Form Ref. No. 587901

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.	ADC/049407
Date Received	13 AUG 2007
Fee	
Rem. List	

Applicant's Details

Title	Mr
Forenames	Craig
Surname or Company/ Organisation	Gillett
Telephone	
Email	

Address: 465-471 Upper Shoreham Road; Shoreham by Sea; West Sussex
Postcode: BN43 5QW

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	@ Architect Limited
Telephone	01708-477-899
Email Address	office@architect.ltd.uk

Address: Ripon House; Suite 7; 35 Station Lane; Hornchurch; Essex
Postcode: RM12 6JL

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

The Amsterdam
465-471 Upper Shoreham Road
Shoreham-by-Sea
West Sussex
BN43 5QW

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)

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.

Description of proposed development

Summer House & Pergola
Disabled Access

(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: Public House

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(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? Yes

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? not applicable

(ii) How will foul sewage be disposed of? not applicable (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.

n/a

Details of Proposal

Is the proposal related to an existing use on or near the site? No

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? No

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 House

Public floor space (Total): 212

Seating capacity: 67

Bar floor area (sq.m): 20

Single bedrooms:

Double bedrooms:

Parking & Traffic

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

There is parking to front and rear of the building

State number of car spaces: 35

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? n/a

What is the volume of any trade effluents or trade refuse? n/a

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

Will the proposed use involve the use or storage of any hazardous substances? No

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
06(0139) x01 06(0139) PL01B		

Fees

Prev Application

If a fee is submitted, please give the amount AOC/0317/07 Calculated Fee £135.00

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

Signed: .....Craig Gillett.....

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: ..... Date: .....

On behalf of: .....

Form Ref. No. 588176

ADUR DISTRICT COUNCIL

Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published in a newspaper or to be served on an owner or a tenant

Proposed development at

Address	465-171 Upper Shoreham Road
	Shoreham by Sea
	West Sussex
Postcode	BN43 5QW

Is the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

give notice that

Title	Mr
Forenames	Craig
Surname	Gilett

is applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Summer House & Pergola

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 09/08/2007

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: [redacted] Date: 9.8.07

On behalf of: C Gillett

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

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
	Jubliee House	09/08/2007
	Second Avenue	
Punch Taverns		
	Burton upon Trent	
	DE14 2WF	

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

OR

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

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

Signe[redacted] Date: 9-8-07

(On behalf of): C. Gillett

Company Reg. No. 4746534
registered office:
ripon house suite 7
35 station lane
Hornchurch
essex rm12 6jl

