Form Ref. No. 306441

ADUR DISTRICT COUNCIL

Application for Certificate of Lawfulness for Proposed Use or Development

TOWN AND COUNTRY PLANNING ACT, 1990: Section 192,
as amended by Section 10 of the Planning and Compensation Act 1991
Town and Country Planning General Development (Amendment) Order 1992

All measurements are to be given in metric (89/617 EEC Directives)

For the Council's use only
Application No A/0250/07 T/F
Date received 24 APR 2007

Applicant's Details

Title	MR & MRS	Address	46 SOUTHWICK STREET
Forenames			
Surname	CORSANO		
			SOUTHWICK
Telephone	[redacted]		SUSSEX
Email		Postcode	BN42 4TG

Do you have an interest in the land? (e.g. owner, lessee, occupier.) Yes

If 'Yes', describe the nature of your interest FREEHOLDER

Do you have an agent? Yes

Agent's Details (if any)

Title	MR	Address	INSITE PLANNING LTD
Forenames	MIKE		6 HOLLINGBURY TERRACE
Surname	SMITH		
			BRIGHTON
Telephone	558118		EAST SUSSEX
Email	insiteplanning@yahoo.co.uk	Postcode	BN1 7JE

Others Interest In Land

If you do not have an interest, please give the name(s) and address(es) of anyone with an interest in the land:-

Full Name	Address	Nature Of Their interest	Have They Been Informed

Land Details

Address or exact location of the land to which this application relates

46 SOUTHWICK STREET, SOUTHWICK

Please enclose 4 copies of an OS-based plan showing the boundary of the land edged in red.

Proposal Details

Has the proposal been started? No

If the proposal consists of, or includes, carrying out building or other operations, give a detailed description of all* such operations and attach such plans or drawings as are necessary to show their precise nature.

SINGLE STOREY REAR EXTENSION

(In the case of a proposed building, the plans should indicate its precise siting and exact dimensions).
*Includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.

If the proposal relates to a change of use of the land or building(s), please give a full description of:

the scale of the proposed use

the nature of the proposed use

processes to be carried out

machinery to be installed

and the hours the proposed use will be carried on;

Fully describe the existing use or the last known use

& the date when this use ceased.

Briefly explain why you consider the existing, or last, use of the land is lawful, or why you consider that any existing buildings which it is proposed to alter or extend are lawful.

PROPOSED EXTENSION WILL BE LESS THAN 70 CUBIC METRES (65.6 CUBIC METRES).
EXISTING GARAGE WILL BE REMOVED BEFORE WORK COMENCES.

Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.

Further Details

If you consider the *existing* or *last*, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, please state which one.

If you consider the *proposed* use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, please state which one.

Is the proposed operation or use Temporary or Permanent? Permanent

If Temporary, please give details

State why you consider that a Lawful Development Certificate should be granted for this proposal

PROPOSED EXTENSION WILL BE LESS THAN 70 CUBIC METRES (65.6 CUBIC METRES).
EXISTING GARAGE WILL BE REMOVED BEFORE WORK COMENCES.

Declaration:

I/We hereby apply for a lawful use or development certificate under section 192 of the 1990 Act in respect of the proposed use, operations or activity described in this application and the documents, drawings and plans which accompany it.

I/We enclose the appropriate fee of £67.50

Signed:  Date: 21st April 2007

Insert name of applicant if signed by agent MR & MRS CORSANO

Warning: The amended section 194 of the 1990 Act provides that it is an offence to furnish false of misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

GENERAL:
Do not scale from this drawing, all dimensions must be checked on site. This drawing and specification is the sole copyright of Insite Planning Ltd and neither the drawing, any part of it or any information contained therein shall be reproduced or disclosed to any third party without written consent of Insite Planning Ltd.
All works to be carried out in accordance with the current 2000 Building Regulations, its latest amendments, British Standards and Codes of Practice.
The contractor is responsible for all temporary works and for the stability of the works in progress. Works not to commence until Planning and Building Regulation Approvals and any other relevant consents have been obtained. Any works carried out prior to approvals being obtained is undertaken entirely at the contractors and client's own risk.
Ensure that the Local Building Inspector is notified when work is about to commence and at other times during the progress of the works. Contractor/client, to obtain certificate of completion from the Building Inspector at the end of the works.
Ensure that Planning and Building Regulation conditions as stated on approvals are complied with. Seek approval from the council if any changes are to be made to that shown on this drawing/specification.
Any deviation from the drawings/specification is to be reported to Insite Planning Ltd.
The clients attention is drawn to the current Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than thirty days duration. It is the client's responsibility to appoint a planning supervisor on all projects, which require compliance with the CDM regulations.
Under the Party Wall Act 1996 the client has the duty to ensure compliance if the building works involve works on a existing wall shared with another property or new buildings/extensions on the boundary with a neighbouring property or excavating near an adjoining property.
This specification and drawing has been prepared only for the purposes of the planning application (where required) and building regulation application. Contractors providing estimates for works should discuss direct with the client/applicant with regard to the finishes, types, quality and numbers of fittings etc.

