...STRICT COUNCIL
...NNING DIVISION
...AN NO. Ancl0502106
DATE RECEIVED 03 JAN 2007

Householder Application

A1. Applicant Details

Organisation			
	Title	**Forename**	**Surname**
Name	Mrs	D	McMullen

A1.1 Address Details

Name or flat number	
Property number or name	1
Street	St Lukes Close
Locality	
Town	Lancing
County	West Sussex
Postal Town	
Postcode	BN15 8SQ

A1.2 Communication Details

	Telephone No.	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation Overton-Hart Chartered Building Surveyors

	Title	Forename	Surname
Name	Mr	G	Adams

A2.1 Address Details

Name or flat number	
Property number or name	4 English Business Park
Street	English Close
Locality	
Town	Hove
County	
Postal Town	
Postcode	BN3 7EE

A2.2 Communication Details

	Telephone No.	Extn No.
Telephone No.	01273227755	
Daytime Telephone No.		
Fax No.	01273227744	

Email Address	gda@overton-hart.co.uk
DX Number	

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	1
Street	St Lukes Close
Locality	
Town	Lancing
County	West Sussex
Postal Town	
Postcode	BN15 8SQ
UPRN	060021347
Location	

2. Description of the Proposed Development

Development Description

Loft conversion with two bedrooms and separate bathroom

3. Access

Is existing access affected?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No

Disability Access

4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges? _ Yes X No

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	X Yes	_ No

Describe the proposed alteration of the Public Right of Way

6. Materials

Walls

Dormer cheeks and apron tiled to match existing roof structure

Roof

Dormers tiled to match existing roof structure

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

7. Floor Space

Please state the existing floorspace of the building

97.5

sq.m

Please state the proposed new floorspace

135.0

sq.m

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Geoffrey	Adams
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2006-12-21		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Geoffrey	Adams
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2006-12-21		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

1 ST LUKES CLOSE LANCING 1
PROPOSED LOFT CONVERSION

DESIGN AND ACCESS STATEMENT
WASTE MINIMISATION STATEMENT

A0C/05/02/06
DATE RECEIVED 03 JAN 2007

1. INTRODUCTION

This Design and Access Statement uses the sequence advised in the CABE guide of 2006 and follows the development of the project as it progressed.

2. DESCRIPTION

The development is proposed to provide additional accommodation for the applicant's seriously ill daughter and carer, as well as her grand daughter:

- **physically**, a loft conversion with hipped dormers to the front and rear elevations, and rooflights limited to the flank elevations, can mimic the local architectural style;
- **socially**, a loft conversion would be more in keeping with its residential neighbours (detached bungalows with a number of loft conversions and dormer windows), and with projections from the existing roofline limited to the front and rear elevations would not negatively effect the privacy of surrounding properties;
- **economically**, a sympathetically extended property in the area is likely to enhance property values.

3. DESIGN

3.1 Use

The Applicant's brief is provide additional accommodation for the applicant's seriously ill daughter and carer, as well as her grand daughter.

3.2 Amount

The proposed conversion is to provide an additional two bedrooms and bathroom, suitable for a family (2 parents and 2 children) and so would not be considered to be a strain on local services.

The loft conversion would provide an additional 37.4m^2 to the existing 97.6m^2 of accommodation.

DESIGN AND ACCESS STATEMENT
WASTE MINIMISATION STATEMENT

3.3 **Layout**

3.3.1 By looking at the site, the following factors were highlighted:

- the privacy of all surrounding properties should be protected, with particular regard being given to the immediate neighbouring properties 2 St. Lukes Close and 32 St. Mark's Crescent;

3.3.2 Limiting changing the existing roofline to the front and rear elevations only protects the privacy of adjoining properties. Only rooflights are used on the flank elevations facing neighbouring properties, and these only provide natural daylighting to the first floor landing and bathroom.

3.4 **Scale**

The height of the dormers is limited to the height of the existing ridge, their elevations are tile hung to match the adjacent tiled roof pitches, and where additional width was required for additional floor space this has been incorporated within pitched roofs following the line of the existing roof.

3.5 **Landscaping**

As existing.

