Form Ref. No. 185455

ADUR
DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN NO.	A/01/00227/07
DATE RECEIVED	08 JAN 2007

1 Please give the address of the property to be altered or extended

50 Brook Way
Lancing
West Sussex

2 Type of property

Terraced House

3 Please describe the development you are applying for.

Proposed new dwelling on spare land to the side of 50 Brook Way, Lancing (to match existing dwelling)

4 Applicant (in block capitals)

Name
Mr
Peter
Wrigley

Address
50 Brook Way
Lancing
WEST SUSSEX

Telephone

Fax

Email

Agent (if any)

Full Name
Roberts & Wrigley Associates

Address
27a, Goring Road
Goring By Sea
WORTHING
West Sussex
BN12 4AR

Telephone
01903 240169

Fax

Email
rwassociates@tiscali.co.uk

5 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here.

	Plan Number	Scale
Location Plan	3	1:!250
Block Plan	2	1:200
Floor Plan	1	1:50
Elevations	1	1:100
Other		Design Statement

6 Will the development involve cutting down any trees? No
If "Yes", please show these clearly on the block plan.

7 Will the development (including any new or altered access) affect a public footpath or any other public right of way? No

8 Does this application require a fee? No
(See note 3)

If "No", please choose the option that applies C
(See note 3)

If "Yes", please state the fee enclosed £
(See note 4)

Signature [redacted] **Date:** 02/01/07

Please print your name: Simon WRIGLEY.

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 02/01/07

Please print your name: Simon WRIGLEY.

R&W Associates



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No AOC10022/07
DATE RECEIVED 08 JAN 2007

Design & Access Statement
50 Brook Way, Lancing, West Sussex

Proposed new dwelling on land to the side of 50 Brook Way.

3rd January 2007.

ROBERTS & WRIGLEY ASSOCIATES
27A GORING ROAD, GORING BY SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240169 FAX: 01903 240169 EMAIL: rwassociates@tiscali.co.uk

Design Statement – 50 Brook Way, Lancing, West Sussex.

The Site

At present no 50 Brook Way is a two bedroom end of terrace with just over 9 metres of land to the side as well as a rear garden. The property is located in lancing town centre approx 10 min walk to Lancing Railway station & Lancing town centre.

Proposal

It is proposed to construct a new dwelling, to mirror the existing, on the land to the side of the property, with all materials to match existing.
With the proposed new dwelling added it will still fall within the building line of the street.
The proposal will provide a much needed new dwelling on a brown field site located in the centre Lancing.

Access

At present there is a small garage for no 50 Brook Way, this is proposed to be demolished to allow for a larger rear garden for the proposed new dwelling.
It is proposed to provide an off street parking space for the new property, as well as bicycle storage for both the existing and proposed dwellings to promote environmentally friendly modes of transport, due to its close proximity to public transport systems.
As all the immediate houses have garages and there are plenty of parking bays in the streets, we do not feel this proposal will have a significant affect on parking in the area.

The Highways Authority has also been consulted and they have no objections to the proposal & a pre planning application provided no concerns to the proposal.

The units are designed to comply with Building Regulations for disabled access. Entrances will be on level ground, with level thresholds to doors. Stairs to the upper floor are designed wide enough to incorporate a stair lift if required.

