# Planning Services, Adur District Council

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BN43 6PR

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 0006027169
DATE RECEIVED 09 JAN 2009

## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

### 1. Applicant Name, Address and Contact Details

Title: Mr First name: Robert Surname: Wainwright

Company name

Street address: 3 Baytree Cottages
The Street

Town/City: Lancing
County: West Sussex
Country: United Kingdom
Postcode: BN15 0PW

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

Email address: riwainwright@btinternet.com

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

### 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

### 3. Description of Proposed Works

Please describe the proposed works:

Erection of a new single storey, oak-framed small "Sussex stle" outbuilding at the top of the garden which is north of the house, to replace the existing wooden summer house. The use of the building will be for pleasure, as a garden summerhouse, with space at the rear for storage of garden equipment and bikes.
The building will be 3.5 metres wide and 5.8 metres long - comprising 4.5 metres length internal space (15.75 sq metres) and 1.3 metres length of storage space at the rear (partly open, leaving 3.64 sq metres of enclosed storage). The maximum height will be 3.8 metres, with a slate tiled pitched roof.
The existing summer house is 2.75 metres by 2.1 metres, with a height of 2.35 metres.

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

## 4. Site Address Details

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

House: 3 Suffix:

House name: Baytree Cottages

Street address: The Street

Town/City: LANCING

County: West Sussex

Postcode: BN15 0PW

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

Easting: 518513

Northing: 105761

Description:

## 5. 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

## 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

## 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ◉ Yes ○ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Yes. Apple Tree in (West-side) neighbours garden. A small fir tree and three conifers on the East boundary, and one small tree/scrub on the West Boundary.
All marked on Site Plan (170109)

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

## 8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

## 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

## 10. 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

If Other has been selected, please provide:

Contact name:

Title: Mrs First name: Jacqueline Surname: Wainwright

Telephone number:

Country code: 44 National number: [redacted] Extension number:

Email Address: [redacted]

## 11. Materials

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

## 11. Materials (continued)

**Walls - description:**

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Oak frame and feather-edge timber cladding (with specialist fire resistant treatment). The frame will be constructed using green oak joined with traditional techniques. The beams will be exposed inside as a feature.

**Roof - description:**

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Natural slate tiles, with two conservation-style velux windows (one east facing, one west facing)

**Windows - description:**

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

The south facing wall will be fully glazed over an oak frame. There will be an opening window on the East wall and two velux conservation-style rooflight windows, one on the East side and one on the West side.

**Doors - description:**

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Oak framed glass panelled South facing door. Oak East facing door towards the rear as entrance to enclosed storage area.

**Boundary treatments - description:**

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

**Lighting - add description**

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Standard ceiling mounted spotlights internally. The building will not be lit from the outside.

**Others - description:**

Type of other material: guttering

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Standard galvanised guttering around West, East and North walls.

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:

Building Plan (170109)
Design and Access Statement for 3 Baytree Cottages, The Street, North Lancing(170109)

## 12. Certificates (Certificate A)

**Certificate of Ownership - Certificate A**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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 or building to which the application relates.

Title: Mr First name: Robert Surname: Wainwright

Person role: Applicant Declaration date: 03/01/2009 [X] Declaration made

## 12. Certificates (Agricultural Holdings Certificate)

**Agricultural Holding Certificate**
**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Select 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: ( )

Title: Mr | First Name: Robert | Surname: Wainwright

Person role: Applicant | Declaration date: 03/01/2009 | [X] 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. [X]

Date 17/01/2009

# Design and Access Statement for 3 Baytree Cottages, The Street, Lancing, BN15 0PW

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc0027bg
DATE RECEIVED 19 JAN 2009

**17 January 2009**

***Amount of development and use***

The development will consist of one building with a floor space of 20.3 $m^2$. The use of the building will be for pleasure, as a garden summerhouse, with storage space at the rear for garden equipment and bikes.

***Layout***

The building will be at the end of the garden, which is north of the house. The building will fit in with similar surrounding buildings (e.g. oak framed summerhouse at 2 Baytree Cottages, slate roof consistent with the house). The siting away from surrounding buildings will allow access around the whole building without over-shadowing any adjacent land.

