Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL
PLANNING DIVISION

APP. No. Ad/0253/08

DATE 12 MAY 2008

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

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.
First name:	M.
Last name:	CHAUHAN
Company (optional):	
Unit:	
House number:	4
House suffix:	
House name:	
Address 1:	LODGE COURT
Address 2:	THE STREET
Address 3:	
Town:	SHOREHAM BY SEA
County:	WEST SUSSEX
Country:	
Postcode:	BN43 5NU

2. Agent Name and Address

Title:	MR.
First name:	JOE
Last name:	ANDREWS
Company (optional):	J.H.A. DESIGNS
Unit:	
House number:	18
House suffix:	
House name:	
Address 1:	MARYLAND ROAD
Address 2:	HAWKENBURY
Address 3:	
Town:	TUNBRIDGE WELLS
County:	KENT
Country:	
Postcode:	TN2 5HE

3. Description of Proposed Works

Please describe the proposed works:

TO CARRY OUT ALTERATIONS TO RE-LOCATE THE KITCHEN TO A LARGER AREA & THEN MAKE THE EXISTING KITCHEN THE STUDY.

TO NEW BUILD A DOUBLE GARAGE WITH GARDEN STORE ALL MATERIALS TO HARMONISE & BLEND WITH EXISTING DWELLING

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☑ No

If Yes, please state when the work was completed (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: _____ House number: 4 House suffix: _____

House name: LODGE COURT

Address 1: THE STREET

Address 2: _____

Address 3: _____

Town: SHOREHAM BY SEA

County: _____

Postcode (optional): BN43 5NU

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, extinguishments and/or creation of public rights of way? ☐ Yes ☑ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. 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).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

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

Details of the pre-application advice received:

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:

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

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☑ No

If Yes, please describe:

INCREASE CAR PARKING

9. Council Employee / Member

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

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	FACING BRICKWORK	FACING BRICKWORK	☐	☐	
Roof	INTERLOCKING CONC. TILES.	INTERLOCKING CONC. TILES.	☐	☐	
Windows	UPVC.	UPVC	☐	☐	
Doors	N/A.	HORMANN SECTIONAL GARAGE DOOR.	☐	☐	
Boundary treatments (e.g. fences, walls)	N/A.	N/A	☐	☐	
Vehicle access and hard-standing	TARMACADAM.	BRICK PAVING	☐	☐	
Lighting	N/A.	N/A.	☐	☐	
Others (please specify)	N/A	N/A.	☐	☐	

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:

$Date: 2007/08/22 15:20:03 $ $Revision: 1.52 $

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	08/05/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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.

Name of Owner	Address	Date Notice Served
	N/A.	

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served
	N/A.	

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A.

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 08/05/2008

~~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:~~

~~Name of Tenant~~	~~Address~~	~~Date Notice Served~~

~~Signed - Applicant:~~ ~~Or signed - Agent:~~ ~~Date (DD/MM/YYYY):~~

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☑

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☑

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 08/05/2008 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01892	523890	

Country code:	Mobile number (optional):
07836	707587

Country code:	Fax number (optional):

Email address (optional):

JAND90@AOL.COM

16. 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)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: [redacted]

Telephone number: [redacted]

Email address: [redacted]

$Date: 2007/08/22 15:20:03 $ $Revision: 1.52 $

Design and Access Statement

Scheme:

It is proposed to carry out alterations to the existing integral Garage and Study to relocate the Kitchen to afford a larger layout. The existing Kitchen will then be made good and transformed into a Study.
There will then be a new build detached double Garage and a Garden Store formed to the South-East corner of the site.
The existing tarmacadam driveway and partial grassed area removed and level adjusted to suit, then brick paving to be laid on appropriate base and membrane with yard gullies sited to remove excess rainwater from this area.
All materials are to match and harmonise with those existing.

Applicant:

Mr Mahindra Chauhan MRPharmS
4Lodge Court
The Street
Shoreham by Sea
West Sussex **BN43 5NU**

ADUR DISTRICT COUNCIL
PLANNING D...
PLAN No. Aoc6253168
12 MAY 2008

Agent:

J H A Designs
18 Maryland Road Hawkenbury Royal Tunbridge Wells Kent **TN2 5HE**
telephone: 01892 523890
e-mail: jand90@aol.com

The Site:

4 Lodge Court The Street Shoreham by Sea West Sussex BN43 5NU

History:

There is an existing approval under Town & Country Planning Application number ADC/0644/07 dated 13 December 2007 for a two storey rear extension and single storey side extension proposed as a Utility Room. As this approved Utility Room would be to the opposite side of the dwelling from the Kitchen, the Client felt that these new arrangements would make for a more desirable ground floor layout. Therefore this application is being submitted to hopefully obtain an approval prior to any work being commenced. It is felt that such a proposal would have very little if any effect upon the neighbouring properties and both properties have been consulted and shown the proposed plans.