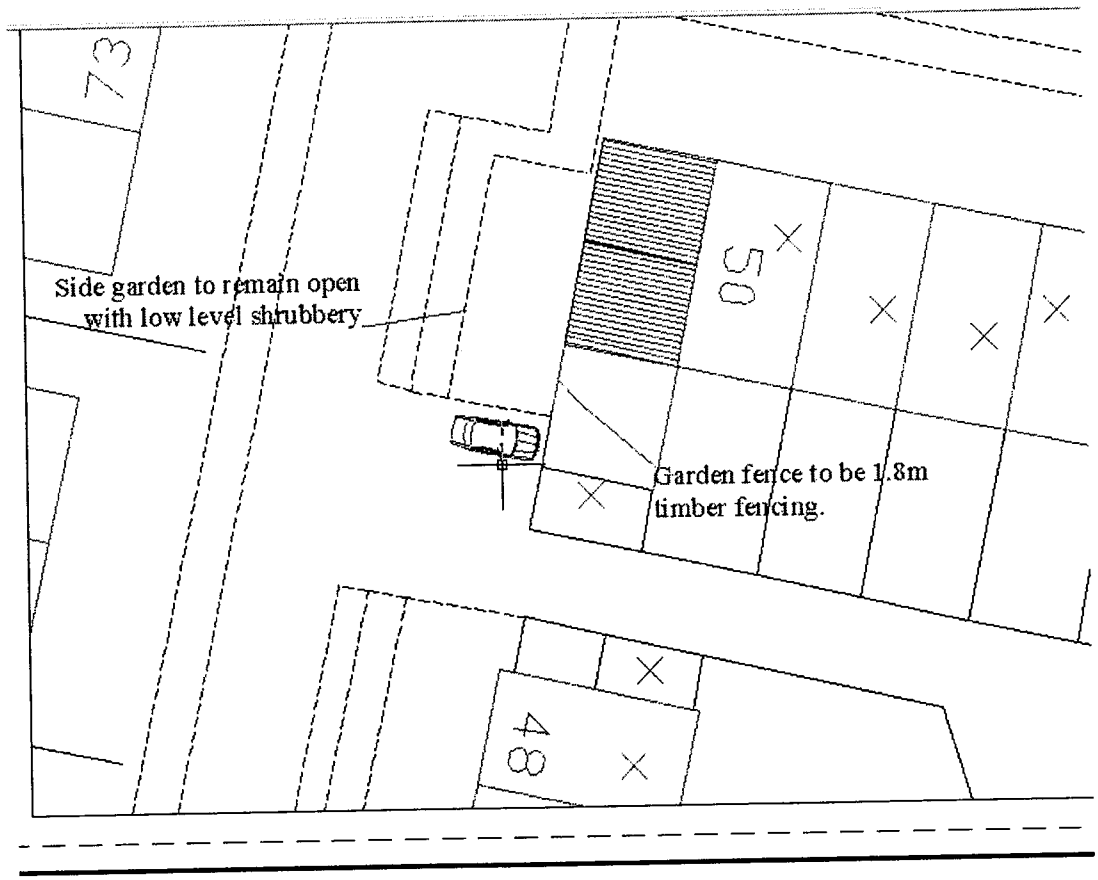
Scale.

As shown on the location plan below, it is clear that this row of buildings in Brook Way have been built one unit shy of the natural building line of the street & the immediate neighbour (48 Brook Way).
It is proposed to provide one more unit on the spare land to the side of the existing dwelling, thus achieving a low cost unit which is greatly in demand with first time buyers, creating optimum use for this spare land.



Landscaping.

At present all rear gardens in this row are fenced off using timber fence panels. It is proposed to fence the area to the rear of the new dwelling, but leave the side with only low shrubbery to give the side garden an open apperance. Front garden area to remain the same as existing properties.

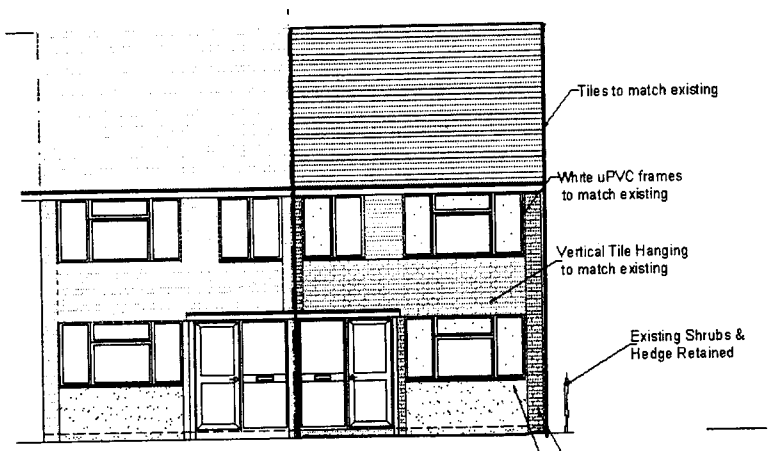


Justification of design from precedents.