Our Ref.: 06-0139

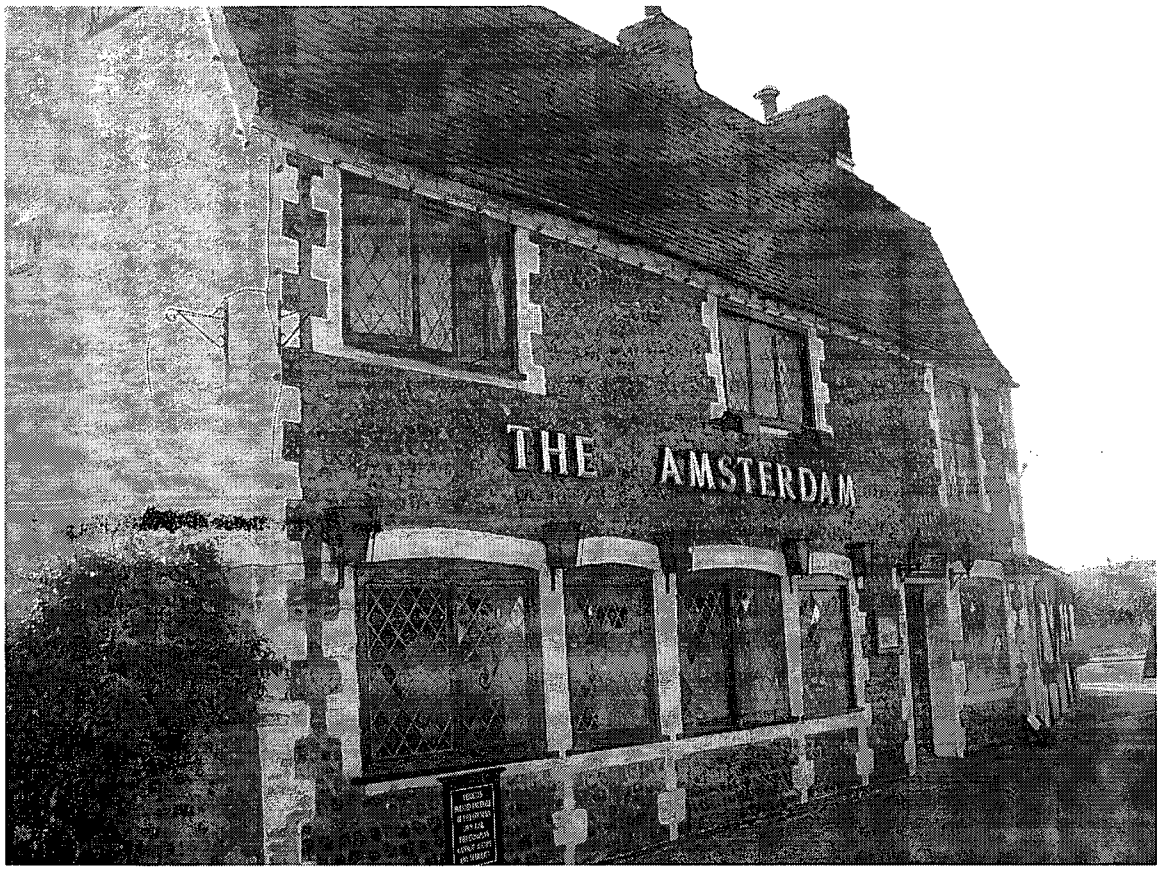
9th August 2007

COUNCIL
PLANNING DIVISION
PLAN No. ADC/0494/07
DATE RECEIVED 13 AUG 2007

THE AMSTERDAM
465-471 UPPER SHOREHAM ROAD, SHOREHAM BY SEA, WEST SUSSEX
For Mr C Gilett

PROPOSED SAIL AWNING AND SEATING AREA TO THE SIDE ELEVATION AND A PERGOLA WITH OUTSIDE SEATING AREA TO THE COURTYARD WITH INTERNAL ALTERATIONS.