3.6 **Appearance**

3.6.1 **Form and materials**

The dormers will be constructed in form and materials to mirror the shape and finish of the existing roof as much a possible.

The surrounding building stock are primarily detached bungalows with brick elevations and tiled hipped roofs.

ACCESS

4.1 **Approach**

As existing.

Arc/0502/06

03 JAN 2007

4.2 **Internal circulation**

Two bedrooms are retained to the ground floor, and the existing separate WC and bathroom knocked through to provide improved access for elderly or disabled occupants should this be required in the future.

Door furniture will be set between 450mm and 1200mm. Radiators etc are to be positioned to provide min. 750mm clear corridor widths only where necessary.

All new electrical switches and outlets are to be installed between 450mm and 1200mm above floor levels.

The staircase is 800mm wide between handrail and wall to allow, if required the future installation of a stair lift.

SITE WASTE MINIMISATION

Specialist companies will be utilised to make regular collections from the construction site in order to keep the majority of the site clear. Large colour coordinated Euro-Style bins will be used for storing the following materials for regular collection:

Polythene packaging
Cardboard packaging
Glass
Metal

Internally, a space will be allocated specifically for larger plasterboard off-cuts. This will encourage the contractors to look for spare pieces rather than cutting from new sheets every time. Plasterboard waste will then go to a specific skip for collection by a specialist plasterboard-recycling contractor such as www.pbruk.co.uk.

In addition, timber will also be stored in a set area so that any off cuts can also be reused in other areas of the construction. Once the off-cuts are considered waste, these will also be stored in a separated area for separate collection by a company such as 'The Brighton and Hove Wood Recycling Project' which can arrange collection within 48hours notice.

DESIGN AND ACCESS STATEMENT
WASTE MINIMISATION STATEMENT

Timber palettes will be stacked and stored for collection for re-use by a palette company.

Where the construction process creates any masonry waste that is no longer needed to be crushed for hardcore, this will be stored in a separate skip and collected by a company that supplies hardcore and crushed aggregates to other construction sites.

Rainwater should be collected for the washing of tools and lorry wheels.

Domestic recycling and composting facilities will be provided for the end users.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0502/06
DATE RECEIVED 03 JAN 2007

Notes

Do not scale

The contractor is required to check all dimensions on site before work commences.

All goods, materials and workmanship to comply with current Building Regulations BS5 and COP's and such other requirements as the local/statutory authorities' enforcement officer may consider necessary.

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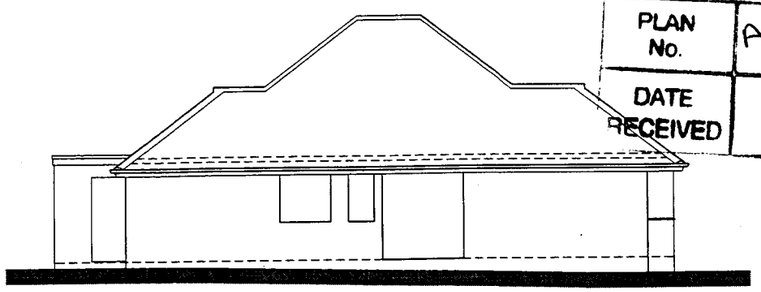
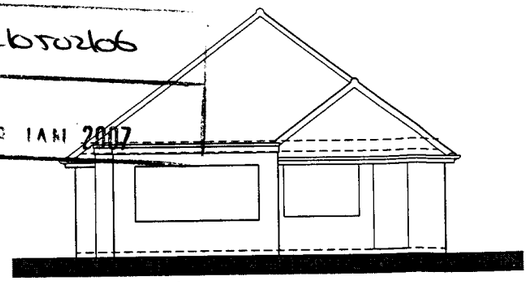
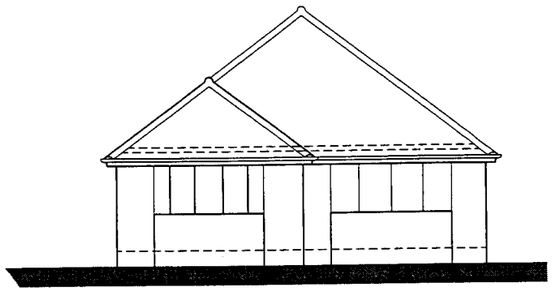