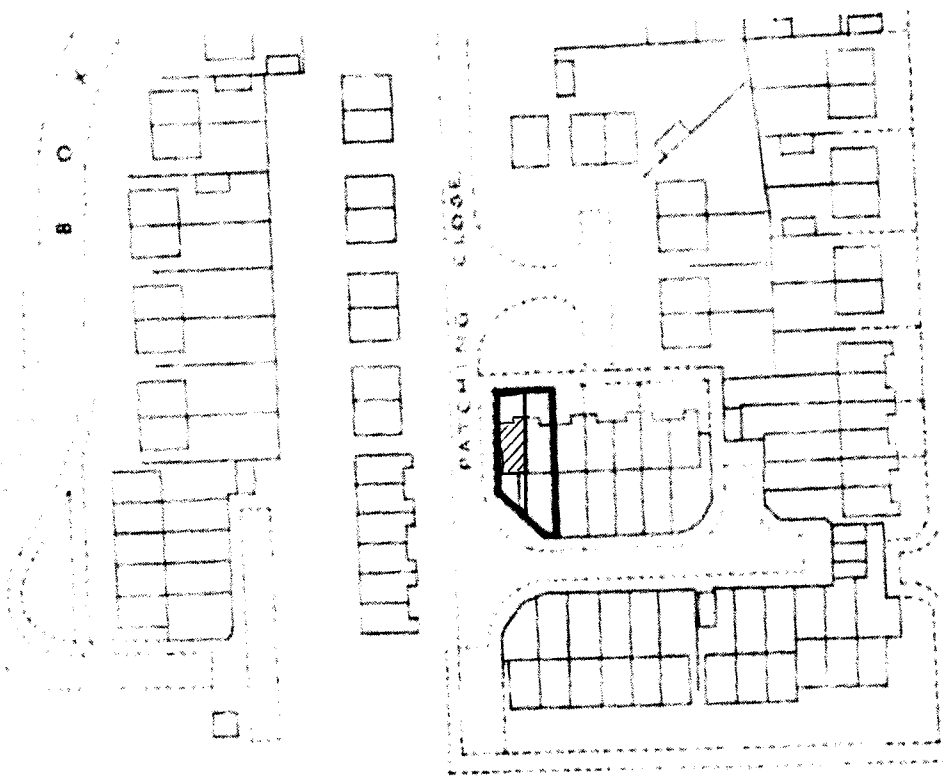
There have been several developments of this type in the local area, where end of terrace properties have utilised the spare land to the side of the properties to provide a new unit.

Case 1 – 15 Patching Close, Worthing.

An almost identical corner end of terrace plot, but with a smaller rear garden and no land to the side after the building has been constructed. The same style building was approved here in 2006.

