



Arun District Council
 Maltravers Road
 Littlehampton
 West Sussex BN17 5LF
 Tel: 01903 737756
www.arun.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

18

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

Applicant Details

Name/Company

Title

Mr

First name

A

Surname

Varma

Company Name

Vahnea Marolda Investments LLP

Address

Address line 1

% Agent

Address line 2

Harwood Savin Ltd

Address line 3

Wyvols Court, Swallowfield

Town/City

Reading

Country

Postcode

RG7 1WY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

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

0.12

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - 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.
- **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 details of the proposed development or works including any change of use

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. (Resubmission of scheme approved under reference BR/270/18/PL)

Has the work or change of use already started?

☐ Yes

☒ No

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

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

- Structure – Metframe, British Gypsum for non-load bearing internal. - 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.

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

- Terrace level – Flat roof with paving and landscape furniture. Stainless steel balustrade to accessible roof perimeter. - First Floor roof (single storey element) Flat roof with mixed species sedum roof with pebble margin at parapet. - Upper roof – Flat roof with paving, stainless steel balustrade over parapet, rooftop plant with maintenance access between. - Lift Over-run – Flat roof with roofing membrane finish with low parapet to form perimeter gutter.

Type:

Windows

Existing materials and finishes:

N/A

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.

Type:

Doors

Existing materials and finishes:

N/A

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.

Type:

Lighting

Existing materials and finishes:

N/A

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.

Type:

Other

Other (please specify):

Rainwater Goods

Existing materials and finishes:

N/A

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/P8, P222/P8, P223/P8 and P224/P8

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 no. P201/P6

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

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

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

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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 and state the plan(s)/drawing(s) references

See Drainage Strategy Report prepared by Campbell Reith

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 umbers P204/P8 and P615/P1 and Design & Access Statement

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

See drawing umbers P204/P8 and P615/P1 and Design & Access Statement

Trade Effluent

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

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

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

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:
Cluster Flats

1 Bedroom:
0

2 Bedroom:
4

3 Bedroom:
5

4+ Bedroom:
16

Unknown Bedroom:
0

Total:
25

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	4	5	16	0	25

Existing

Please select the housing categories for any existing units on the site

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

Totals

Total proposed residential units	25
Total existing residential units	0
Total net gain or loss of residential units	25

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

Employment

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

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

0

Total full-time equivalent

0.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

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

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

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?

☒ The agent

☐ The applicant

☐ Other person

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

Date (must be pre-application submission)

28/01/2022

Details of the pre-application advice received

N/A

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.

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?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "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 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

Ms C Shipman

House name:**Number:****Suffix:****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):

14/02/2022

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mrs

First Name

Charlotte

Surname

Grant

Declaration Date

14/02/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Charlotte Grant

Date

14/02/2022