Access:

There will be no alteration to the current access to the site or to the off street parking arrangements. These will remain all as before.

JHA/see/1255
29/04/2008

H.M. LAND REGISTRY		TITLE NUMBER WSX105000	
ORDNANCE SURVEY PLAN REFERENCE	TQ2106	SECTION D	Scale 1:1250
COUNTY WEST SUSSEX	DISTRICT ADUR		© Crown copyright 1978

ADUR DISTRICT COUNCIL
PLANNING DEPARTMENT
PLAN No. Adur/273/08
DATE RECEIVED 12 MAY 2008

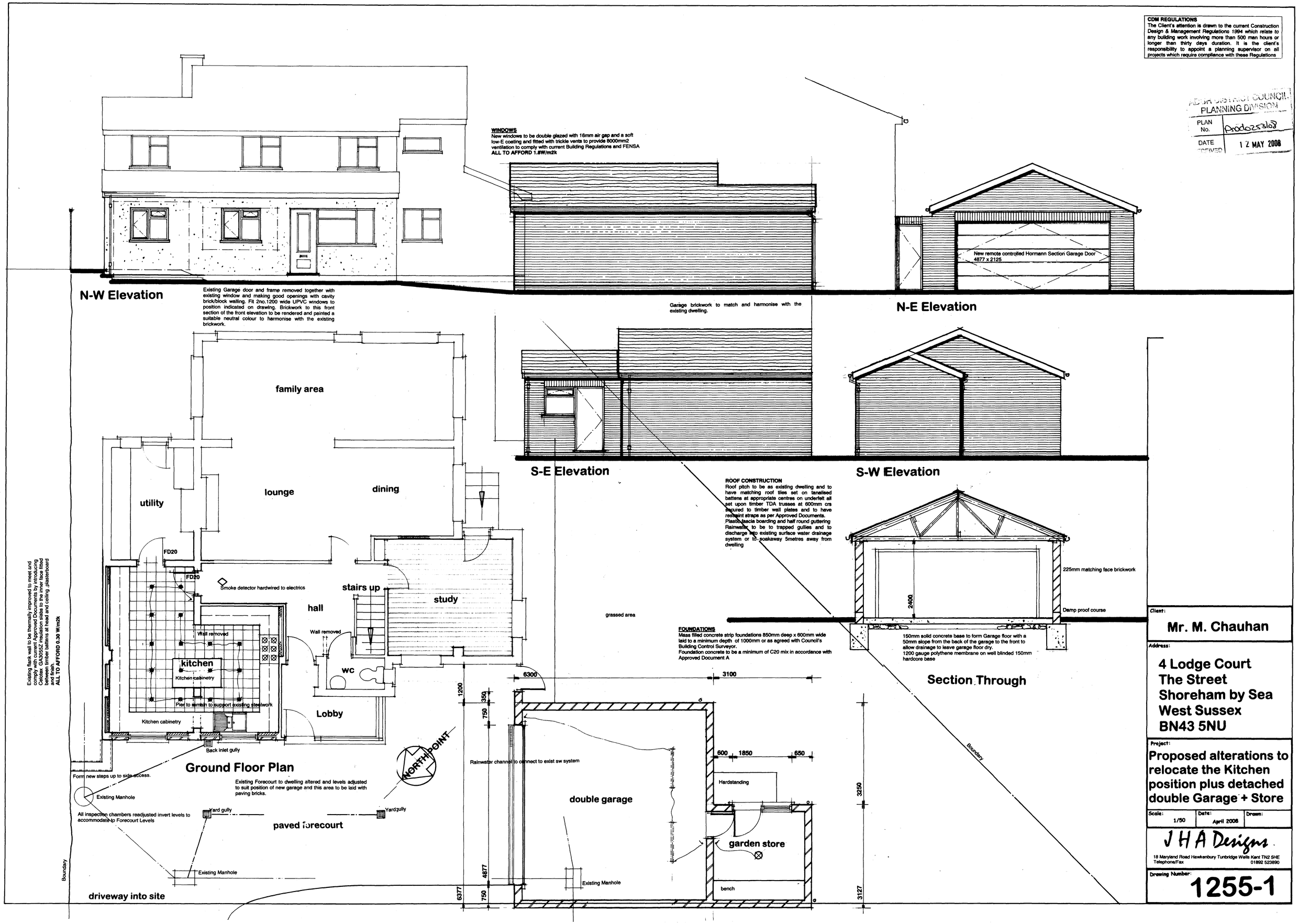


1255 – location Plan

scale:1/1250

FILED PLAN H.M. LAND REGISTRY 11/86

This is a copy of the title plan on 8 MAY 2008 at 12:30:06. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued. This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.
The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Portsmouth Office.
© Crown Copyright. Produced by Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



CDM REGULATIONS
The Client's attention is drawn to the current Construction Design & Management Regulations 1994 which relate to any building work 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 these Regulations
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ar06025308
DATE RECEIVED 12 MAY 2008
WINDOWS
New windows to be double glazed with 16mm air gap and a soft low-E coating and fitted with trickle vents to provide 8000mm2 ventilation to comply with current Building Regulations and FENSA
ALL TO AFFORD 1.8W/m2k
N-W Elevation
Existing Garage door and frame removed together with existing window and making good openings with cavity brick/block walling. Fit 2no.1200 wide UPVC windows to position indicated on drawing. Brickwork to this front section of the front elevation to be rendered and painted a suitable neutral colour to harmonise with the existing brickwork.
New remote controlled Hormann Section Garage Door 4877 x 2125
N-E Elevation
Garage brickwork to match and harmonise with the existing dwelling.
S-E Elevation
S-W Elevation
ROOF CONSTRUCTION
Roof pitch to be as existing dwelling and to have matching roof tiles set on tanalised battens at appropriate centres on underfelt all set upon timber TDA trusses at 600mm crs secured to timber wall plates and to have restraint straps as per Approved Documents.