PLANNING SITUATION: To avoid the need for planning permission ensure volume of the proposed extension does not exceed 70 cubic metres and 3.0m in height measured externally. Suggest that contractor checks sizes when setting out.
Existing garage to be removed before work starts. If new garage is to be constructed then this needs to be at least 5.0m away from the extended house.

FOUNDATIONS: Strip foundation design to suit site conditions, all constructed in accordance with 1991 Building Regulations A1/2 and BS 8004:1986. 1:3:6 concrete mix. Base of foundation normally to be min 1.0m below ground level (subject to site conditions). Width to be no less than 500mm. Thickness to be no less than 225mm. Ensure foundations are constructed below invert level of any adjacent drains.

SOLID FLOOR WITH INSULATION ABOVE CONCRETE SLAB: To consist of 100mm consolidated well rammed hardcore. 50mm sand blinding. 100mm concrete slab. To meet min U-value required of 0.22W/m²K, provide min 80mm thick 'Celotex' rigid slab insulation. Insulation to continue around floor perimeters to avoid thermal bridging. 1200 gauge polythene dpm. Dpm to be lapped in with dpc with vertical liquid dpm. Min 65mm finishing screed with light mesh reinforcement. Alternatively finish over the insulation with a floating layer of min 18mm T&G timber boarding or chipboard panels with all joints glued. Provide air bricks connected to 100mm dia upvc pipes laid under extension to maintain cross ventilation to existing timber floor.

BRICK and BLOCKWORK CAVITY WALLS with PARTIAL CAVITY FILL: To achieve min U-value required of 0.300 W/m²K provide, 103mm Facing brick to match existing construction, 50mm clear cavity, 40mm thick 'Celotex' insulation fixed to 100mm 'Topblock Standard' blockwork inner leaf with combination vertical twist wall ties at max 900mm crs horizontally and 450mm vertically, 300mm crs vertically within 225mm jambs to all openings. Finished internally with 13mm lightweight plaster. Dpc to be a min of 150mm above ground level and lapped into existing dpc and new dpm with vertical liquid dpm. Dpc's to continue around door and window openings. Provide min 150mm clear cavity below lowest dpc. Cavities to be continuous with existing. Provide cavity trays over openings. Close cavities at eaves. All tied into existing construction with stainless steel profiles.

TIMBER STUD PARTITIONS: 75x50mm sw construction, uprights at max 400mm crs and horizontals at max 600mm crs. Faced both sides with 9.5mm plasterboard and finished with min 3mm Thistle multi-finish plaster. Provide insulation between studwork where shown. Provide double joists under partitions. Use 100x50mm sw construction if load bearing.

FLAT ROOF (warm roof construction with insulation above the roof joists): Solar reflective chippings bedded on hot bitumen onto 3 layers of roofing felt to BS: 747. To achieve min U-value required of 0.200 W/m²K provide a total thickness of 110mm thick 'Celotex' insulation (supplied with exterior grade plywood laminated to one surface) fitted over the joists. Onto min 50mm sw firrings laid at 1:40 fall on 50x147mm sw roofing joists at 400mm crs. Provide 30x5mm galvanised mild steel straps at max 2.0m crs. Provide cavity tray where flat roof meets existing. Finish internally with 9.5mm plasterboard and 3mm Thistle multi-finish plaster. In cases where warm roof meets cold roof, provide vapour barrier.

NEW WINDOWS AND DOORS: To achieve a min U-value of 1.800W/m²K. To be low E double-glazed. Glazing to be min 4mm panes, have 16mm air gap between or 12mm Argon filled. Glazing within critical locations i.e. within 1.5m above floor level to doors and side panels within 300mm of door opening and within 800mm above floor level to windows, to have safety glazing to BS6206. Use Lintels over as specified within structural calculations. Roof-lights to be fitted in accordance with manufacturers instructions with rafters doubled up to sides. Windows to provide min 8000 sq mm controllable background ventilation via trickle vents within frame. Windows to provide ventilation at least 1/20th of floor area when open.

