FP/21/15/PL

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737755
www.arun.gov.uk

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: Robert | Surname: Warham

Company name: Beachcroft Hotel

Street address: Beachcroft Hotel, Clyde Road

Town/City: Felpham

County: West Sussex

Country: United Kingdom

Postcode: PO22 7AH

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: [redacted]

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Richard | Surname: Fletcher

Company name: Amamus Design

Street address: 66 Claypath

Town/City: Durham City

County: Durham

Country: United Kingdom

Postcode: DH1 1QT

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:			
Fax number:			

Email address: [redacted]

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension to the rear of the Hotel to provide conference facilities & 6 guest bedrooms.

Has the building, work or change of use already started? ( ) Yes (•) No

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Rear extension

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4. Site Address Details

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

House: | Suffix:

House name: Beachcroft Hotel

Street address: Clyde Road

Town/City: Felpham

County: West Sussex

Postcode: PO22 7AH

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

Easting: 494889

Northing: 99356

Description:

5. 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: Damien | Surname: Sullivan

Reference: Reference not available

Date (DD/MM/YYYY): 14/07/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Mr Sullivan knew the hotel and a proposal for a development to the rear of the hotel supported by plans and photographs was discussed. The proposal for a new 2 storey (ground & 1st floor) building/extension which would provide 6 bedrooms to 1st floor and a ground floor function room was considered acceptable. The massing on the site and the proposed height was also considered acceptable. The proposal to match the style, design & materials of the existing hotel was discussed and the proposal was accepted as the preferable solution. Given the positive reception of the proposal we were advised to progress the drawings, plans & elevations to enable a planning application to be submitted.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Improvements to existing hotel boundary wall & reduction of the vehicular access from an opening width of approx. 12metres to 7.5metres. Pedestrian access to new wing includes a ramp for wheelchairs & steps.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

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):

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9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Painted & rendered brick & block

Description of *proposed* materials and finishes:

Painted & rendered brick & block

Roof - description:

Description of *existing* materials and finishes:

Synthetic roofing slate cladding to mansard with roofing felt to flat roof

Description of *proposed* materials and finishes:

Synthetic roofing slate cladding to mansard to match existing hotel & Polyroof 185 fibreglass resin system.

Windows - description:

Description of *existing* materials and finishes:

White double glazed UPVC

Description of *proposed* materials and finishes:

White double glazed UPVC

Doors - description:

Description of *existing* materials and finishes:

Some Painted timber but mostly white double glazed UPVC

Description of *proposed* materials and finishes:

White double glazed UPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

Some wooden fence but mostly brick wall

Description of *proposed* materials and finishes:

Brick wall to match swimming pool walls surmounted by painted steel railing.
Planting of trees and shrubs to complement and soften building.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing access with dropped curbs from highway to both sides of the hotel. Parking surface of loose pebble

Description of *proposed* materials and finishes:

Existing access with dropped curbs from highway to remain. Rennovated/restored parking surface of loose pebble to rear after new building completed

Lighting - add description

Description of *existing* materials and finishes:

Security 500watt lighting to both sides of hotel and courtesy lights around front car park and main entrance.
Lighting to rear external fire escape staircases

Description of *proposed* materials and finishes:

Existing security and fire escape staircases to remain. Soffit lighting to passage leading to rear entrance

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:

Drawings
0198-10-00 1:1250 site location plan
0198-10-01 Plan of existing hotel property
0198-10-02 Part ground floor plan showing existing pool
0198-10-03 Existing rear elevation on Canning Street
0198-10-04 Proposed property plan
0198-10-05 Part plan showing proposed ground floor
0198-10-06 Part plan showing proposed 1st floor to new
0198-10-07 Proposed elevation from Canning Street (
0198-10-08 Proposed elevation from Canning Street (
0198-10-09 Proposed and existing East & West elevations
Beachcroft Design & Access statementSite Check Environmental survey report

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	28	32	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	4	5	1
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

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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

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

Existing drainage installation to follow after investigation by the appointed contractor. The new installation will comply with any advice and agreement of the Building Inspector and Southern Water.

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:

Garden maintenance area to rear of the hotel

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

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

Use class/type of use		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)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	1878.0	0.0	163.0	163.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	1878.0	0.0	163.0	163.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	6	6

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	20	16	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 Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1							☒
A2							☒
A3							☒
A4							☒
A5							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
C1							☒

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20. Hours of Opening (continued)

C2							☒
D1							☒
D2							☒
Other							☒

21. Site Area

What is the site area? 2,342 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:

All process related to operating an hotel and restaurant
Kitchen equipment for preparing food and wash up associated kitchen extract.
Laundry washing machines & dryers with ventilation duct to reduce humidity.

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: Richard Surname: Fletcher

Person role: Agent Declaration date: 12/02/2015 ☒ 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 12/02/2015

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