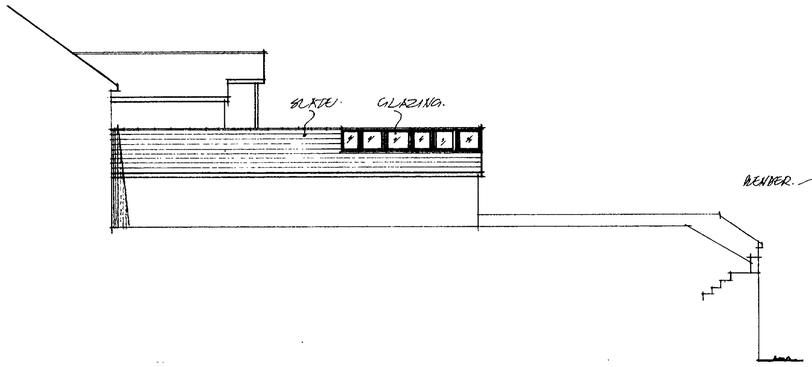
The property has easy access for emergency services.

Ongoing obligation for owners / occupiers;
An up to date Access Statement will form part of the 'sellers pack' to inform future owners/ occupiers of the access provision in the building.

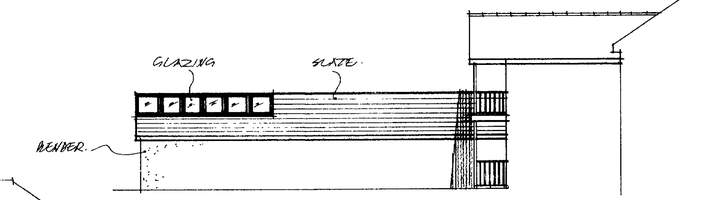
ALL NEW MATERIALS TO BE CAREFULLY SELECTED TO MATCH EXISTING.



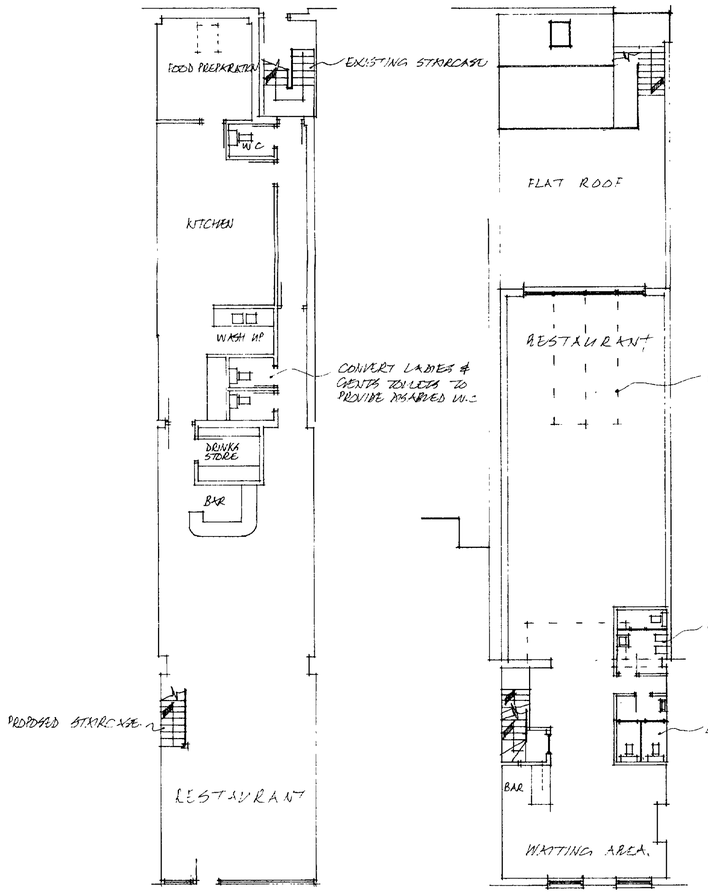
rear elevation.



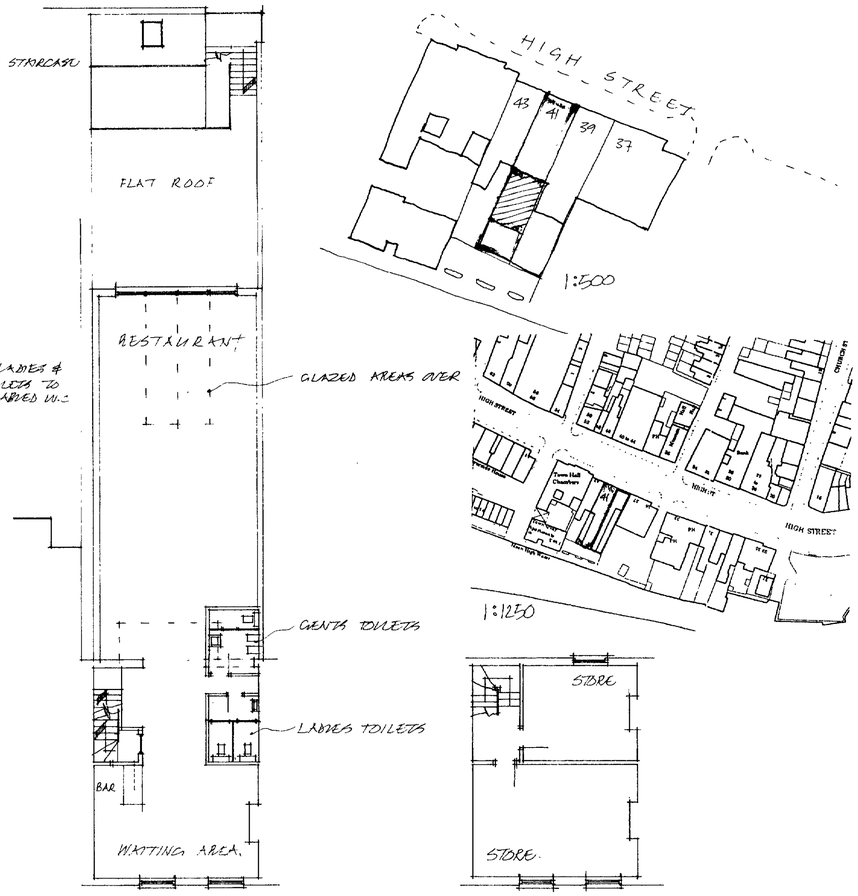
side elevation.



side elevation.



ground floor plan.



first floor plan.

second floor plan.

NOTES:

All dimensions must be checked on site and not scaled from this drawing

A		
	Date	Revisions

© copyright

TIM CORDING
Architectural and Planning Services
"Kingshead", 140 High Street,
Steyning, West Sussex BN44 3LH
Tel/Fax: 01903 814836

Client TOSCAS RESTAURANT.

Job Title PROPOSED FIRST FLOOR EXTENSION TO RESTAURANT

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No A/0/0/58/06
DATE RECEIVED 18 JAN 2007

Drawing Title
TOSCA Restaurant.
41 HIGH STREET.
SHOREHAM
WEST SUSSEX.

Scale 1:100

Date OCT. 2006. **Drawn by**

Drg. No. **Rev.**

594 x 841 mm. A1