STRUCTURAL WORK: This drawing to be read with structural engineers calculations, details and instructions. Expose all affected foundations and lintels to assess their adequacy to carry new and altered loads. Condition of existing structural fabric to be justified to sustain increased or altered loading. New beams to be encased with 1 layer of 12.5mm Gyproc fireline board to provide half hour fire resistance.

VENTILATION: To new habitable rooms provide facility for rapid ventilation via openable window/external door. Area to total at least 1/20th of the floor area of the room. For background ventilation to new habitable rooms, provide an opening no less than 8000 square millimetres via trickle ventilators. To kitchen provide mechanical ventilation to extract at a rate of 60 litres per second or incorporated within cooker hood to extract at a rate of 30 litres per second which may be operated intermittently during cooking. To utility room provide mechanical ventilation capable of extracting at a rate of 30 litres per second. To new wc, for rapid ventilation provide openable window area to total at least 1/20th of the floor area of the room or by mechanical extract ventilation capable of extracting air at a rate of not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun. For background ventilation to kitchen, utility room and wc provide an opening no less than 4000mm square millimetres via trickle ventilators.

SURFACE WATER: New 110 dia upvc half round gutters taken and connected into 68mm dia upvc downpipe as shown. Then taken to new soakaway via 110mm dia upvc pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity and a min of 5.0m away from any building.

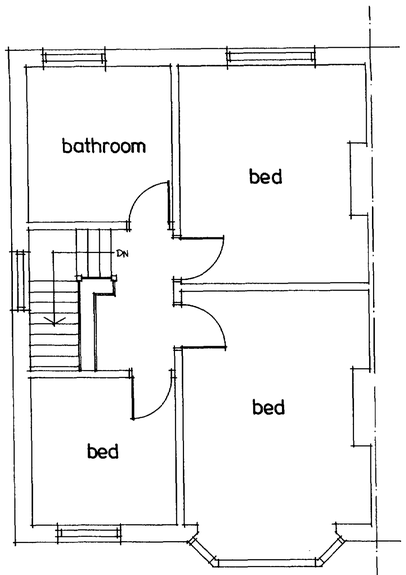
DRAINAGE AND SANITARY PIPEWORK: Provide rodding access at all changes of direction and to a min fall of 2.5 degrees. All above ground drainage to comply with BS:3943, BS:4514 & BS:5572. All below ground drainage to comply with BS:7158 and BS:8301. New wc to be connected to 110mm dia upvc waste pipe connected into existing SVP. New wash hand basin to be connected into min 32mm dia upvc waste pipes via 75mm deep seal traps taken to SVP. New sink to be connected into min 40mm dia upvc waste pipes via 75mm deep seal traps then taken to existing gully position. Other drainage connections to remain as existing.

CENTRAL HEATING AND WATER SUPPLY: Gas fired condensing boiler, to be installed by accredited UKAS member with certificate of completion being issued. Radiators to have thermostatic valves.

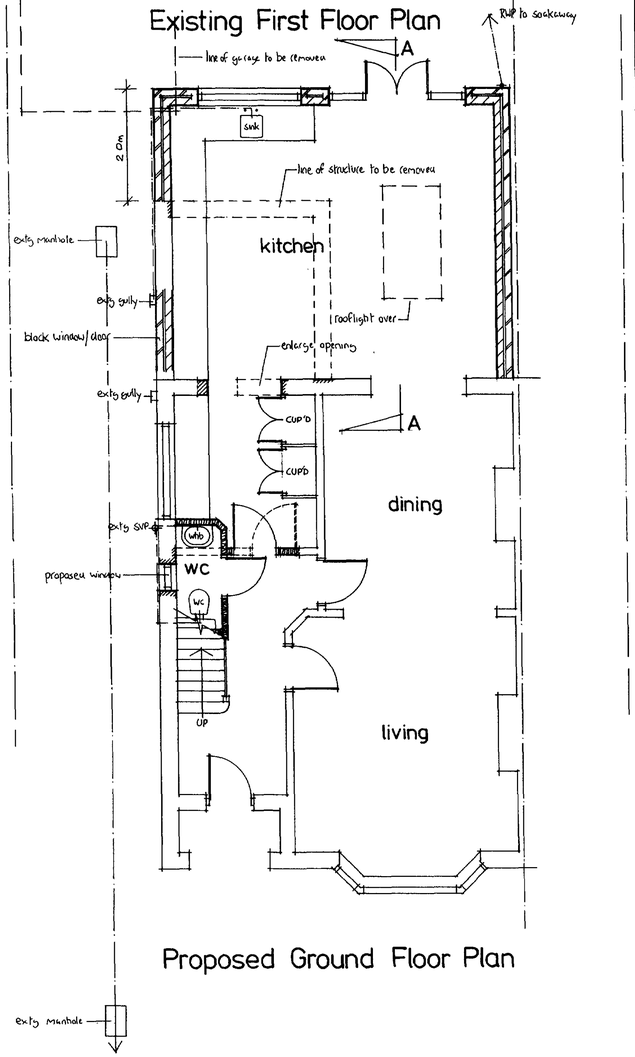
INTERNAL LIGHTING: Provide fixed lighting that take only lamps having a luminous efficiency greater than 40 lumens per circuit-watt. These include fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet cap or Edison screw bases). Provide 1 location for 1-3 new rooms created and 2 locations for 4-6 new rooms created.