A layout plan of the proposed development has been included with this statement to illustrate the points above (see Building Plan (170109) and Site Plan (170109))

***Scale***

The building as proposed will be 3.5 metres wide, and 5.8 metres long, and having a maximum height of 3.8 metres above ground level. The internal space is split into a 4.5 metre long internal room, and a 1.3 metre long rear storage area. This storage area will be partly enclosed (along 2.7 metres of the building width, with the remainder open storage).

Height will allow for a suitable pitch for the roof of slate tiles. A lower height would make a shallower pitch which would not be as suitable for waterproofing. The eaves are kept as low as practical (2.15m) to allow access for people and doors to open. This is not significantly higher than outbuildings next door at 14, The Street or the rear flint wall.

***Appearance***

The building is of the appearance of a small "Sussex-style" outbuilding. The most important features of this are a "Barn End" traditional in Sussex and a natural slate tile roof which is in keeping with the main house and existing outbuildings.

The cladding is feather-edge oak which will be specialist treated due to the proximity of the boundary, but otherwise left to naturally weather.

The windows and frames will be unpainted to maintain the wooden appearance.

The building will not be lit from the outside.

The frame will be constructed using green oak joined with traditional techniques. The beams will be exposed inside as a feature.

***Landscaping***

Currently, the site has a smaller (2.75 metres by 2.10 metres) wooden summer house, surrounded by brick patio, and earth to the rear. The patio and existing summer house would be removed but there would be no further alteration to the surrounding areas of the garden.

***Access***

Access will be from the existing garden paths running from the house.

1:50

South

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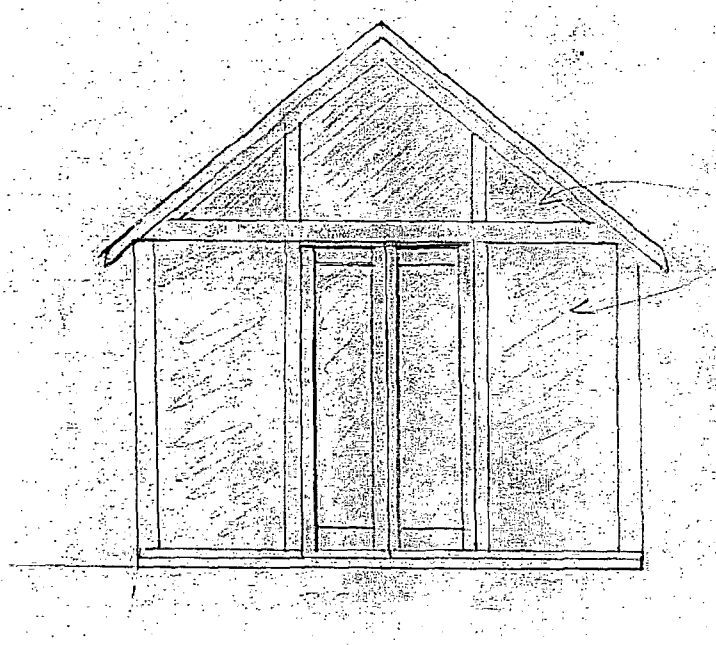
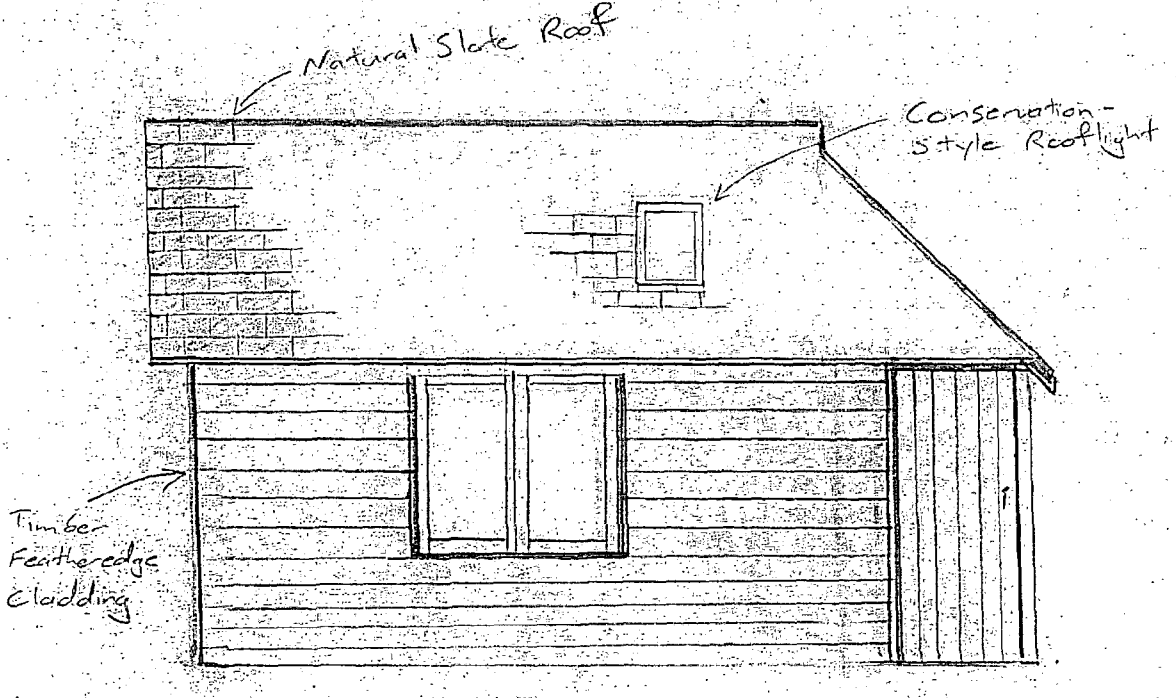
PLANNING DIVISION
PLAN No. PA/00227/09
DATE RECEIVED 19 JAN 2009




