

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. Site Address

|                |              |
|----------------|--------------|
| Number         |              |
| Suffix         |              |
| Property name  | 18-20        |
| Address line 1 | London Road  |
| Address line 2 |              |
| Address line 3 |              |
| Town/city      | BOGNOR REGIS |
| Postcode       | PO21 1PY     |

Description of site location must be completed if postcode is not known:

|              |        |
|--------------|--------|
| Easting (x)  | 493561 |
| Northing (y) | 99159  |
| Description  |        |

## 2. Applicant Details

|                |                                |
|----------------|--------------------------------|
| Title          | Mr                             |
| First name     | A                              |
| Surname        | Varma                          |
| Company name   | Vahnea Marolda Investments LLP |
| Address line 1 | As Agent                       |
| Address line 2 |                                |
| Address line 3 |                                |
| Town/city      |                                |
| Country        |                                |

2. Applicant Details

|                  |  |
|------------------|--|
| Postcode         |  |
| Primary number   |  |
| Secondary number |  |
| Fax number       |  |
| Email address    |  |

☒ Yes ☐ No

Are you an agent acting on behalf of the applicant?

3. Agent Details

|                  |                       |
|------------------|-----------------------|
| Title            | Mrs                   |
| First name       | Charlotte             |
| Surname          | Grant                 |
| Company name     | Harwood Savin Ltd     |
| Address line 1   | Harwood Savin Limited |
| Address line 2   | Wyvols Court          |
| Address line 3   | Swallowfield          |
| Town/city        | Reading               |
| Country          | United Kingdom        |
| Postcode         | RG7 1WY               |
| Primary number   |                       |
| Secondary number |                       |
| Fax number       |                       |
| Email            |                       |

4. Site Area

|                                                                         |          |
|-------------------------------------------------------------------------|----------|
| What is the measurement of the site area?<br>(numeric characters only). | 0.12     |
| Unit                                                                    | hectares |

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Part conversion and extension of existing building to provide 6 additional storeys over existing rooftop, to provide for up to 104 student residential units, with access from Bedford Street, associated servicing and ancillary accommodation. Entrance and staircore extension to existing building to provide access from Bedford Street.

*This application may affect the ability of listed buildings & may affect the character / appearance of nearby conservation areas*

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

### 3. Existing Use

Please describe the current use of the site

Roof top to existing retail unit

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

### 7. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Walls                                                      |                                                                                                                                                                                                                                                                                                                                                                                                             |
| Description of existing materials and finishes (optional): | N/A                                                                                                                                                                                                                                                                                                                                                                                                         |
| Description of proposed materials and finishes:            | <ul style="list-style-type: none"><li>- Structure – Metframe, British Gypsum for non-load bearing internal.</li><li>- Finishes – Gebrik Brick Slips in mixed buff coursed in stack bond on rockwool insulation / Off White textured silicone render on rockwool insulation / Polyester powder coated aluminium louvre plant screening to structural void over existing roof and to rooftop plant.</li></ul> |

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roof                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Description of existing materials and finishes (optional): | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Description of proposed materials and finishes:            | <ul style="list-style-type: none"><li>- Terrace level – Flat roof with paving and landscape furniture. Stainless steel balustrade to accessible roof perimeter.</li><li>- First Floor roof (single storey element) Flat roof with mixed species sedum roof with pebble margin at parapet.</li><li>- Upper roof – Flat roof with paving, stainless steel balustrade over parapet, rooftop plant with maintenance access between.</li><li>- Lift Over-run – Flat roof with roofing membrane finish with low parapet to form perimeter gutter.</li></ul> |

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Windows                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Description of existing materials and finishes (optional): | N/A                                                                                                                                                                                                                                                                                                                                                                                                              |
| Description of proposed materials and finishes:            | All windows to be polyester powder coated, colour to be confirmed, but likely a dark grey. Double glazed units where possible, triple glazed units where required by Acoustic report. Bedroom windows to contain noise-baffled louvre panels to provide air intake for ventilation strategy. Kitchen windows to have large profile, almost full height form. All opening windows to provide opening restrictors. |

|                                                            |     |
|------------------------------------------------------------|-----|
| Doors                                                      |     |
| Description of existing materials and finishes (optional): | N/A |

## 7. Materials

|                                                 |                                                                                                                                                                                                                                   |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Doors                                           |                                                                                                                                                                                                                                   |
| Description of proposed materials and finishes: | External Doors to be polyester powder coated glazed aluminium doors, as part of the curtain wall system used on the stairwell or matching. Colour to be confirmed, but likely a dark grey. Security/access to comply with PAS 24. |

|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lighting                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Description of existing materials and finishes (optional): | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Description of proposed materials and finishes:            | Entrance down-lighting at street level for safety. Lighting throughout staircore to be automatically controlled to illuminate when in use and remain emergency lighting when not in use. Privacy film to be applied to staircore glazing to avoid vertical lighting dispersal, to reduce any potential for light pollution to the sky or the streets below. Lighting levels to be specified by specialist and non-safety and security lighting to be set to auto switch off between 23:00 and 7:00. |

|                                                            |                                                                                                                                                                                                          |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other type of material (e.g. guttering) Rainwater goods    |                                                                                                                                                                                                          |
| Description of existing materials and finishes (optional): | N/A                                                                                                                                                                                                      |
| Description of proposed materials and finishes:            | Rainwater goods as located in elevations. To be polyester powder coated aluminium downpipes to match window colour. Rectangular matching hopper heads to collect through parapet openings on flat roofs. |

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

See Design & Access Statement and Drawing Numbers P221/P4, P222/P4, P223/P4 and P224/P4

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See drawing number P201/P3

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☐ Yes ☒ No

## 10. 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

## 10. Trees and Hedges

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'.