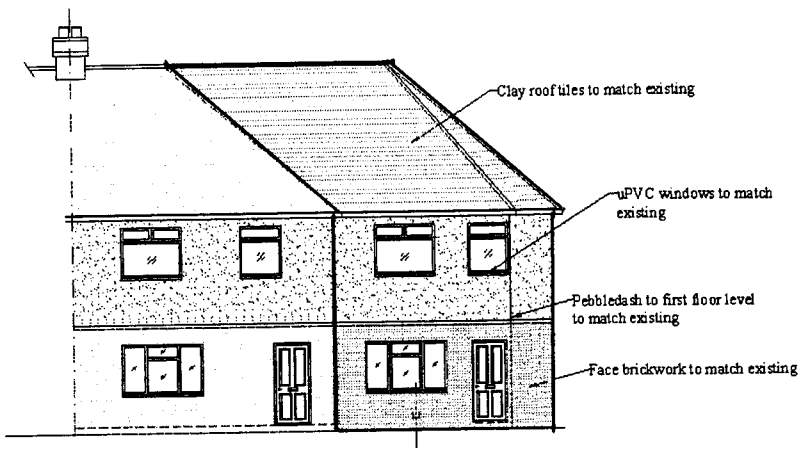


Proposed Front Elevation
Scale 1:100

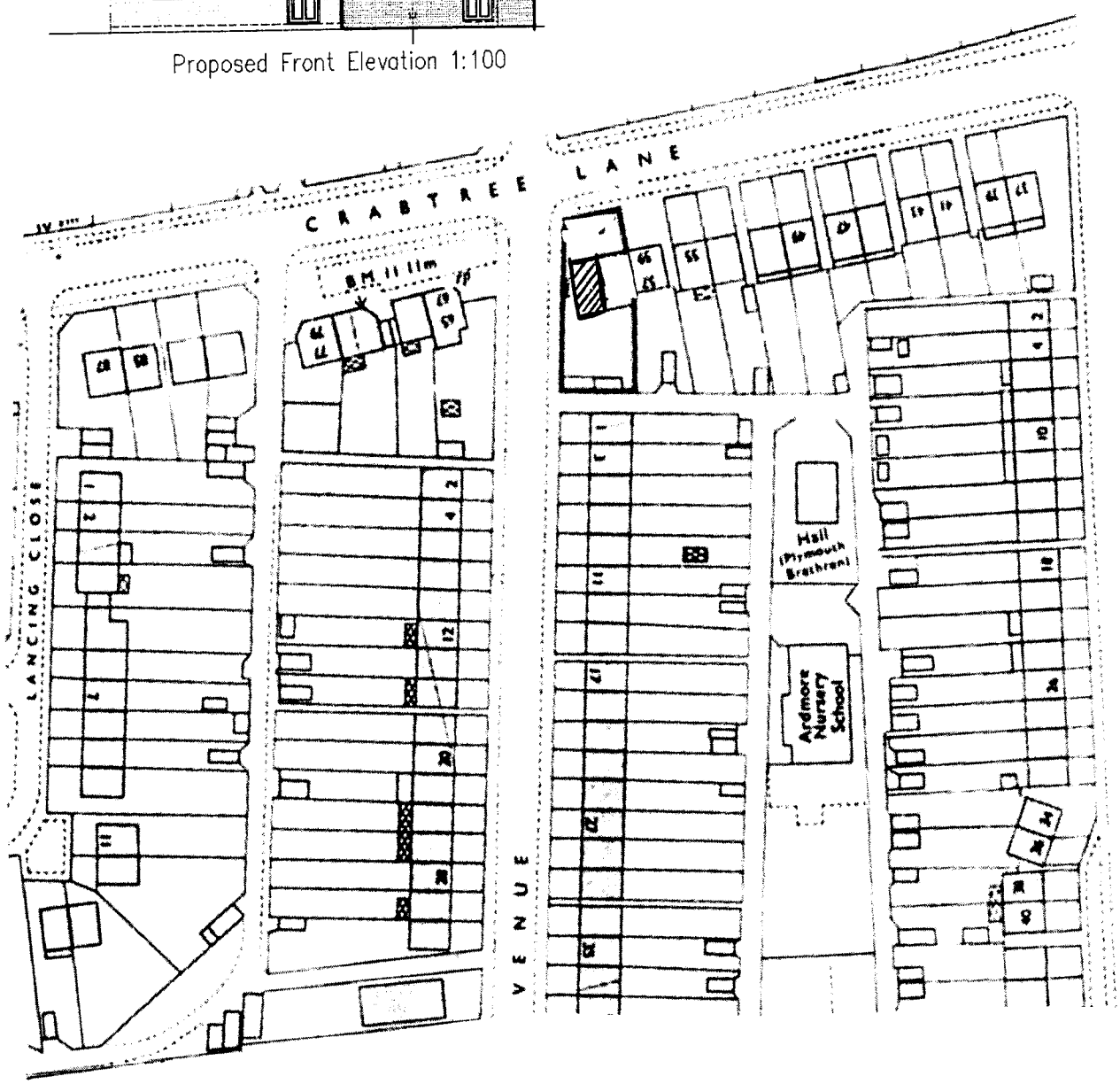


Case 2. 61-63 Crabtree lane, Lancing.

This was a semi detached property on the corner of two roads, with land to the side. A new dwelling of exact size was permitted in 2005.
The building permitted in this case actually protrudes past the building line of the street and neighbouring properties.



