Planning Services, Adur District Council

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ADUR DISTRICT COUNCIL

PLANNING D...
PLAN No. AOC052268
DATE 30 OCT 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 & MRS
First name:	
Last name:	MILES
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	LAMORNA COTTAGE
Address 1:	THE STREET
Address 2:	
Address 3:	
Town:	LANCING
County:	WEST SUSSEX
Country:	
Postcode:	

2. Agent Name and Address

Title:	MR
First name:	JOHN
Last name:	WRIGHT
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	GREYTILES
Address 1:	UPPER WEST LANE
Address 2:	
Address 3:	
Town:	LANCING
County:	WEST SUSSEX
Country:	
Postcode:	BN15 0EX

3. Description of Proposed Works

Please describe the proposed works:

FIRST FLOOR REAR EXTENSION

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: House suffix:

House name: LAMORNA COTTAGE

Address 1: THE STREET

Address 2:

Address 3:

Town: LANCING

County: WEST SUSSEX

Postcode (optional):

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: HANNAH BARKER.

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:

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		TILE HANGING	☐	☐	
Roof		TILES TO MATCH	☐	☐	
Windows		TIMBER TO MATCH	☐	☐	
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

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:

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]	27/10/2008

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

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

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:

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: [redacted]

Date (DD/MM/YYYY): 27/10/2008

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.

The original and 3 copies of a completed and dated application form: ☑

The original and 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: ☑

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

The original and 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: ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

The original and 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: [redacted]

Date (DD/MM/YYYY): 27/10/2008 (date cannot be pre-application)

$Date: 2008/05/16 15:23:36 $ $Revision: 1.59 $

14. Applicant Contact Details

Telephone numbers

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

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:
01903	753240	

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

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: MR & MRS MILES

Telephone number: [redacted]

Email address:

Re: First floor extension to Lamorna Cottage, The Street, Lancing

Design and access statement

Existing Site
The property is a two storey detached house situated in the North Lancing conservation area.

The existing appearance of the walls is rendered with upper gable of timber cladding, the roof is covered with plain tiles.

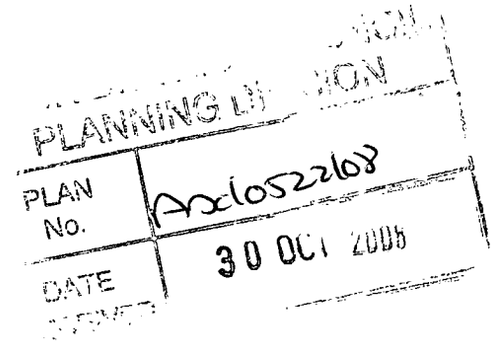
The property has a kitchen extension at ground floor level and a side porch.

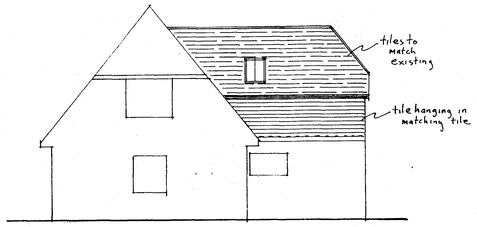
The Proposal
It is proposed to extend to the rear of the property at first floor level over the existing ground floor kitchen extension.

No work will encroach over the boundaries of the property.

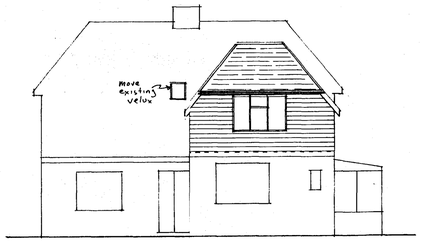
External Finishes
The extension will be built in materials to match the existing property, with pitched roof design. Walls will be constructed in tile hanging on timber framed construction and windows are to be matching timber. Conservation style roof lights to be sited at high level in the roof to avoid any overlooking.

Approach
The approach to all entrances is level or gently sloping.

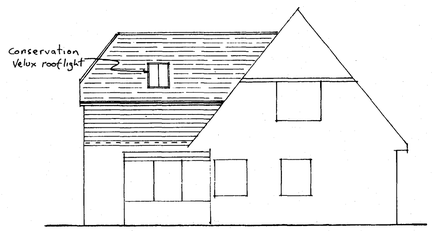




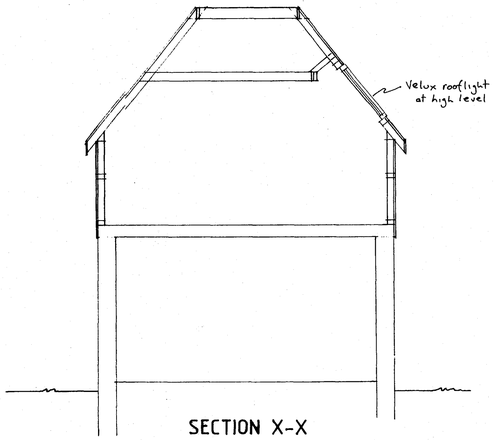
SIDE ELEVATION (W)



REAR ELEVATION



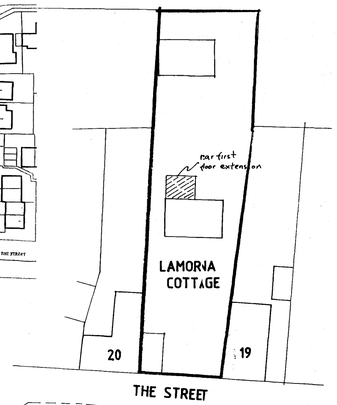
SIDE ELEVATION (E)