DESIGN AND ACCESS STATEMENT

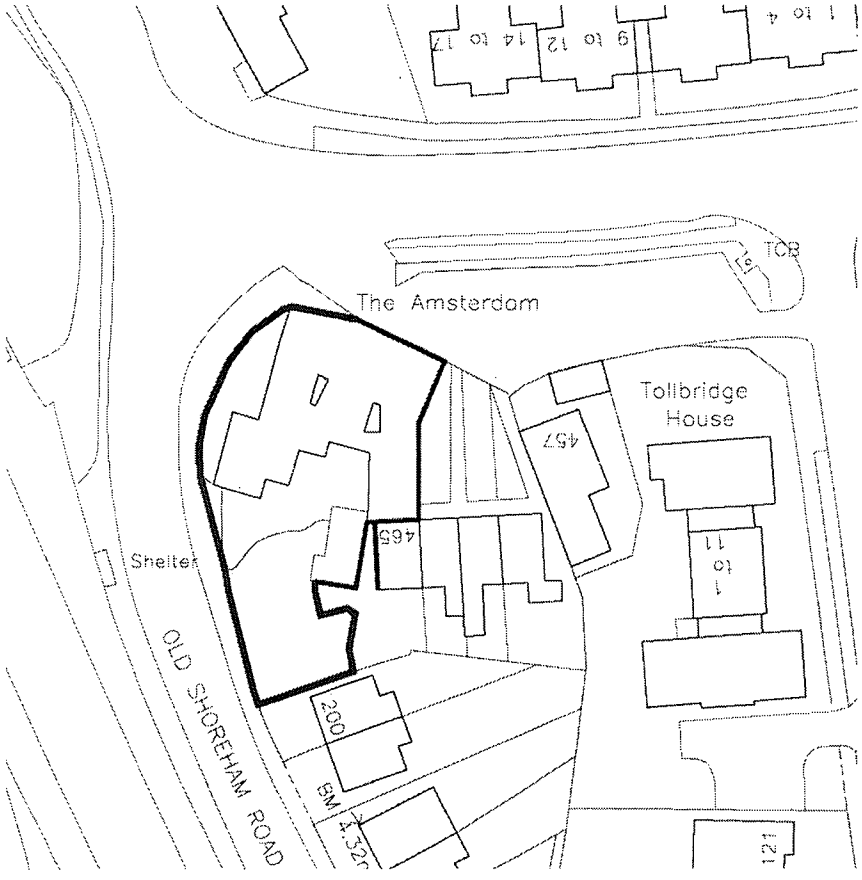


1.00 DESIGN

tel: 01708 477899 fax: 0709 2234930 email: office@architect.ltd.uk

1.01 Accommodation

The site consists of a public house on the ground floor with managers accommodation to the upper level. No alteration is proposed to the size or arrangement of the accommodation.



1.02 Layout of the development

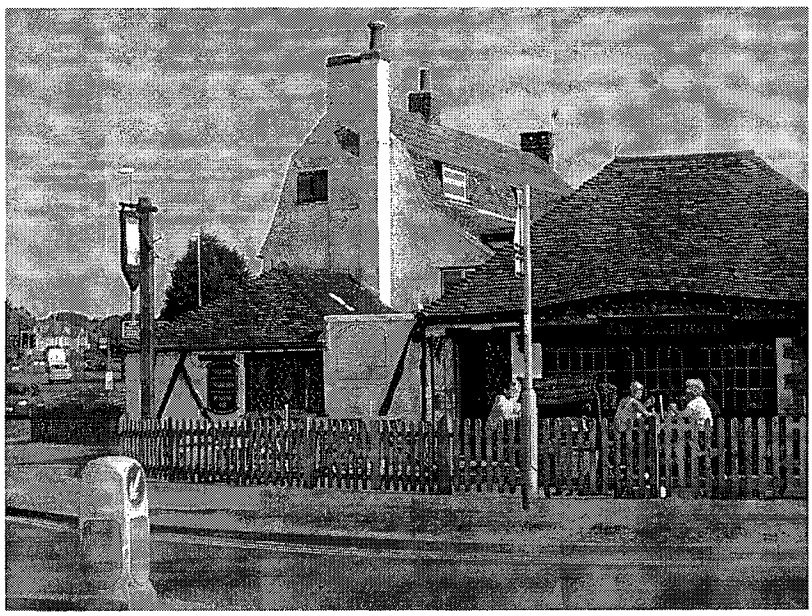
The public house is located on the junction between the Old Shoreham Road and Upper Shoreham Road. The building is located on a corner plot with a large parking facility to the rear of the premises. The public house has a single entrance from the front elevation on Upper Shoreham Road with an entrance to the side elevation on Old Shoreham Road and two entrances to the rear, one being a ramped access. To the rear of the plot there is a small court yard and grassed area with access from the parking area.

1.03 Proposed development: Smoking Solutions July 1st 2007.

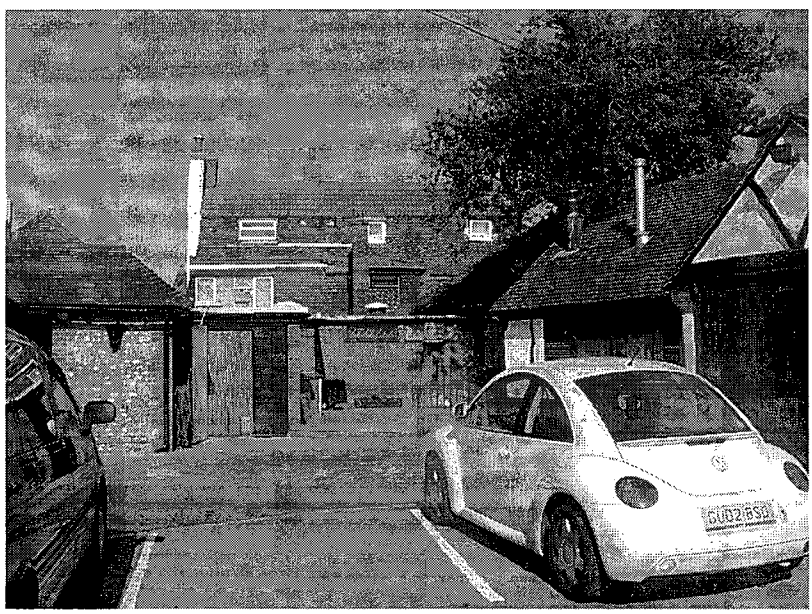
The Smoke Free (Premises and Enforcement) Regulations 2006 come into force in July this year. This will prohibit smoking in any enclosed premises, except where under a canopy that is open on at least two sides. Punch Taverns have a Smoking Solutions policy, where some covered area is provided wherever possible at each of their licensed premises. This however forms part of this application.

