

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	Plot to the north of Springfield house
Address line 1	Cross Road
Address line 2	East Preston
Address line 3	
Town/city	Rustington
Postcode	BN16 2ST

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

Easting (x)	506307
Northing (y)	102123

Description

Plot to the north of Springfield house (Springfield Close) accessed via gated entrance on Cross Road

2. Applicant Details

Title	Mr
First name	
Surname	Osborne-Shaw
Company name	
Address line 1	Gresham House
Address line 2	Claigmar Road
Address line 3	
Town/city	Rustington
Country	

2. Applicant Details

Postcode

BN16 2NL

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

Oliver

Surname

McGowan

Company name

OM Architectural Design

Address line 1

Works House

Address line 2

Station Road

Address line 3

East Preston

Town/city

Littlehampton

Country

Postcode

BN16 3AA

Primary number

Secondary number

Fax number

Email

4. Site Area

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

3238.26

Unit

Sq. metres

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.

Full Planning Approval for a new build, detached 5-bedroom house with an attached single storey double garage and carport.

Has the work or change of use already started?

Yes

No

ARON DISTRICT COUNCIL R/10/220/PL

Planning Portal Reference: PP-08784316

6. Existing Use

Please describe the current use of the site

The site is currently undeveloped with a number of TPO trees and mature vegetation.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

The plot was previously part Springfield House gardens

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. 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):	N/A
Description of proposed materials and finishes:	Timber cladding Clay tile (wall hung)

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Clay roof tiles

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	PPC Aluminium framed windows

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	PPC Aluminium framed doors

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Close boarded timber fencing
Description of proposed materials and finishes:	Close boarded timber fencing to match existing

7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Resin bound gravel

Lighting	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Low energy LED light fittings

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

Existing Location Plan BBU 1000 rev 03
Existing Block Plan BBU 1001 rev 04
Proposed Block Plan BBU 1002 rev 05
Proposed Site Plan BBU 1004 rev 05
Proposed Site Section BBU 1005 rev 01
Proposed Basement Plan BBU 2001 rev 04
Proposed Ground Floor Plan BBU 2002 rev 04
Proposed First Floor Plan BBU 2003 rev 04
Proposed Second Floor Plan BBU 2004 rev 04
Proposed Roof Plan BBU 2005 rev 04
Proposed Elevations (Front and Rear) BBU 2006 rev 04
Proposed Elevations (Side) BBU 2007 rev 04
Design and Access Statement BBU DAS 00

Contamination Risk Assessment March 2020 rev -
Flood Risk and Drainage Assessment April 2020 rev -

Mechanical Services Schematic Rev V1
Mechanical and Ventilation Specification Rev V1
Mechanical Services layout Rev A
Ventilation Report Rev 1.0
Solar Technologies Rev B

Ecological Impact Assessment LLD1935-ECO-REP-001 rev00
Landscape Masterplan SLM LLD1935-LAN-FIG-001 rev 04
Landscape Design Strategy LDS LLD1935-LAN-REP-001 rev 03
Tree Constraints Plan TCP LLD1935-ARB-DWG-001 rev 00
Existing Tree Schedule ETS LLD-ARB-SCH-001 rev00
Tree Retention and Protection Plan TRPP LLD-1935-ARB-DWG-002 rev00
Arboricultural Impact Assessment and Method Statement (Tree Protection and Protection) LLD-1935-ARB-REP-001 rev 01
DEFRA Biodiversity Metric (Biodiversity Net Plan Excel doc) LLD1935-ECO-SCH-001

CIL Forms

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

Proposed Site Plan BBU 1004 Rev.05
Illustrative Landscape Master Plan - LLD1935-LAN-FIG-001

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

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	7	7
Cycle spaces	0	4	4

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? (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

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:

12. Biodiversity and Geological Conservation

- ☐ 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

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:

Please see Proposed Site BMU 1004 Rev.05
Bin store area is located next to the access gate
See design access statement

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

If Yes, please provide details:

Please see Proposed Site BMU 1004 Rev.05
Bin store area is located next to the access gate
See design 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

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 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

16. Residential/Dwelling Units

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

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

17. 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' covers ALL uses except Use Class C3 Dwellinghouses

☐ Yes ☐ No

18. Employment

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

☐ Yes ☐ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☐ No

20. 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

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?

- ☐ 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:

23. Pre-application Advice

Title	
First name	Amy
Surname	Myer
Reference	PAA/140/19

Date (Must be pre-application submission)

16/01/2020

Details of the pre-application advice received

A previous planning application (ref R/91/17/PL) and a constructive pre-planning process (ref PAA/140/19) have positively informed the scheme throughout the design process. Please refer to Planning History and Pre-Planning within the design access statement for more details.

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?

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) 08/06/2020