East



1:50

North

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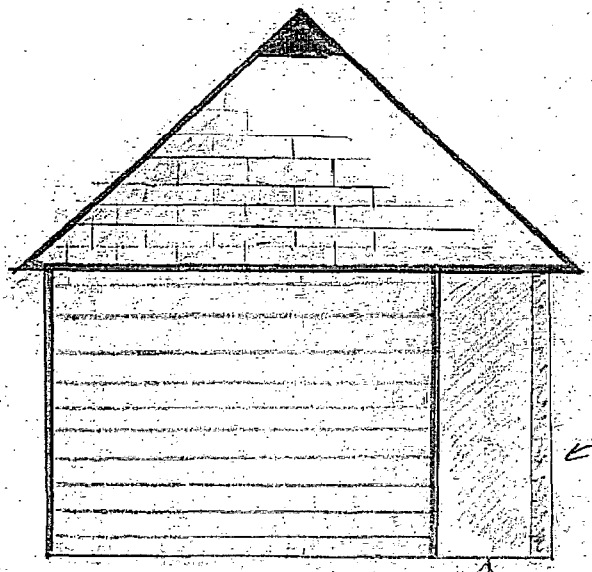
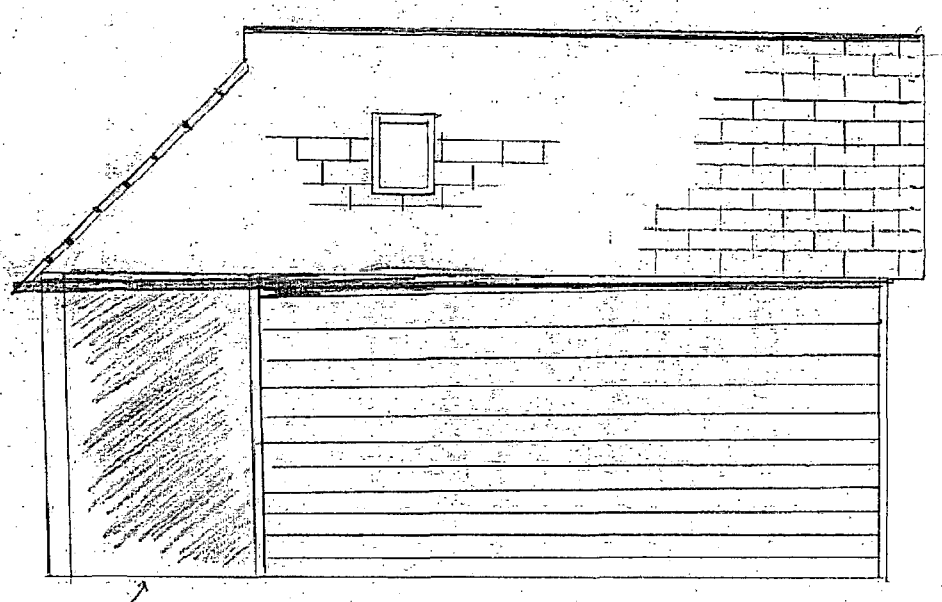
PLAN No. A0d0027109.
DATE RECEIVED 19 JAN 2009