1.04 Proposed development:

The first area of proposed building works at the Amsterdam PH is to re-furbish an existing seating area to the side elevation of the building and provide a timber pergola which will be a permanent structure. The pergola will be constructed from timber with posts at each corner and intermittently. The existing fencing as pictured below will be retained with the finished floor surface being partly grass and a timber decked area. In the event of inclement weather this pergola will provide satisfactory cover as a smoking solution as it would have direct access from the bar area, the most common area used within the public house.



The second area of external works is located in the courtyard as pictured below. It is proposed that there will be a free standing cast aluminium structure with tiled roof to match the roof coverings of the existing outbuildings. The courtyard will have a new covered, ramped disabled access located at the rear of the property.



1.06 Landscaping

Additional landscaping will be provided to both areas with new pergola's. Hanging baskets and potted plants will be positioned appropriately to compliment the site.

2.00 CONTEXT OF THE DESIGN

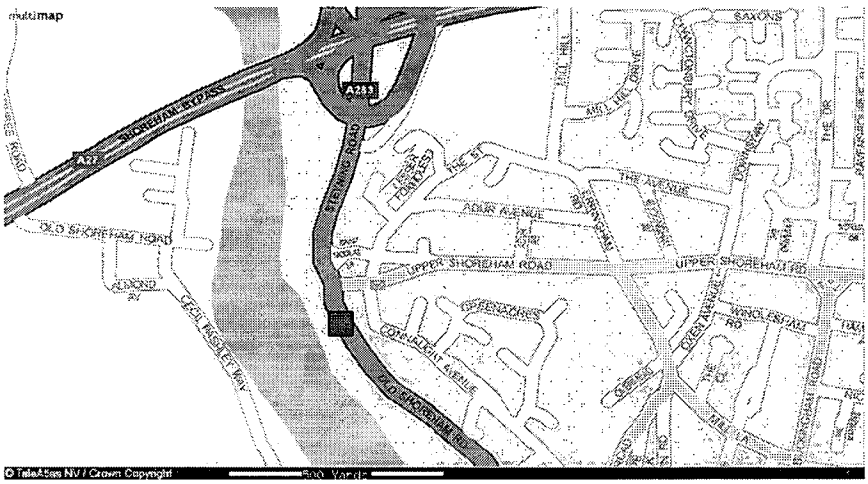
2.02 Appearance of the proposals within the context of the area

We consider that the pergola proposed to the side elevation will have little impact to the street scene from its position and the fact that there is an existing seating area in this position.. The position of the pergola is to be set back from the fence line and the foofpath. The design of the proposed shelter's have been designed with the intention of being in context with the existing buildings character whilst at the same time meeting the regulations and requirements of the 21st century.

3.00 ACCESS

3.02 Public Transport

Bus routes operate on both Upper Shoreham Road and Old shoreham Road access to all neighbouring towns. All bus stops are within 50m of the site. The Shoreham Bypass A27 is located to the north of the site within 250yds. Within 1 km Shoreham by Sea mainline railway station is located.