## 11. 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 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

## 12. 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 (see guidance note):

- ☐ 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 (see guidance note):

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

c) Features of geological conservation importance (see guidance note):

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

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

### 13. Foul Sewage

See Drainage Strategy Report prepared by Campbell Reith

### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

See drawing no.s P204/P4 and P615 and Design and Access Statement

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

☒ Yes ☐ No

If Yes, please provide details:

See drawing no.s P204/P4 and P615 and Design and Access Statement

### 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

### 16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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  
☐ Social  
☐ Intermediate  
☐ Key Worker

Add 'Market' residential units

| Market: Proposed Housing |                    |   |   |    |         |       |
|--------------------------|--------------------|---|---|----|---------|-------|
|                          | Number of bedrooms |   |   |    |         |       |
|                          | 1                  | 2 | 3 | 4+ | Unknown | Total |
| Cluster Flats            | 0                  | 4 | 5 | 16 | 0       | 25    |
| Total                    | 0                  | 4 | 5 | 16 | 0       | 25    |

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

- ☐ Market  
☐ Social  
☐ Intermediate  
☐ Key Worker

Total proposed residential units

25

Total existing residential units

0

17. All Types of Development: Non-Residential Floorspace

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

18. Employment

Will the proposed development require the employment of any staff? ☒ Yes ☐ No

Please complete the following information regarding employees:

| Type               | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Proposed employees | 1         |           |                                |

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. 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:

None

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

21. Hazardous Substances

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

22. 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

23. 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      | Mr         |
| First name | Simon      |
| Surname    | Davis      |
| Reference  | PAA/31/17/ |

Date (Must be pre-application submission)



### 23. Pre-application Advice

23/03/2017

Details of the pre-application advice received

Principle of development is acceptable subject to detailed design considerations.

### 24. 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?

### 25. Ownership Certificates and Agricultural Land Declaration

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 85(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant:

|                                   |                       |
|-----------------------------------|-----------------------|
| Name of Owner/Agricultural Tenant | Caroline Shipman      |
| Number                            |                       |
| Suffix                            |                       |
| House Name                        |                       |
| Address line 1                    | Wilko Limited         |
| Address line 2                    | JK House, Roebuck Way |
| Town/City                         | Manton Wood, Worksop  |
| Postcode                          | S80 3EG               |
| Date notice served (DD/MM/YYYY)   | 04/10/2018            |

THE COUNTY HIGHWAYS OFFICER  
WEST SUSSEX COUNTY COUNCIL  
COUNTY HALL  
CHICHESTER  
WEST SUSSEX  
PO19 1RH

DATE NOTICE SERVED: 2 NOVEMBER 2018.

## 25. Ownership Certificates and Agricultural Land Declaration

|                                   |                       |
|-----------------------------------|-----------------------|
| Name of Owner/Agricultural Tenant | Craig Bromley         |
| Number                            |                       |
| Suffix                            |                       |
| House Name                        |                       |
| Address line 1                    | Wilko Limited         |
| Address line 2                    | JK House, Roebuck Way |
| Town/city                         | Manton Wood, Worksop  |
| Postcode                          | S80 3EG               |
| Date notice served (DD/MM/YYYY)   | 04/10/2018            |

|                                   |                 |
|-----------------------------------|-----------------|
| Name of Owner/Agricultural Tenant | Mr A Varma      |
| Number                            |                 |
| Suffix                            |                 |
| House Name                        |                 |
| Address line 1                    | VM1 Limited     |
| Address line 2                    | 3 Valencia Road |
| Town/city                         | Stannmore       |
| Postcode                          | HA7 4JL         |
| Date notice served (DD/MM/YYYY)   | 04/10/2018      |

### Person role

- ☐ The applicant  
☒ The agent

|                               |            |
|-------------------------------|------------|
| Title                         | Mrs        |
| First name                    | Charlotte  |
| Surname                       | Grant      |
| Declaration date (DD/MM/YYYY) | 04/10/2018 |

& 2/11/2018

☒ 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 (cannot be pre-application)

04/10/2018

## 25. Ownership Certificates and Agricultural Land Declaration

|                                   |                       |
|-----------------------------------|-----------------------|
| Name of Owner/Agricultural Tenant | Craig Bromley         |
| Number                            |                       |
| Suffix                            |                       |
| House Name                        |                       |
| Address line 1                    | Wilko Limited         |
| Address line 2                    | JK House, Roebuck Way |
| Town/city                         | Manton Wood, Worksop  |
| Postcode                          | S80 3EG               |
| Date notice served (DD/MM/YYYY)   | 04/10/2018            |

|                                   |                 |
|-----------------------------------|-----------------|
| Name of Owner/Agricultural Tenant | Mr A Varma      |
| Number                            |                 |
| Suffix                            |                 |
| House Name                        |                 |
| Address line 1                    | VM1 Limited     |
| Address line 2                    | 3 Valencia Road |
| Town/city                         | Stammore        |
| Postcode                          | HA7 4JL         |
| Date notice served (DD/MM/YYYY)   | 04/10/2018      |

Person role

☐ The applicant

☒ The agent

|                               |            |
|-------------------------------|------------|
| Title                         | Mrs        |
| First name                    | Charlotte  |
| Surname                       | Grant      |
| Declaration date (DD/MM/YYYY) | 04/10/2018 |

☒ 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 (cannot be pre-application) | 04/10/2018 |
|----------------------------------|------------|