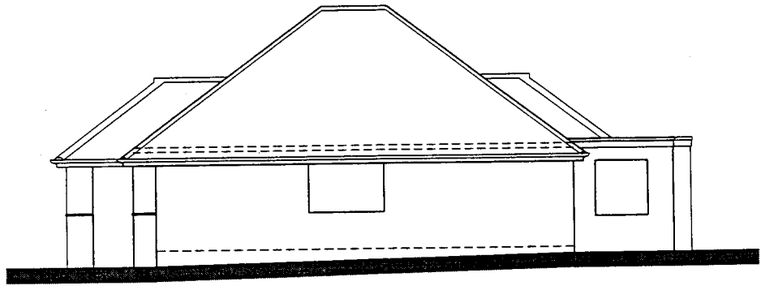
West elevation 1:100



North elevation 1:100



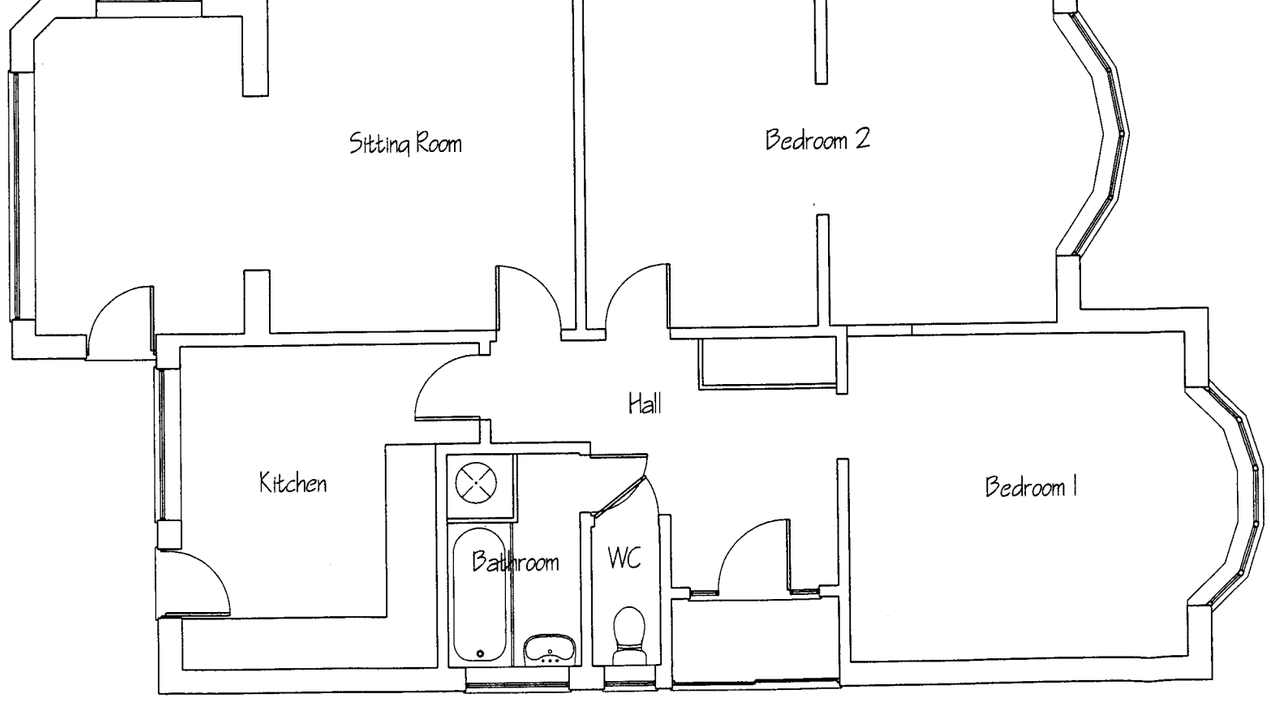
South elevation 1:100



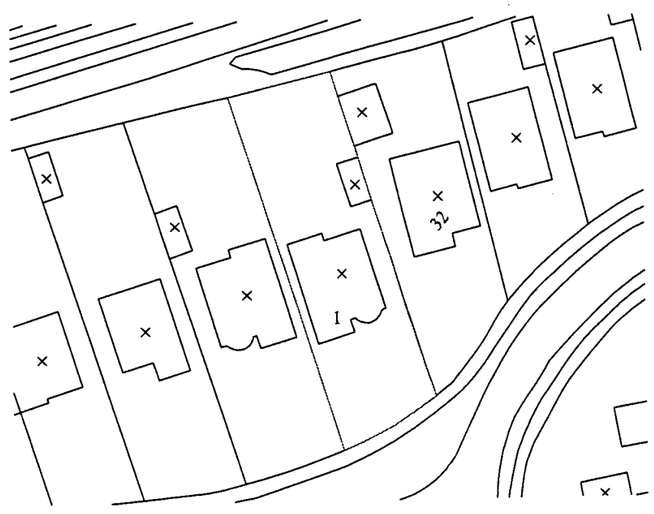
East elevation 1:100



Site plan 1:1250



Ground floor 1:50



Block plan 1:500

Revision Initial

Project
Proposed Loft Conversion
1 St Lukes Close
Lancing

Drawing
Existing plans and elevations
Site plan

Client
Mrs D McMullen