3.03 Circulation within the building

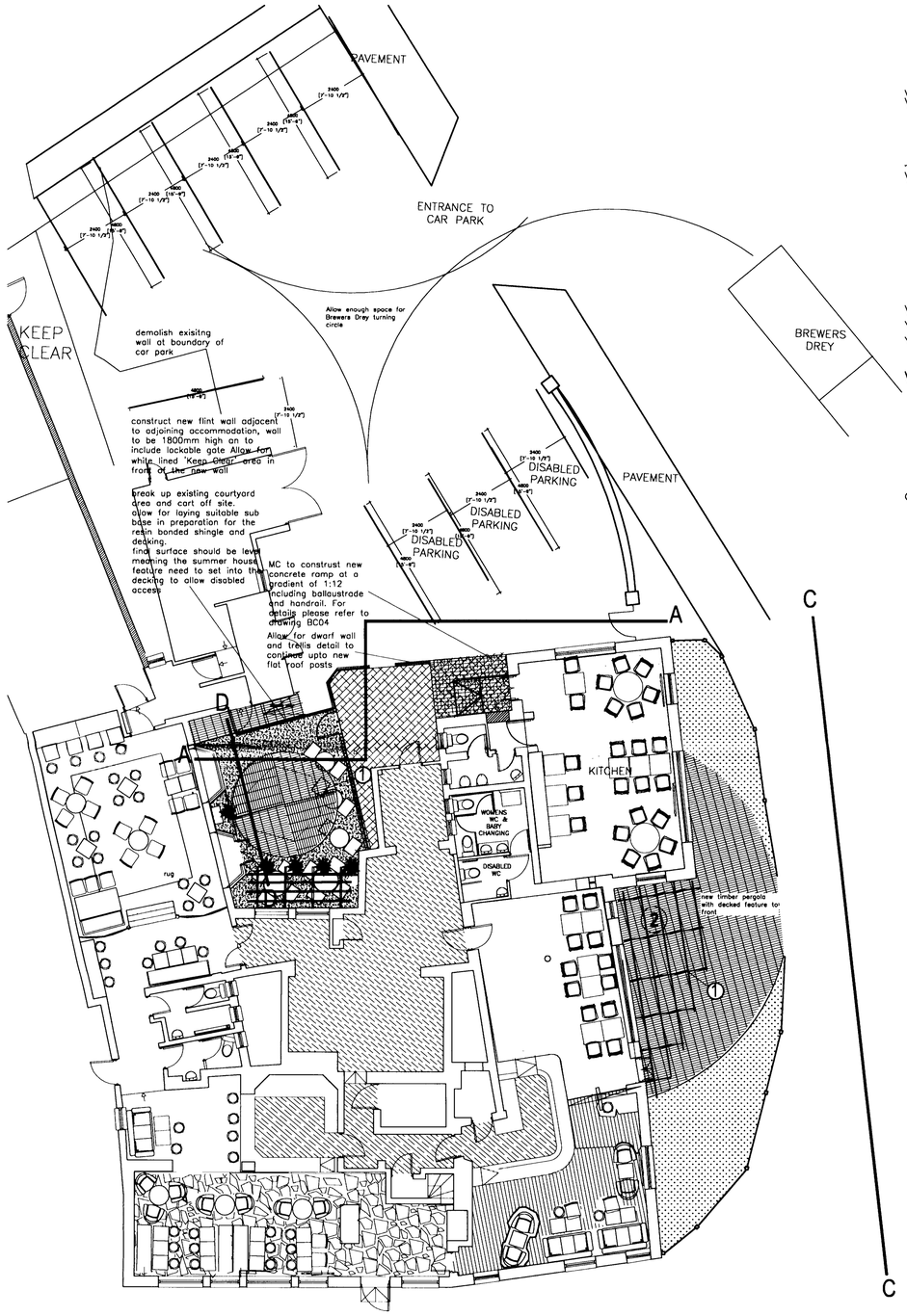
There will be no change to circulation within or around the site.

3.04 Emergency evacuation routes

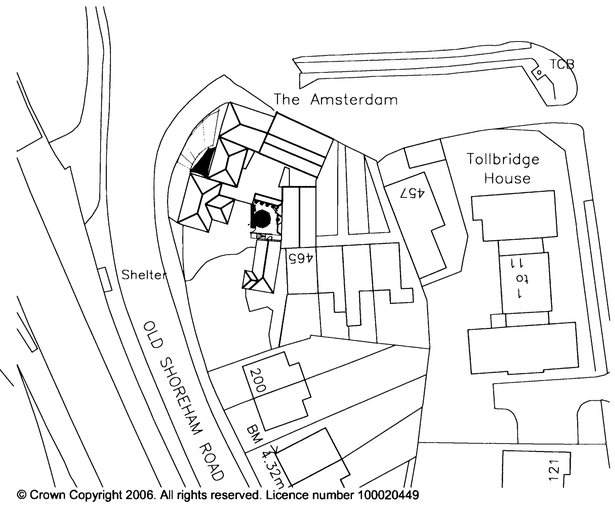
Emergency exits will remain as existing, via the existing main entrance from Upper Shoreham Road, and the rear exits to the garden and car parking area. There is not intended to be any increase in the number of persons for which the premises are licensed.