ELECTRICAL SAFETY 'Part P': All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

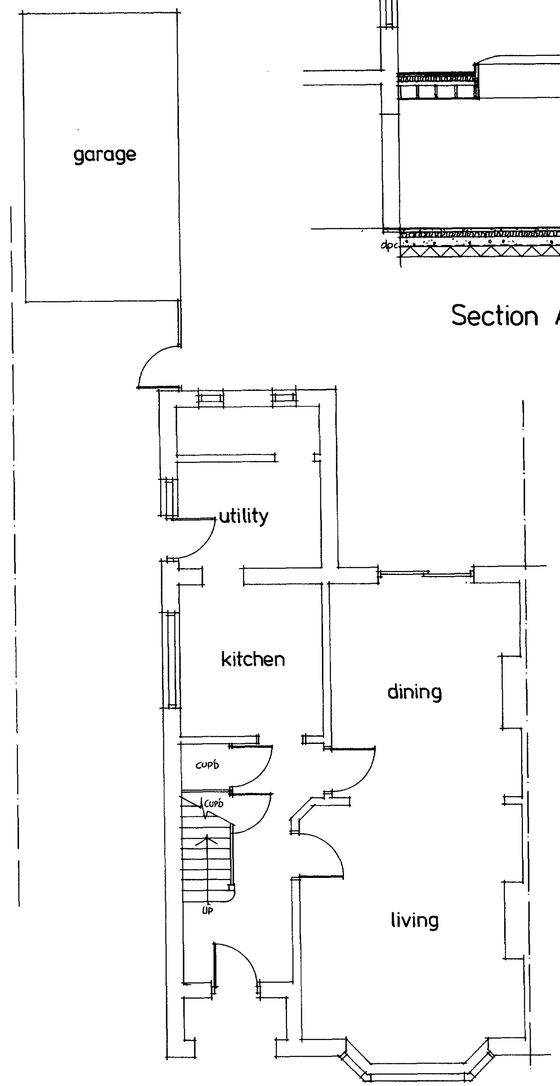
ALTERNATIVE GROUND FLOOR CONSTRUCTION:
TIMBER GROUND FLOOR.
22mm T&G Floorboards on 50 x 147mm sw floor joists at 400mm crs on brickwork sleeper walls. Provide 150mm glass fibre quilt insulation, supported on Netlon or similar, draped over joists. Ground cover to consist of min. 100mm well consolidated hardcore, 25mm sand blinding, 1200 gauge polythene dpm. Provide min 150mm air gap between concrete and underside of floor. Provide airbricks to promote cross ventilation.



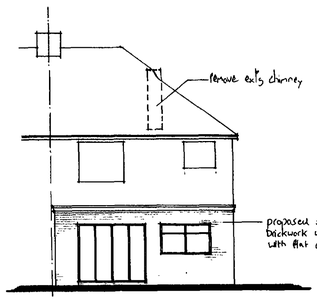
Existing First Floor Plan



Proposed Ground Floor Plan

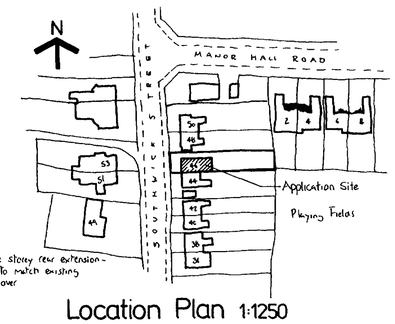


Existing Ground Floor Plan



Proposed Rear Elevation

Section A-A



Location Plan 1:1250

REVISIONS
REV'K 13.4.07
1. Kitchen - internal door moved
2. Alternative suspended timber floor specification shown
3. Nib enlarged to kitchen opening
4. Kitchen window design extended

Approved

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Tel: 01273 558118

Client:

Job:
Proposed Single Storey Rear Extension and Internal Alterations at:
46 Southwick Street
Southwick

Date: 30.3.07 Scale: 1:50, 1:100

Drawing No. 1160/1131A