

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	41-45 Aldwick House Care Home
Address line 1	Nyewood Lane
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO21 2SJ
Description of site location must be completed if postcode is not known:	
Easting (x)	492622
Northing (y)	98909

Description	
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2. Applicant Details

Title	Mr
First name	Jamie
Surname	Copland
Company name	Gatwick Bedsits Ltd
Address line 1	132 High Street
Address line 2	
Address line 3	
Town/city	Esher
Country	

2. Applicant Details

Postcode

KT10 9QT

Are you an agent acting on behalf of the applicant?

Yes

No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Tim

Surname

North

Company name

Tim North & Associates Ltd

Address line 1

17A Reading Road

Address line 2

Address line 3

Town/city

Pangbourne

Country

United Kingdom

Postcode

RG8 7LR

Primary number

Secondary number

Fax number

Email

4. Site Area

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

0.10

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.

Demolition of a conservatory and store and the construction of a single storey rear extension along with minor external alterations to the side elevations and the insertion of four roof lights on the rear elevation, comprising part of a change of use from a Class C2 32-bed nursing home to a sui generis 38-bedsit House in Multiple Occupation comprising 24 x single person and 14 x two-person bedsits along with separate shower rooms and wcs.

Has the work or change of use already started?

Yes

No

ARON DISTRICT COUNCIL BR/86/20/PL

Planning Portal Reference: PP-08623466

6. Existing Use

Please describe the current use of the site

vacant

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Class C2 nursing home

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

01/02/2019

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 externally?

☒ Yes ☐ No

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

Walls

Description of existing materials and finishes (optional):

Buff coloured brickwork and rendering with contrasting red brick quoins around principal openings

Description of proposed materials and finishes:

Buff coloured brickwork where new minor brick infilling is to be carried out along with buff coloured brickwork with contrasting brick quoins for single storey rear extension

Roof

Description of existing materials and finishes (optional):

concrete tiled roof

Description of proposed materials and finishes:

no new roof materials required as single storey rear extension is to have a flat roof

Windows

Description of existing materials and finishes (optional):

white timber framed windows

Description of proposed materials and finishes:

white timber framed windows

Doors

Description of existing materials and finishes (optional):

White painted doors

Description of proposed materials and finishes:

No change

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Brick walls supplemented by Ileylandi planting

Description of proposed materials and finishes:

No change

7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	gravel surface
Description of proposed materials and finishes:	tarmacadam access with provision for new electric vehicle charging point

Lighting	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	LED lighting

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 attached letter dated 31 March 2020 from Tim North & Associates Ltd

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

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

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	2	2	0
Cycle spaces	0	40	40

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

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

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

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.

No alterations to drainage as proposal involves a change of use

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:

Waste storage receptacles to be placed in a location to meet your Environmental Health Officers Standards For Houses in Multiple Occupation as part of HMO licence, preferable location being shown on Site Plan Drawing No. Site Plan PL-01

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

To be the subject of discussions in accordance with your Environmental Health Officers Standards for Houses in Multiple Occupation as part of HMO licence.

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
Bedsits/Studios	24	14	0	0	0	38
Total	24	14	0	0	0	38

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

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Total proposed residential units 38

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

If you have answered Yes to the question above please add floorspace details in the following table:

17. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C2 - Residential institutions	1141	1141	1146	5
Total	1141	1141	1146	5

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2 - Residential institutions	32	38	6

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	5	0	5

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:

Not applicable

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

Does the proposal involve the use or storage of any hazardous substances? ☒ 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?

22. Site Visit

- ☐ 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

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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Mr Nick Yarrow Custodes Topco Ltd
Number	
Suffix	
House Name	
Address line 1	c/o Acorn Commercial
Address line 2	1 Sherman Road
Town/city	Bromley
Postcode	BR1 3JH
Date notice served (DD/MM/YYYY)	31/03/2020

Person role

- ☐ The applicant
- ☐ The agent

Title	Mr
First name	Tim
Surname	North

25. Ownership Certificates and Agricultural Land Declaration

Declaration date (DD/MM/YYYY) 31/03/2020

☒ 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) 31/03/2020