← Oak post

↑ Open storage area

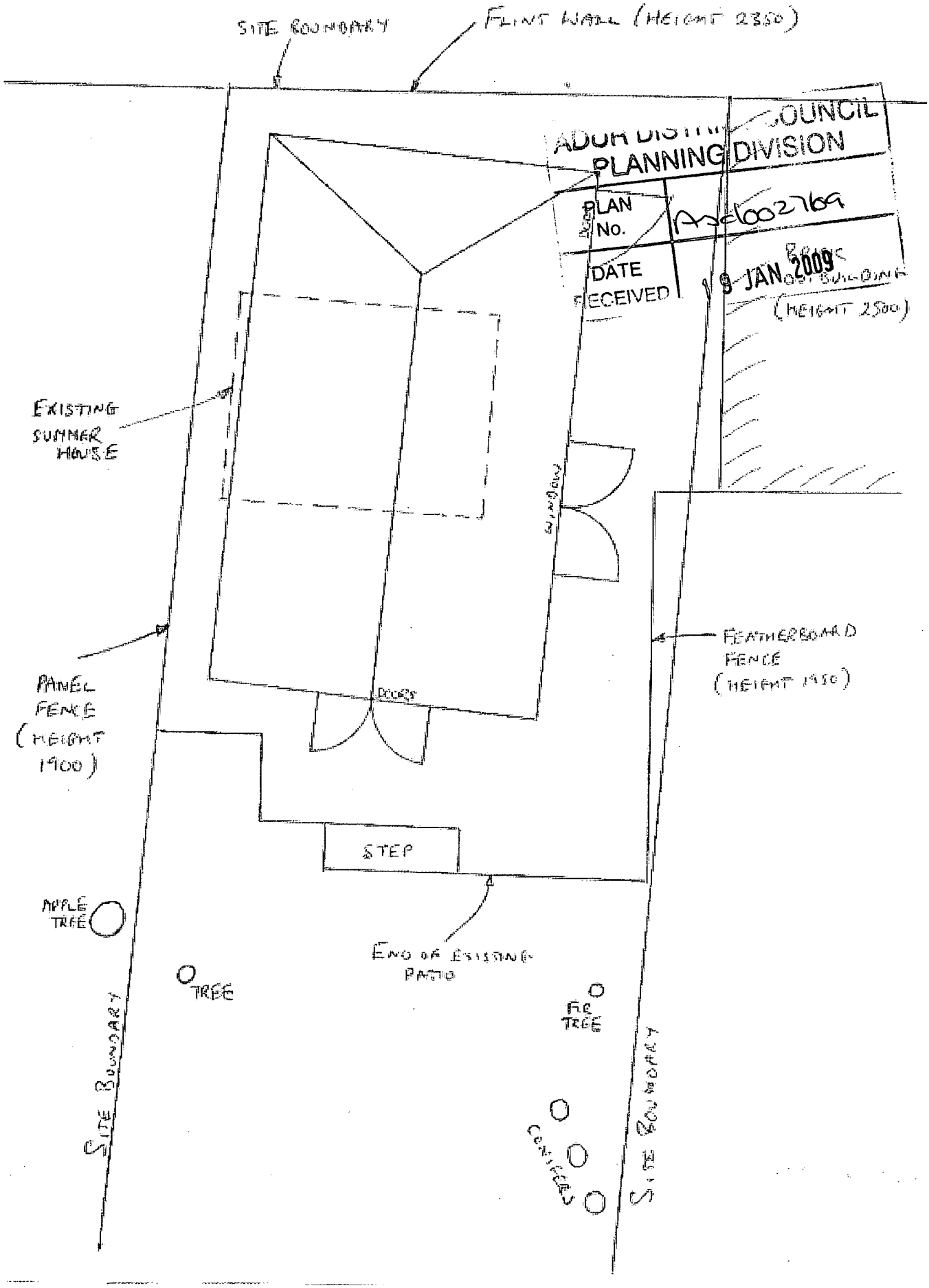
West



Open storage

SCALE 1:50

SITE PLAN (170109)
3 BAYTREE COTTAGES, THE STREET, NORTH LANCING



Location Plan (170109)