Proposed Front Elevation 1:100

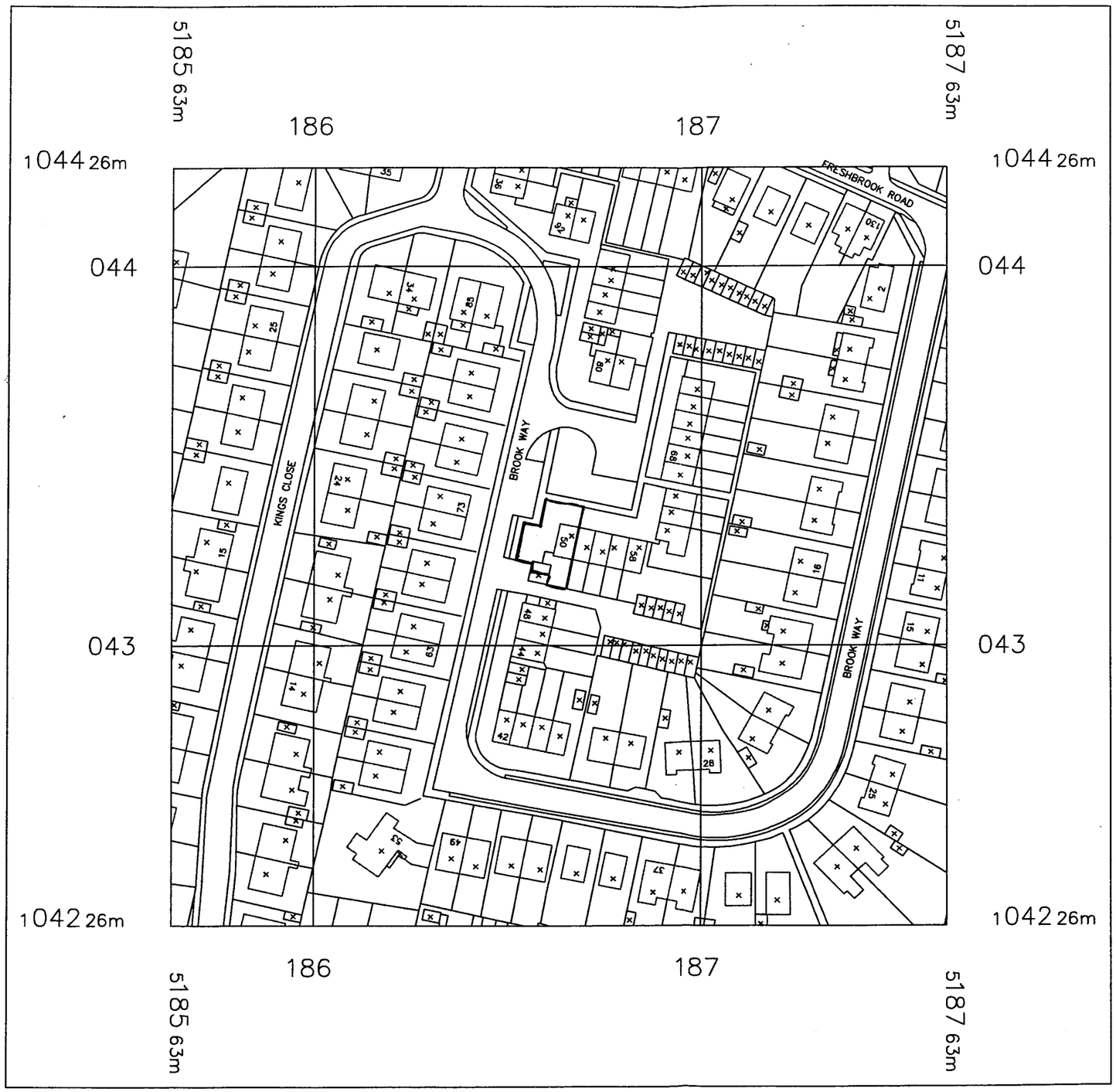


Case 3. – The Tynings, Lancing.

These are a development of houses in the exact same style as Brook Way, constructed at the same time. This is to illustrate the ***sizes of gardens*** *of this type of property.*
The rear gardens of some of the houses in the Tynings are 4.4metres (illustration below)

The garden of the proposed dwelling will be 5.3metres to the rear, as well as 44 square metres of garden to the side of the property, so the garden space provided is well over average for this type of property.





LOCATION PLAN 1:1250

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc0022107
DATE RECEIVED 08 JAN 2007

- All dimensions must be checked on site and not scaled from this drawing, apart from Local Authority.

- No work is to be commenced until full Planning Permission/ Building Regulations have been approved and any conditions discharged. Any work started prior to approval is entirely at clients/ contractors risk.

- The contractor is responsible for taking and checking all levels, dimensions etc, prior to ordering materials and starting work.

- Where approval of materials by Local Authority is a condition of the Planning Consent, samples must be supplied to the relevent officer or approved in writing before relevent works are commenced.