4.00 DRAWINGS AND PHOTOGRAPHS

Reference should be made to drawings 06(0139) PL01 (as existing & scheme as proposed.)



Proposed Plan 1:100



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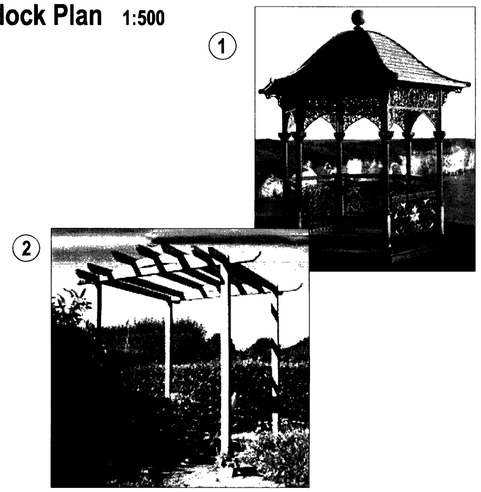
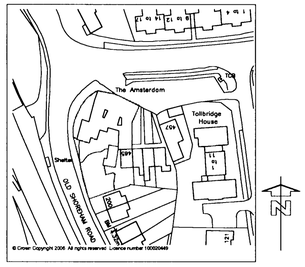
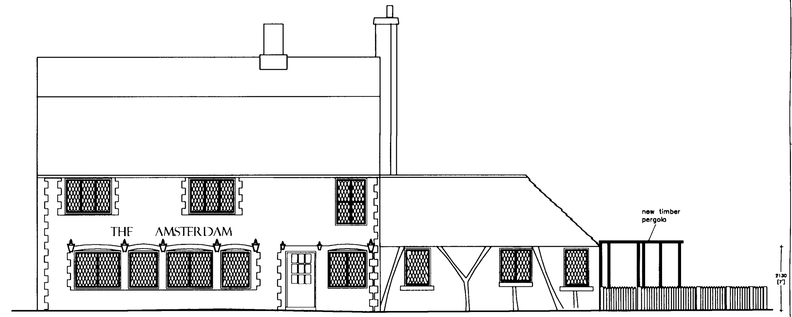
Block Plan 1:500



Location Plan 1:1250

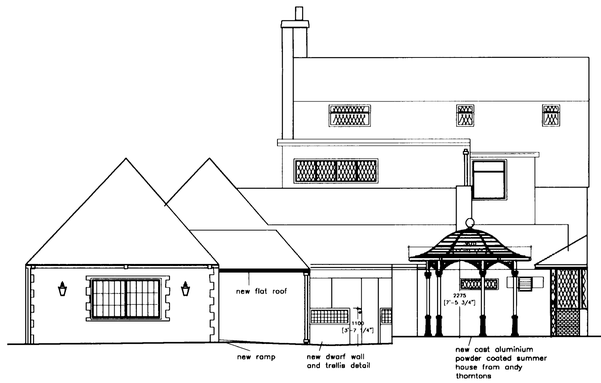




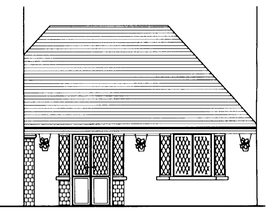
Proposed Elevation AA 1:100



Proposed Elevation BB 1:100



Proposed Elevation CC 1:100



Proposed Elevation DD 1:100

PLANNING DIVISION
PLAN No. AB/0497/07
DATE RECEIVED 13 AUG 2007

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REV No.	DATE	REMARKS
rev a	–	additional doorway added to function rooom
rec b	–	removal of previously added doorway–change in courtyard feature and change to pergola at front of building

architect ltd
swan house
54 station lane
hornchurch
essex rm12 6nb
tel.: 01708 477899
fax 0709 223 4930
e.: office@architect.ltd.uk
web www.architect.ltd.uk