3 Baytree cottages,
The Street
Lancing
West Sussex

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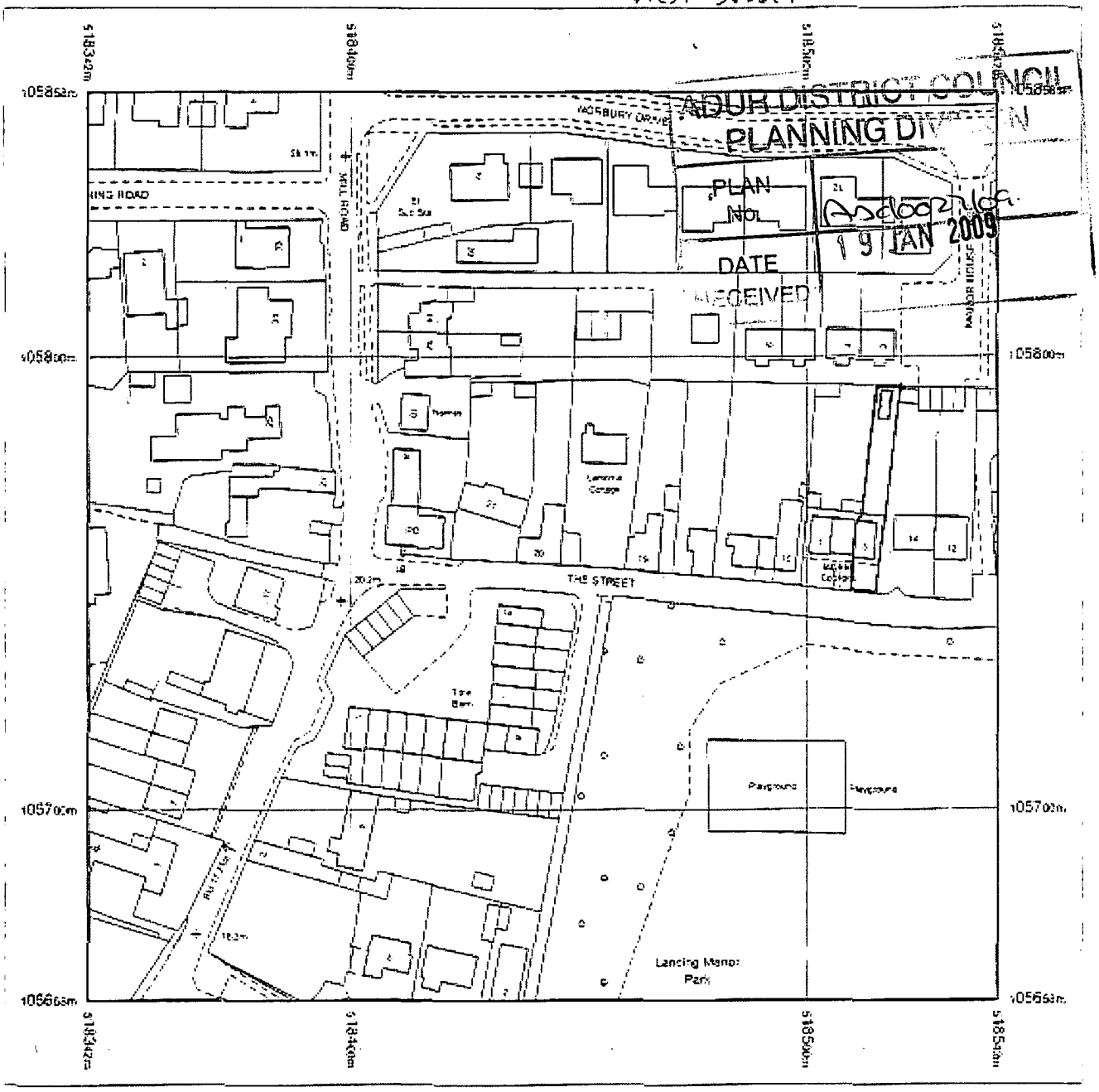


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