- It is the responsibility of the building owner, or tenant, to comply with the requirements of 'The Party Wall Act 1996' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.

ROBERTS & WRIGLEY ASSOCIATES
27A BORING ROAD, BORING BY, SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240159 EMAIL: rwassociates@tiscali.co.uk

CLIENT: MR P WRIGLEY

Company:

Site Address: LAND ADJOINING
50 BROOK WAY
LANCING
WEST SUSSEX

DRAWING TITLE: PROPOSED NEW DWELLING TO MIRROR EXISTING ON THE LAND TO THE SIDE OF 50 BROOK WAY.

DRAWN: JAMES ROBERTS
SIMON WRIGLEY

DATE: 3RD JAN 07

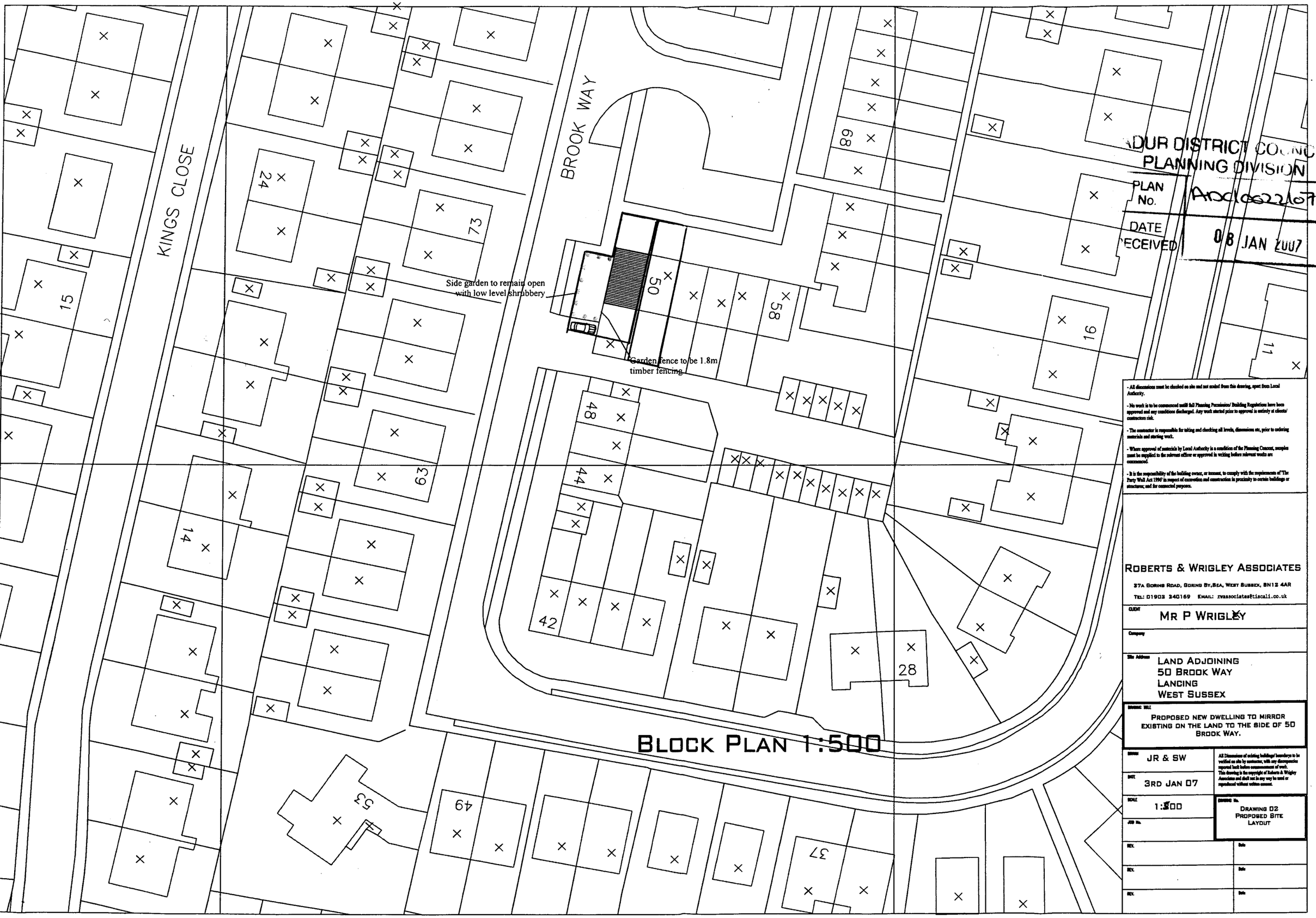
SCALE: 1:1250

JOB No.:

All Dimensions of existing buildings/ boundarys to be verified on site by contractor, with any discrepancies reported back before commencement of work.
This drawing is the copyright of Roberts & Wrigley Associates and shall not in any way be used or reproduced without written consent.

