

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Peter	Surname:	Greenwood
Company name:					
Street address:	11 Marquis Way				
Town/City:	Bognor Regis				
County:	West Sussex				
Country:	United Kingdom				
Postcode:	PO21 4AT				

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			
Email address:			

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Wheatley
Company name:	John Wheatley Architecture				
Street address:	30 Maltravers Street				
Town/City:	Arundel				
County:	West Sussex				
Country:	United Kingdom				
Postcode:	BN18 9BU				

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			
Email address:			

3. Description of the Proposal

Please describe the proposed development including any change of use:

The erection of a single, detached, three storey, three bedroom house, replacing an existing, yet to be demolished, three storey, four bedroom house on the same footprint, with the additional erection of a single storey, glazed loggia extension at the side / rear of the property. The application includes a new boundary enclosure to the existing front car parking forecourt, to establish a partial new front garden, adjusting the position of the existing streetlight and of the existing garage access onto the private access road known as Marquis Way.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	11	Suffix:	
House name:			
Street address:	Marquis Way		
Town/City:	Bognor Regis		
County:	West Sussex		
Postcode:	PO21 4AT		

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

Easting:	491270
Northing:	98271

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐

Yes

☒

No

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

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:

a covered waste storage enclosure is built, adjacent to the site entrance into the proposed development to house waste bins

Have arrangements been made for the separate storage and collection of recyclable waste?

☒

Yes

☐

No

If Yes, please provide details:

the covered waste storage enclosure contains sufficient space for a separate recycling bin

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐

Yes

☒

No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls- description:

Description of *existing* materials and finishes:

no existing wall finishes are to be retained

Description of *proposed* materials and finishes:

The predominant wall finish will be, specialist applied, high performance external 'through coloured' render finish on external thermal insulation - colour white/light cream. The garage will be faced, at low level on four sides, with horizontal, hardwood timber (certified from well managed sources, with full FSC accreditation) boards with natural clear preservative, matching the boundary screen, proposed to existing forecourt. The structural frame of the balcony will be formed in circular hollow galvanised steel posts, with galvanised steel angles, forming edge beams to the edge of the balustrade. The balustrades at first and second floor levels will be formed in frameless clear toughened glass, retained in an externally concealed proprietary clamp at low level and by a stainless steel handrail at 1.1m above the balcony surface.

9. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

no existing roof finishes are to be retained

Description of *proposed* materials and finishes:

dark grey, low profile standing seam roof, with zinc or other metal fascia, to the main roof, first floor bedroom roof and the roof to the extended ground floor loggia. The surface of the first floor and upper floor balconies will be in hardwood boarding to match the species and colour of the cladding to the garage.

Windows - description:

Description of *existing* materials and finishes:

no existing windows are to be retained

Description of *proposed* materials and finishes:

timber (certified from well managed sources, with full FSC accreditation) framed inward opening windows, manufactured with factory applied paint finish, colour dark grey, with perimeter frames predominantly concealed by the extended insulated render facade

Doors - description:

Description of *existing* materials and finishes:

no existing doors are to be retained

Description of *proposed* materials and finishes:

Doors will be formed in timber (certified from well managed sources, with full FSC accreditation) with frames to match the windows, manufactured with factory applied paint finish, colour dark grey, predominantly concealed by the extended insulated render facade. The doors will be as follows:

- Main entrance, single bespoke manufacture hardwood door, with sealed natural finish in horizontally defined panels.

- Rear entrance (west) single bespoke manufacture hardwood door, with sealed natural finish, along with small square vision panels.

- A rear personnel door to the garage and a pair of doors to the refuse enclosure, will be formed in 'dummy outward opening panels, set within the hardwood boarded cladding to the garage.

- sliding and sliding folding doors facing onto the rear south facing garden at all levels, formed in narrow profile hardwood timber, with sealed natural finish, clear triple glazing and light translucent manifestation dots where recommended'

All door furniture to be formed in either stainless steel or marine quality silver coloured polyester powder coated aluminium.

Boundary treatments - description:

Description of *existing* materials and finishes:

the existing timber fencing surrounding the rear garden, with narrow vertical timber panels, is to be retained (although a replacement boundary treatment, will form part of a future upgraded proposal).

Description of *proposed* materials and finishes:

New fencing is proposed to be erected on two sides of the existing north facing forecourt (proposed front garden), faced in hardwood timber (certified from well managed sources, with full FSC accreditation) boards with natural clear preservative, matching the proposed low level external cladding of the external garage walls.

A sliding gate, is proposed, set behind the screen wall, of matching timber treatment

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

no existing surface treatments will be retained in the front forecourt/hard standing

Description of *proposed* materials and finishes:

the existing forecourt is proposed to be changed partially into a small front soft landscape garden, but retaining a narrow access way, through the opening in the screen, for pedestrians and a single parked car, with a ground surface formed with clay, or concrete block paving

The existing crossover, between the forecourt and the back of pavement, will be reduced in length and converted in the main, to a soft landscape bed, planted with shrubs and bushes, with the remaining access formed as an extension of the proposed paving referred to above. The proposed amended crossover access to the garage entrance, will be formed similarly in paving to match the pedestrian access.

Lighting - add description

Description of *existing* materials and finishes:

no on site existing lighting is to be retained, although an off site street light will be retained, but proposed to be moved by approximately 1.8m to the east.

Description of *proposed* materials and finishes:

Low level lighting within the proposed front garden and a local outside light above the main entrance door, will enable safe access. The external streetlight, will continue to provide primary illumination at the front of the property.

At the rear of the property, again low level lighting will be provided within the soft landscape of the garden, with additional concealed downlighting under the first floor balcony.

An additional local outside light above the rear back door and rear garage personnel door, will enable safe access.

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:

- Design and Access Statement
- External Materials Schedule

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	3	-1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		
Other					
Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown					

12. 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 ☒ No

If Yes, you will need to submit an appropriate 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 ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- | | | |
|--|--|------------------------------------|
| ☐ Sustainable drainage system | ☒ Main sewer | ☐ Pond/lake |
| ☐ Soakaway | ☐ Existing watercourse | |

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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 ☒ 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 ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Residential use - the site currently contains a single detached residential property and garden (built in 1996), which would be demolished.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☒ Yes ☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ 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 ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area? sq.metres

22. 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:

no industrial or commercial processes exist at present or will be carried out on the site.

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. 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)



The agent



The applicant



Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:

Mr

First name:

Peter

Surname:

Greenwood

Person role:

Applicant

Declaration date:

14/12/2014



Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

18/12/2014