Client: PUNCH

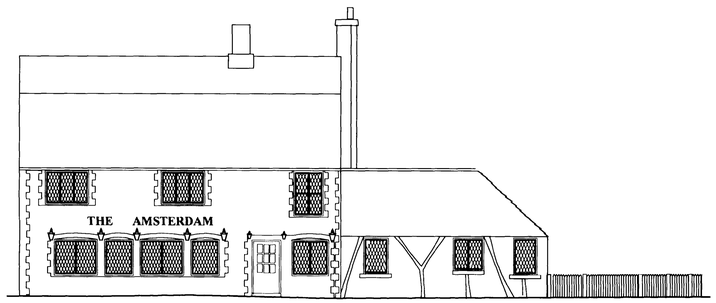
Job Title: THE AMSTERDAM SHOREHAM–ON–SEA

Drawing Title: PROPOSED PLAN AND ELEVATIONS FOR PLANNING APPLICATION

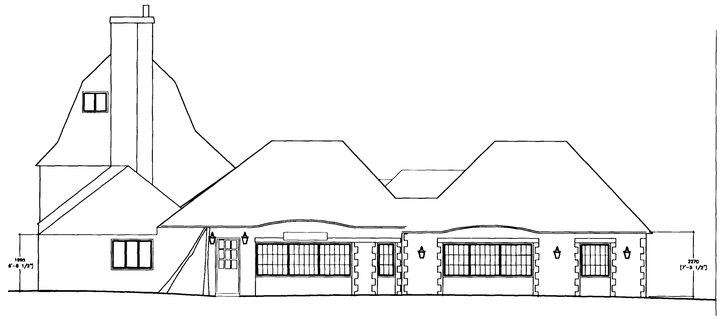
Scale: 1:50 | Sheet size: A1

Date: MAY 07 | Drn. by: JG

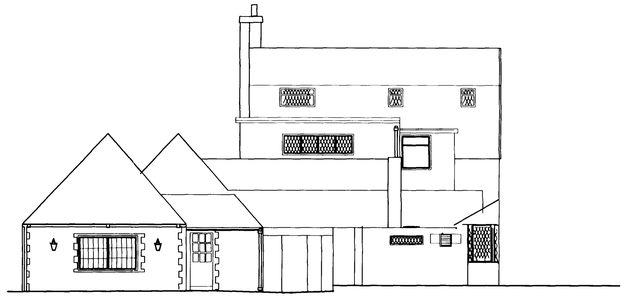
Drg. No.: 06 (139) PL01B



Exisitng Elevation AA 1:100



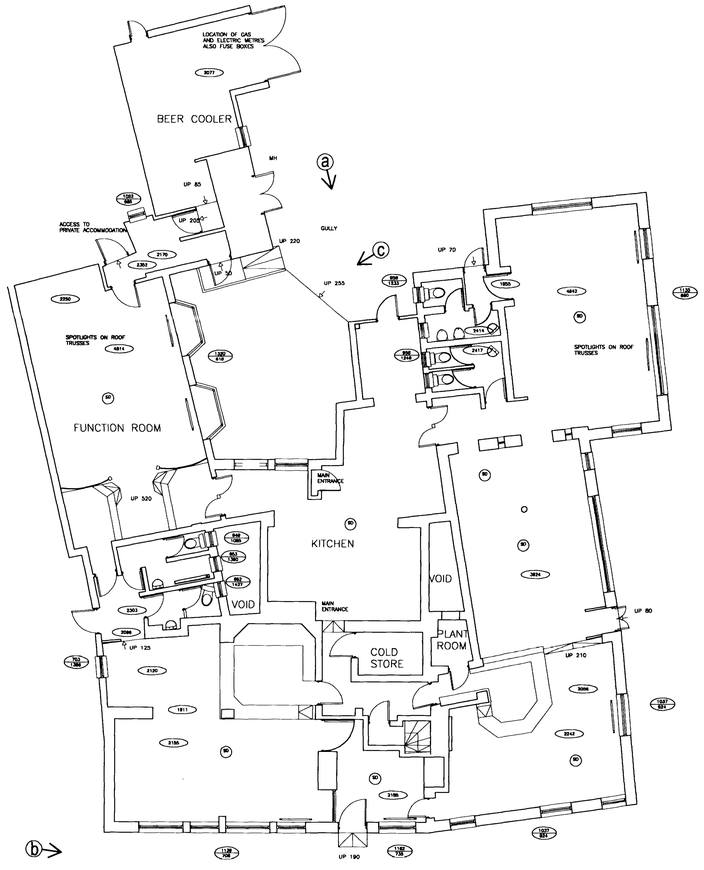
Existing Elevation BB 1:100



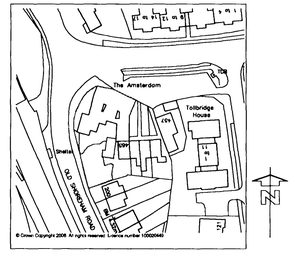
Existing Elevation CC 1:100

a

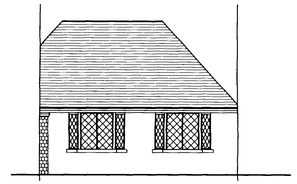




Existing Plan 1:500



Location plan 1:1250

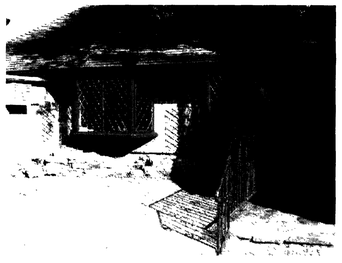