DRAWING No.: DRAWING 03
LOCATION PLAN

REV.	Date
REV.	Date
REV.	Date



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0622/07
DATE RECEIVED 08 JAN 2007

BLOCK PLAN 1:500

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37A BORING ROAD, BORING BY,SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240169 EMAIL: rwassociates@tiscali.co.uk

CLIENT: MR P WRIGLEY

Company:

Site Address: LAND ADJOINING 50 BROOK WAY LANCING WEST SUSSEX

DRAWING TITLE: PROPOSED NEW DWELLING TO MIRROR EXISTING ON THE LAND TO THE SIDE OF 50 BROOK WAY.

DRAWN: JR & SW

DATE: 3RD JAN 07

SCALE: 1:500

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DRAWING No.: DRAWING 02 PROPOSED SITE LAYOUT

REV.	Date
REV.	Date
REV.	Date

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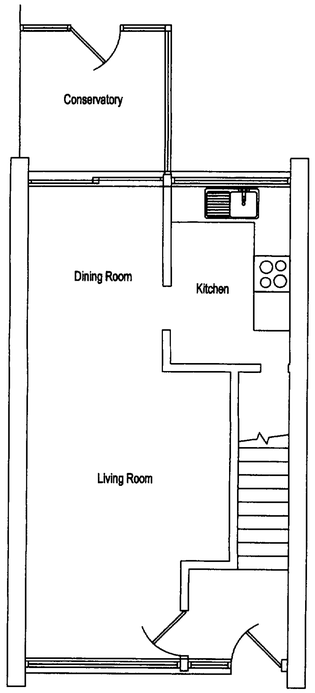
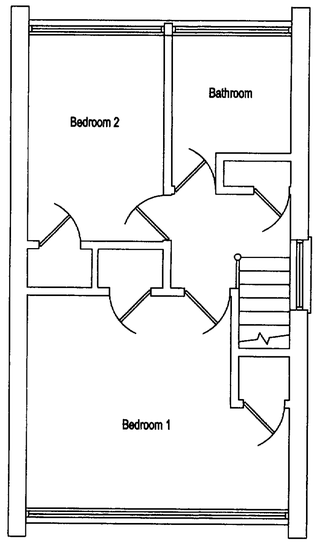
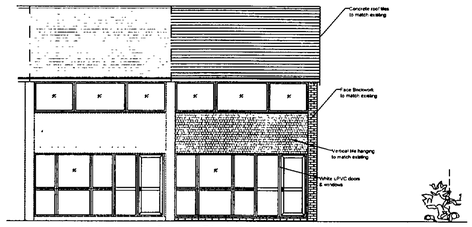
LANNING DIVISION
AOC0022/07
08 JAN 2007