Scale 1:50 - 1:100, 1:1250 @ A2

Date December 2006

Drawn By GDA Checked By ROH

Preliminary	☐	Tender	☐
Planning	■	Construction	☐
Building Regulations	☐	As Built	☐

Drawing No. Revision

1647.01

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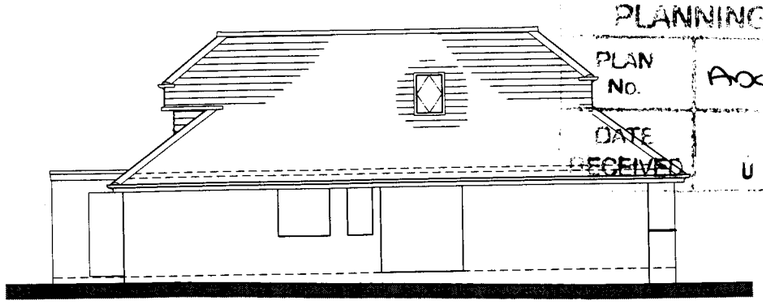
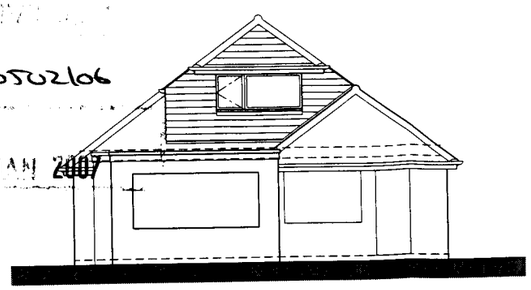
RICS

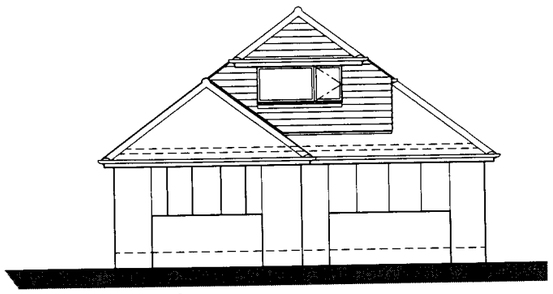
PLANNING
PLAN No. AOC10502106
DATE RECEIVED 03 JAN 2007