Existing Elevation DD 1:100

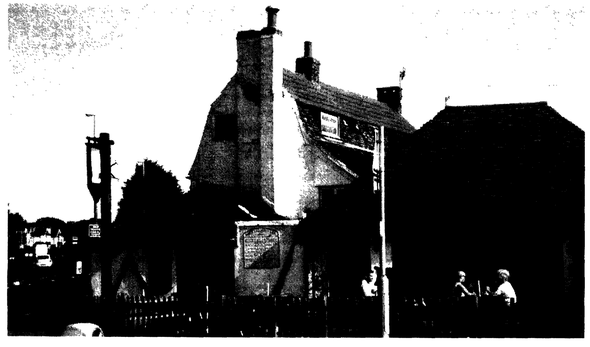
b

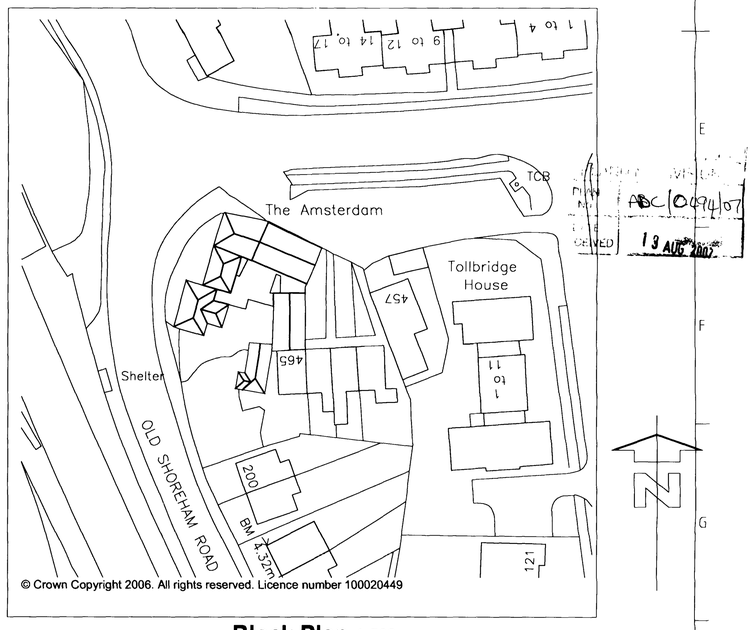


c



d





Block Plan 1:500

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REV No.	DATE	REMARKS

architect ltd
swan house
54 station lane
hornchurch
essex rm12 6nb
tel. 01708 477899
fax 0709 223 4930
e office@architect ltd.uk
web www.architect ltd.uk

Client: PUNCH

Job Title: THE AMSTERDAM SHOREHAM-ON-SEA

Drawing Title: EXISTING PLAN AND ELEVATIONS FOR PLANNING APPLICATION

Scale	Sheet size
1:50	A1
Date: MAY 07	Drn. by: JG

Drg. No. 06 (139) X01

ABC/0494/07
RECEIVED 13 AUG 2007