Plastic fascia boarding and half round guttering
Rainwater to be to trapped gullies and to discharge into existing surface water drainage system or to soakaway 5metres away from dwelling
225mm matching face brickwork
2400
Damp proof course
150mm solid concrete base to form Garage floor with a 50mm slope from the back of the garage to the front to allow drainage to leave garage floor dry.
1200 gauge polythene membrane on well blinded 150mm hardcore base
Section Through
Boundary
family area
utility
lounge
dining
FD20
FD20
Smoke detector hardwired to electrics
stairs up
study
hall
Wall removed
Wall removed
kitchen
Kitchen cabinetry
Pier to remain to support existing steelwork
Kitchen cabinetry
wc
Lobby
Back inlet gully
Ground Floor Plan
Form new steps up to side access.
Existing Manhole
Existing Forecourt to dwelling altered and levels adjusted to suit position of new garage and this area to be laid with paving bricks.
NORTH POINT
All inspection chambers readjusted invert levels to accommodate to Forecourt Levels
Yard gully
Yardgully
paved forecourt
Existing Manhole
driveway into site
Boundary
grassed area
FOUNDATIONS
Mass filled concrete strip foundations 850mm deep x 600mm wide laid to a minimum depth of 1000mm or as agreed with Council's Building Control Surveyor.
Foundation concrete to be a minimum of C20 mix in accordance with Approved Document A
6300
3100
1200
350
750
Rainwater channel to connect to exist sw system
600
1850
650
Hardstanding
double garage
garden store
Existing Manhole
bench
4877
6377
750
3250
3127
Existing flank wall to be thermally improved to meet and comply with current Approved Documents by introducing Celotex GA3055Z insulation slabs to the inner face fitted between timber battens at head and ceiling, plasterboard and finish.
ALL TO AFFORD 0.30 W/m2k
Client:
Mr. M. Chauhan
Address:
4 Lodge Court
The Street
Shoreham by Sea
West Sussex
BN43 5NU
Project:
Proposed alterations to relocate the Kitchen position plus detached double Garage + Store
Scale: 1/50
Date: April 2008
Drawn:
J H A Designs
18 Maryland Road Hawkenbury Tunbridge Wells Kent TN2 5HE
Telephone/Fax 01892 523890
Drawing Number:
1255-1