

Application for Outline Planning Permission with all matters reserved.
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. Site Address

Number	
Suffix	
Property name	
Address line 1	
Address line 2	
Address line 3	East Preston
Town/city	West Sussex
Postcode	BN16 1AB
Description of site location must be completed if postcode is not known:	
Easting (x)	506715
Northing (y)	103045

Description	
Land at junction of Downs Way and Ambersham Crescent	

2. Applicant Details

Title	
First name	
Surname	Rafique
Company name	
Address line 1	Plot 4
Address line 2	
Address line 3	East Preston
Town/city	West Sussex
Country	

2. Applicant Details

Postcode

BN16 1AB

Are you an agent acting on behalf of the applicant?

Yes

No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

LEWIS

Surname

Burrell

Company name

Address line 1

12

Address line 2

Hepdon Mews

Address line 3

Tooting

Town/city

London

Country

United Kingdom

Postcode

SW170GP

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, outline planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling can voluntarily include a 'Fire Statement' if appropriate. View government planning guidance on fire statements or access the fire statement template and guidance.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe the proposed development

Outline planning application for the erection of a single bungalow dwelling with off street parking and private amenity space.

It is to be noted that as an outline planning application the proposal is of indicative nature and should not be considered in detail at this time with all matters, that is, layout scale, appearance, access, and landscaping, reserved for future consideration.

The drawings supplied are simply indicative showing what could be achieved within the boundaries of this plot of land. The format of the indicative dwelling is a 2 bedroom 4 person, 2 story dwelling that utilises the pitch of the roof to create high quality living spaces.

The details of the design can be found within the following documents submitted as part of this application and later within this document.

- P4DW-PR-0001 Existing and Indicative Site Plans
- P4DW-PR-0002 Indicative Plans and Elevations
- P4DW-PR-0003 Indicative Street Elevations
- P4DW-PR-0004 Indicative 3D Views
- Site Location Plan

ARON DISTRICT COUNCIL A/253/21/001

Planning Portal Reference: PP-10439988

4. Description of the Proposal

Has the work already been started without planning permission? ☐ Yes ☒ No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

317.00

Unit

Sq. metres

6. Existing Use

Please describe the current use of the site

Vacant piece of land

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Vacant piece of land

When did this use end
(if known)?
DD/MM/YYYY

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

7. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market Housing
- ☒ Social, Affordable or Intermediate Rent
- ☒ Affordable Home Ownership
- ☒ Starter Homes
- ☒ Self-build and Custom Build

Add 'Self-build and Custom Build - Proposed' residential units

Self-build and Custom Build - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	1	0	0	0	1
Total	0	1	0	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

7. Residential/Dwelling Units

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

8. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☐ No

9. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☐ No

10. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☐ No

11. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☐ No

Is the proposal for a waste management development?

☐ Yes ☐ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☐ No

If Yes, you will need to submit a 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

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

13. 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?

13. Site Visit

- ☐ The agent
☐ The applicant
☐ Other person

14. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	Crowther
Reference	PAA/12/21/ : Plot 4 Downs Way

Date (Must be pre-application submission)

21/04/2021

Details of the pre-application advice received

Refer to PAA/12/21/ : Plot 4 Downs Way

15. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

16. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	
First name	
Surname	Burrell
Declaration date (DD/MM/YYYY)	30/11/2021

16. Ownership Certificates and Agricultural Land Declaration

 Declaration made

17. 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 (cannot be pre-application)

30/11/2021