Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
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	53
Suffix	
Property name	
Address line 1	Beach Green
Address line 2	
Address line 3	
Town/city	Shoreham-By-Sea
Postcode	BN43 5YE

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

Easting (x)	520995
Northing (y)	104600

Description

2. Applicant Details

Title	Mr
First name	P
Surname	Stone
Company name	
Address line 1	53, Beach Green
Address line 2	
Address line 3	
Town/city	Shoreham-By-Sea
Country	

2. Applicant Details

Postcode	BN43 5YE
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Tim
Surname	Rodway
Company name	Rodway Planning Consultancy
Address line 1	91 Victoria Road
Address line 2	
Address line 3	
Town/city	Shoreham by Sea
Country	West Sussex
Postcode	BN43 5WR
Primary number	01273465240
Secondary number	07818061220
Fax number	
Email	tim@rodwayplanning.co.uk

4. Description of Proposed Works

Please describe the proposed works:

Proposed replacement dormers to front and rear roof slopes

Has the work already been started without planning permission? ○ Yes ◉ No

5. Materials

Does the proposed development require any materials to be used in the build? ◉ Yes ○ No

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

Walls	
Description of existing materials and finishes (optional):	Brickwork

5. Materials

Walls	
Description of proposed materials and finishes:	New cedar wood cladding and white render exterior

Roof	
Description of existing materials and finishes (optional):	Plain tiles to roof and dormer cheeks
Description of proposed materials and finishes:	Slate tiles to roof. Cedar wood finish to dormer cheeks and face

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

Please refer to existing and proposed perspective drawings (C05 and C06)

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

7. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (•) No

8. Parking

Will the proposed works affect existing car parking arrangements? ( ) Yes (•) No

9. 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

10. 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	Peter

10. Pre-application Advice

Surname	Barnett
Reference	PREAPP/0563/18

Date (Must be pre-application submission)

24/07/2018

Details of the pre-application advice received

The pre-application proposals related to the provision of more significant alterations to the roof, to include a large 2-storey dormer to the rear, which would have provided accommodation at second floor level, as well as enhanced accommodation at first floor level.
Mr Barnett in his pre-app enquiry response said "the roof extension would be a very dominant feature leaving very little of the roofslope visible. It would not be sympathetic to the form and character of the existing dwelling. I also have concerns at the scale of the extension and its potential impact on light and outlook for the occupiers of neighbouring dwellings, in particular at 55 Beach Green which does not project as far to the rear as No. 53. The height and bulk of the proposal and its proximity to the boundary is likely to result in an overbearing extension. The proposed materials have an acceptable appearance but I would advise you to reduce the scale of the rear roof extension to match that proposed at the front."
Applicant response: The proposals have now been reduced from the previous pre-application scheme. The second floor accommodation has now been omitted, and the proposed dormers to the front and rear are now of a more modest size, which simply expands the existing flat roofed dormers that serve the original dwelling. The proposed dormers will not over-dominate the dwelling, and or will the proposals result in a top heavy “boxlike” appearance. The dormers have been designed to be kept well below the ridge level of the existing roof and will not project as far as the walls of the house. A large amount of the original roof will still be clearly visible. Consequently the proposals will enhance the appearance of the dwelling, creating an attractive, modern design solution to the original property, which will provide a contemporary aesthetic utilising appropriate materials that are in keeping with the coastal character of the locality. The visual quality of the streetscene will be enhanced by these proposals. Further, the proposals will not impact on the amenities of occupiers of any neighbouring property.
In conclusion, the proposed alterations to the existing property are modest and of a high quality design, which will have a positive impact on the appearance of the original dwelling and the wider streetscene. Therefore the proposals are compliant with the criteria set out within the Council's guidance on roof extensions in Development Management Standard No.2, and planning policies set out in the Adur Local Plan (2017).

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

○ The applicant
◉ The agent

Title	Mr
First name	Tim
Surname	Rodway
Declaration date (DD/MM/YYYY)	10/10/2018

☑ Declaration made

13. 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)	10/10/2018