

Application for Planning Permission and conservation
area consent for demolition in a conservation area.
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:	Brian	Surname:	Chamley		
Company name:	Grace Holdings limited						
Street address:	229 West Street			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Fareham			Fax number:			
County:	Hampshire			Email address:			
Country:	UK						
Postcode:	PO16 0HZ						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	Olafur	Surname:	Olafsson		
Company name:	Martin Ralph Architects						
Street address:	11 Dragoon House			Telephone number:	Country Code	National Number	Extension Number
	Hussar Court				44	02392257711	
	Brambles Business Park			Mobile number:			
Town/City:	Portsmouth			Fax number:			
County:	Hants			Email address:			
Country:	United Kingdom						
Postcode:	PO7 7SF				olaf@martinralph.co.uk		

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Conversion of the property (previous use as an off license) to an A3 Restaurant.
Changes to the main glazed screen along the South Street. Demolition of poor quality timber clad stores at the back and construction of new kitchen and replacement store.
New glazed screen to the rear gable and new brick boundary wall to match neighboring.

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

4. Site Address Details

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

House:	25	Suffix:	
House name:	Oddbins Ltd		
Street address:	South Street		
Town/City:	Emsworth		
County:	Hampshire		
Postcode:	PO10 7EG		

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

Easting:	474894
Northing:	105640

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:	Mrs	First name:	R	Surname:	McMurray
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Reference:

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

Details of the pre-application advice received:

Support in principle. Care to be taken in considering materials / external look due to Conservation Area.
Details to be expanded on car parking, waste and kitchen extract.
We believe that we have taken on board the main comments and produced an attractive scheme that will complement the area.

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

The new restaurant will be run by the same owners as the Blue Bell PH adjacent.
All kitchen waste will be bagged internally before being stored in appropriate bins within the shared alley way between the two businesses.

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

If Yes, please provide details:

The plan is to have separate refuse and recycling bins withing the alley way. These will be regularly taken out on bin days. Council recycling point (immediately outside the boundary wall) will be used for all recycling.

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The changes to the front glazed screen need to be done in order to create a better layout internally and to create a better / level access via the door on the side.
The two rear stores are an add on of low quality construction. The lean to store actually belongs to the Blue Bell PH so would have to be re provided once the main store is demolished and rebuilt.
The chimney will be removed to improve space on both ground and first floor

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

main building is painted rendered construction with expressed coins at the front elevation. rear stores are timber clad light weight timber frame. To be replaced to form new kitchen and replacement store for the Blue Bell PH

Description of *proposed* materials and finishes:

New kitchen to be constructed in block work with render - colour to match main building. replacement store for the Blue Bell PH to have dark stained timber cladding similar to existing.

Roof - description:

Description of *existing* materials and finishes:

roof to main building consists of clay tiles and slate on the south Street elevation.
Rear barn has roofing sheets (possibly asbestos) that needs to be removed.
Roof to stores is corrugated metal.

Description of *proposed* materials and finishes:

Roof to main building to remain. Make good to roof where chimney stack is removed. New roof construction to barn to include trusses, purlins, insulation, and new slate.
Roof to new store / kitchen to be low pitch roof (single ply membrane) behind parapet wall with dark grey coping trim.

Windows - description:

Description of *existing* materials and finishes:

all existing windows are timber - small units are finished in white. large entrance screen has been finished in different colours.

Description of *proposed* materials and finishes:

New glazed screen to front to be finished in dark grey painted timber.
Rear full height glazed screen to be dark grey using good quality small profile aluminium sections.
kitchen window to be finished in white painted timber.

Doors - description:

Description of *existing* materials and finishes:

all doors are painted timber.
doors to rear stores are in poor condition.

Description of *proposed* materials and finishes:

Replace single door to become main entrance door (good quality timber and glass)
Side door in alley way. Retain existing door frame to - provide new painted timber door leaf.
Kitchen door and store door. Painted mostly solid timber doors. finish in dark grey

Boundary treatments - description:

Description of *existing* materials and finishes:

No change to existing boundary treatment to the front and sides.
Rear boundary is currently broken brick wall.

Description of *proposed* materials and finishes:

New brick wall along the back to repair the existing to match wall to Blue Bell PH along car park.
New quality timber fence between the building and brick wall.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

No on site parking exists.
approximately 3 parking spaces are available on the road in front.
Large Council car park at the rear

Description of *proposed* materials and finishes:

No change
Full use to be made of the council car park at the rear.

Lighting - add description

Description of *existing* materials and finishes:

normal lighting on the front / security lighting in the alley way

Description of *proposed* materials and finishes:

No change in principle to the lighting at the front or side alley.
Additional wall lights on the rear gable wall to serve the court yard (type of light fitting to be selected to focus the light down and behind the wall.
Any internal light in the barn will be controlled to avoid any light pollution beyond the premises.

Others - description:

Type of other material:

rain water goods

Description of *existing* materials and finishes:

Existing rain water goods (gutters / downpipes are black (assumed to be cast iron)

Description of *proposed* materials and finishes:

All new and replaced gutter, down pipes and hopper heads to be black finish cast iron or similar to match.

10. (Materials continued)

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:

12A_050 001 C
12A_050 003 B
12A_050 004 C
12A_050 005 D
12A_050 006 C
12A_050 007 B
25 South Street DAS May 2013

11. 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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. 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):

Man holes can be seen in the alley way on drawing 12A_050 003.
The existing bathrooms / toilets all connect into there. We will be making full use of the same drains (using the accessible void below part of the ground floor)

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

A vacant shop unit

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

As an Oddbins Off License

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

16. 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 construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

There will be normal kitchen waste created. Use of In sink waste disposal for most small food stuff. Recycling will be separated and taken out to own recycling bin. Other waste will be bagged and binned.

18. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

19. All Types of Development: Non-residential Floorspace

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

20. Employment

If known, please complete the following information regarding employees:

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

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A3							☒

22. Site Area

What is the site area?

23. 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:

New restaurant will have a commercial kitchen.
This will include normal cooking and preparation equipment (to be designed in detail by a kitchen manufacturer in due course)
New stainless steel kitchen extract flue to extend through the roof.

Is the proposal for a waste management development? ☐ Yes ☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

25. 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

26. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 (*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 or building to which this application relates.

Notice recipient		Date notice served
Name	Wellington Pub Company Plc	14/05/2013
Number:	25 Suffix:	
Street:	Harley Street	
Locality:		
Town:	London	
Postcode:	W1G 9BR	
Title: Mr First name: olafur Surname: olafsson		
Person role:	Agent Declaration date: 14/05/2013	☒ Declaration made

26. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:	Mr	First Name:	olafur	Surname:	olafsson
Person role:	Agent	Declaration date:	14/05/2013	☒ Declaration Made	

27. 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 14/05/2013