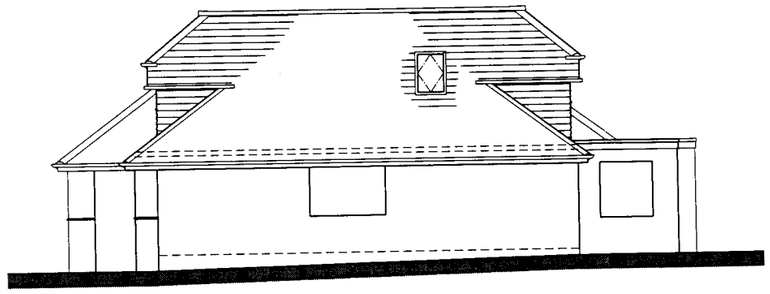
West elevation 1:100



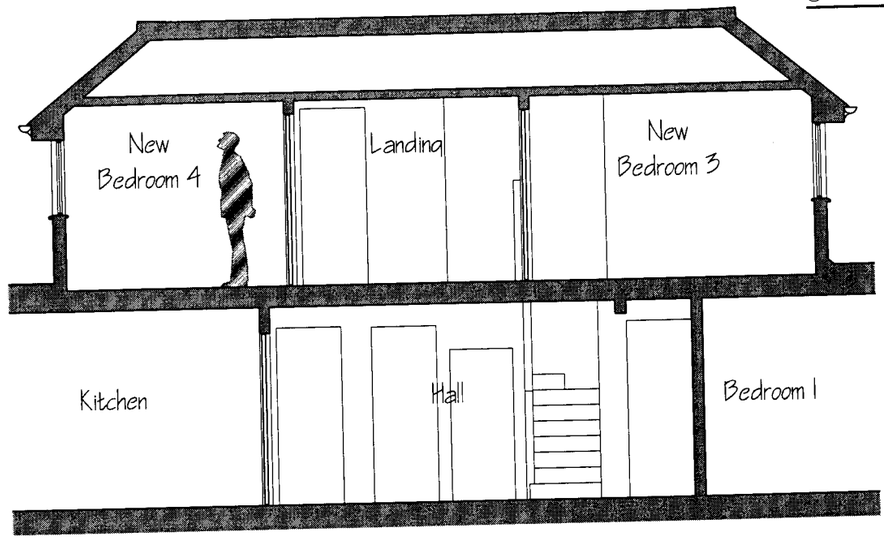
North elevation 1:100



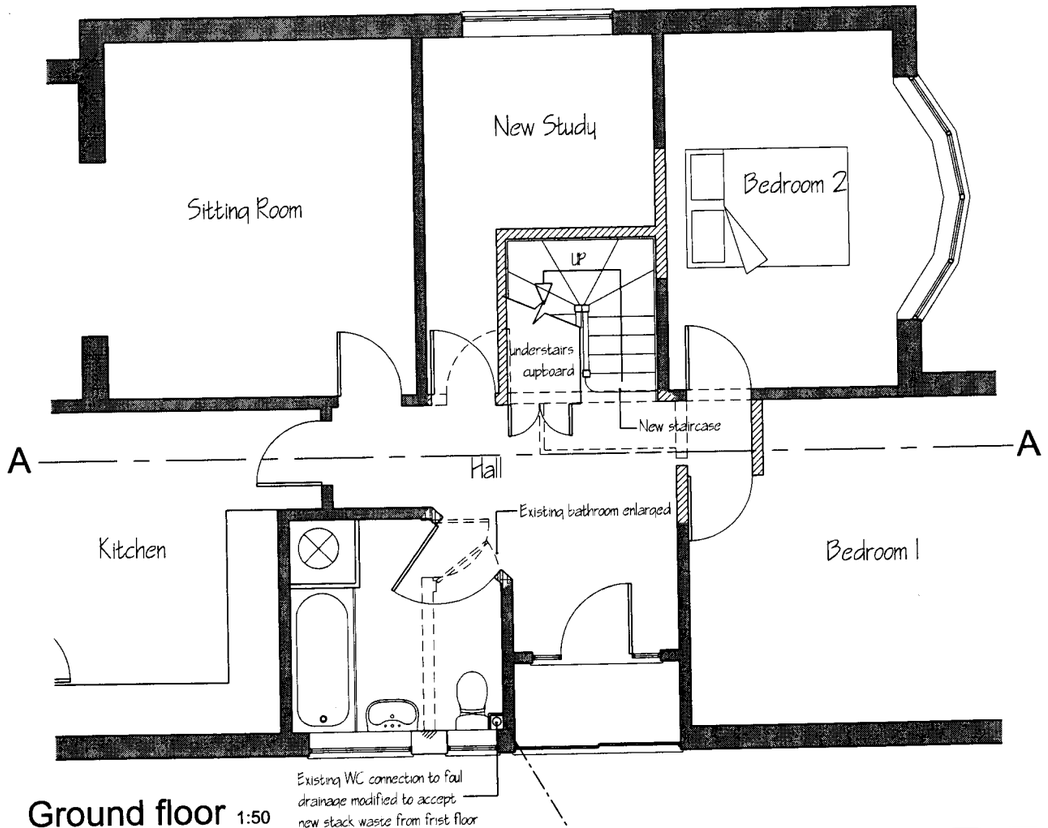
South elevation 1:100



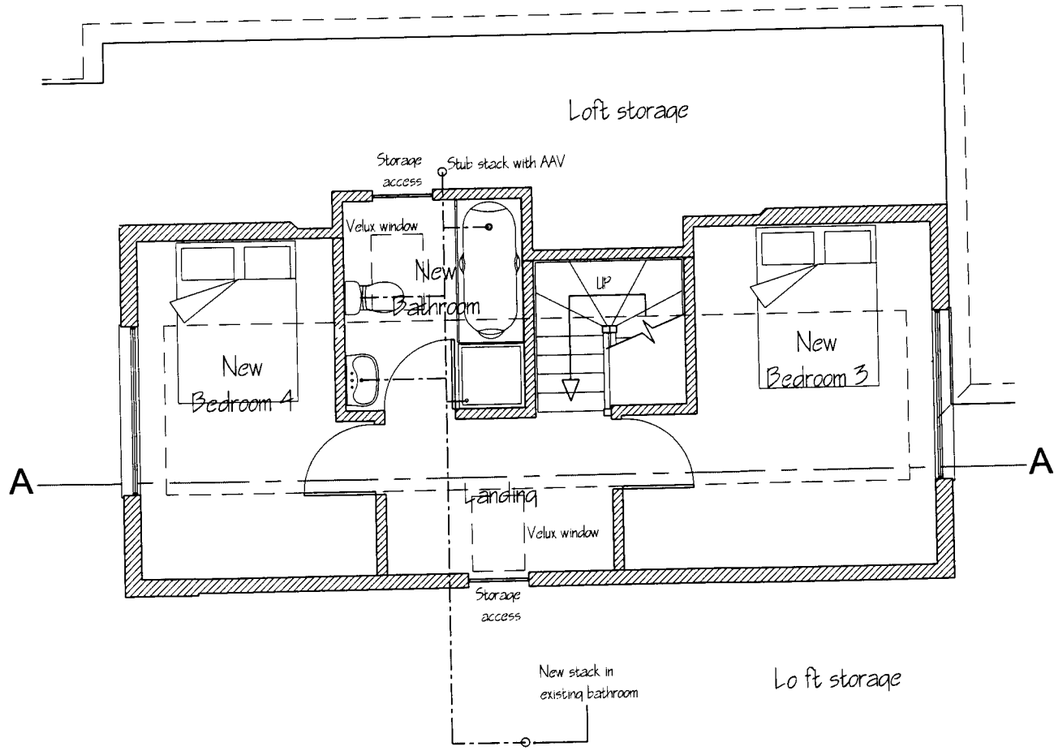
East elevation 1:100



Section A-A 1:50



Ground floor 1:50



New first floor 1:50

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C - Dec'06 Revised for Planning	GDA
B - Dec'06 Revised 1st floor layout	GDA
A - Nov'06 Dormer to new bathroom	DJK
Revision	Initial

Project: Proposed Loft Conversion, 1 St Lukes Close, Lancing, BN15 8SQ

Drawing: Proposed plans and elevations

Client: Mrs D McMullen

Scale: 1:50 - 1:100 @ A2

Date: November 2006

Drawn By: DJK — Checked By: GDA

Preliminary ☐ Tender ☐
Planning ■ Construction ☐
Building Regulations ☐ As Built ☐

Drawing No. 1647.02 — Revision C

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