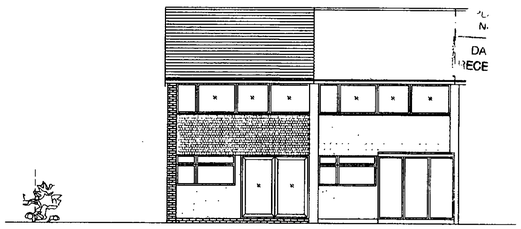
Existing Ground Floor Plan
Scale 1:50



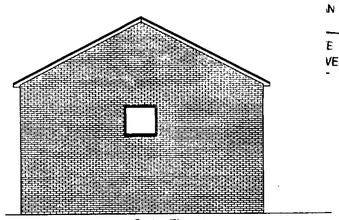
Existing First Floor Plan
Scale 1:50



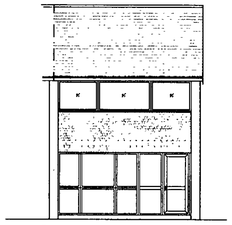
Proposed Front Elevation
Scale 1:100



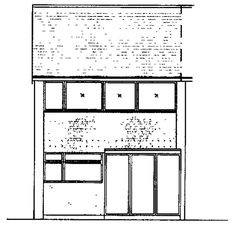
Proposed Rear Elevation
Scale 1:100



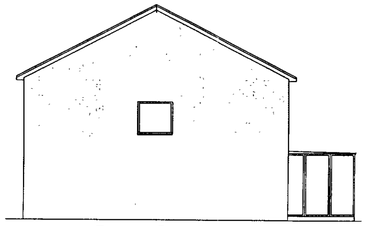
Proposed Side Elevation
Scale 1:100



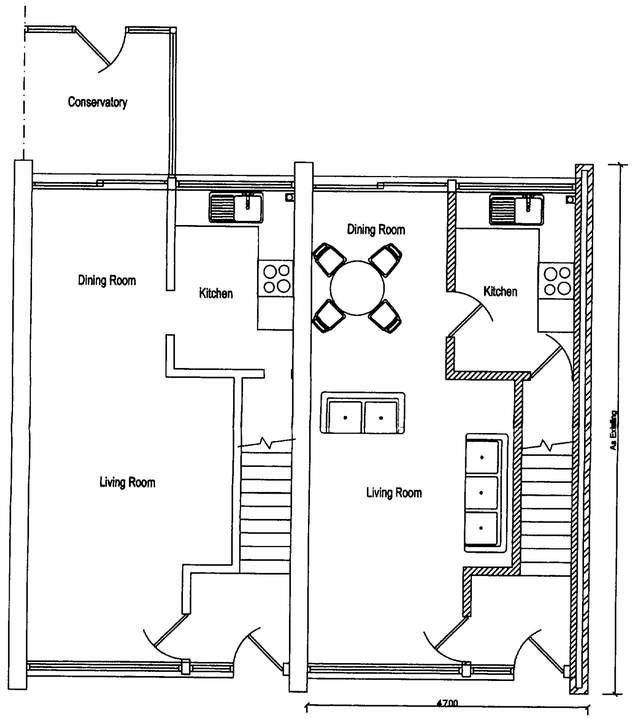
Exisitng Front Elevation
Scale 1:100



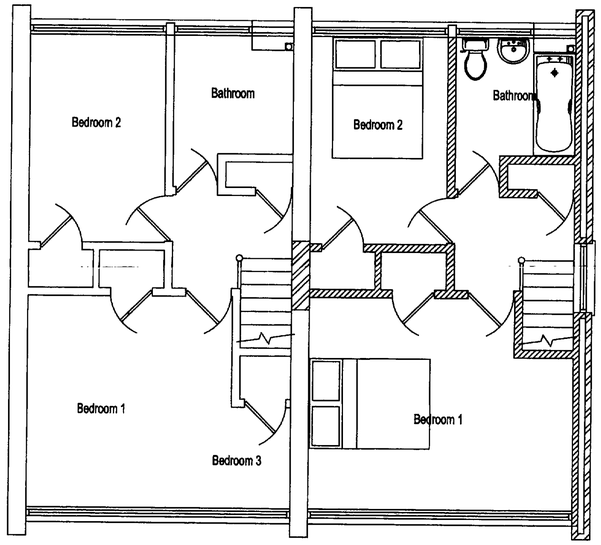
Exisitng Rear Elevation
Scale 1:100



Exisitng Side Elevation
Scale 1:100



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

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7 CHESHAM CLOSE, GORING BY,SEA, WEST SUSSEX, BN12 4BJ
TEL: 01903 240169 EMAIL: rwassociates@tiscali.co.uk

CLIENT
MR P WRIGLEY

Company

Site Address
LAND ADJOINING
50 BROOK WAY
LANCING
WEST SUSSEX

DRAWING TITLE
PROPOSED NEW DWELLING TO MIRROR EXISTING, ON THE LAND TO THE SIDE OF 50 BROOK WAY.

DRAWN
JR SW

DATE
19TH OCT 06

SCALE
1:50 & 1:100

JOB No.

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DRAWING No.
DRAWING 01
PROPOSED FLOOR PLANS

REV.	Date
REV.	Date
REV.	Date