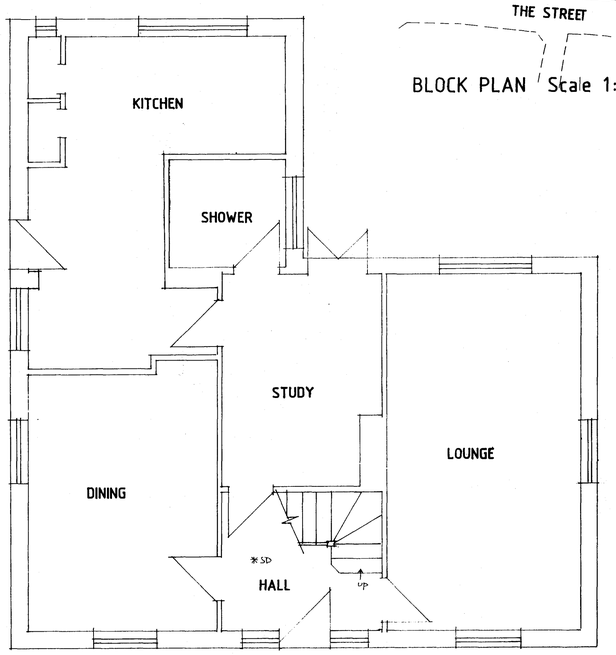
SECTION X-X



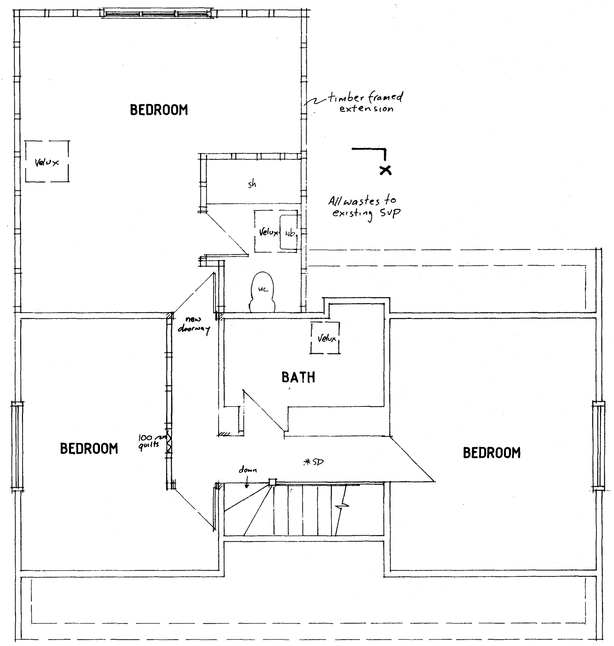
LOCATION PLAN Scale 1:1250



BLOCK PLAN Scale 1:500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Electrical Works

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 or approved inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.
Please be advised that problems may occur when fitting down lighters. The areas of concern relate to fire prevention, sound insulation and thermal insulation. Advice should be taken from the Building Control Officer to prevent incorrect installation.
Provide energy efficient light fittings in 1 per 4 of new locstions or 1 per 25m² whichever is greater.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey. All smoke alarms within each dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. All smoke detectors to have an alternative battery power supply. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

BUILDING REGULATION NOTES

Floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. All existing ceilings are of 12.5mm plasterboard and 5mm neat gypsum plaster and finish to provide the modified ½ hour fire resistance required.
The room shall: have a window or rooflight at least 0.33m² and at least 750mm high and 450mm wide when open locatted not more than 1100mm above the floor (as indicated).
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw / base and head plates and cross noggings at maximum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Walls supported off doubled up floor joists where running parallel with floor joists.
1000 gauge polythene vapour barrier and 12.5mm plasterboard with set finish. Providing a U value of 0.3 W/m²K.
All skeilings to be insulated with 90mm Celotex tuff-R GA3000 insulation between rafters (ensure a 50mm airflow is achieved over the insulation). Fix 45mm Celotex tuff-R GA3000 insulation to underside of raifters, all joints foil taped. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.2 W/m²K. (This construction method has LABC system approval)
Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide.
Provide ventilation to the existing soffit equivalent to a 25mm continous ventilation strip fitted with a fly screen.
Access doors into roofspaces should be backed with 80mm Celotex insulation and be fitted with draught strips.
The building fasbric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements,at the joints between elements and at the edges of thee elements such as those around window and door openings. Reasonable provision should also be rmade to reduce unwanted air leakage through the new envelope parts.

Walls

Walls to be comstructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 119mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply. Install 70mm Celotex tuff-R: GA3000 insulation between studwork (leaving a 30mm cavity). Internally fix 12mm Celotex T-Breuk TB3000 over studs with 1000 gauge polythene vapour barrier and 12.5mm plasterboard with set finish. Providing a U value of 0.3 W/m²K. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary.

Pitched Roof

Plain tiles to match existing on 25 x 38mm sw treated battens on breathable sarking felt to BS747 on SC3 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. SC3 grade ceiling joists at 400mm centres bolted to rafters. Fascia to match existing with soffit fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge, hip and valley boards.
Insulate at ceilling level with 300mm Rockwool insulation quilt e.g. 150mm between joists and 150mm cross-laid. Ceilling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.22 W/m²K.

Ventilation

All new windoows to be double glazed timber with 16mm air gap and a soft low-E coating, windows to provide openaible ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with ra minimum 8000mm² trickle ventilator. Providing a U value of 1.8W/m²K.
Shower room rto be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.
Velux rooflights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side. Providing a U value of 1.8W/m²K.

Foul Watter Drainage

All fittings to tbe provided with trapped waste pipes as follows:
Shower - 40mm diameter
Wasih hand basin - 32mm diameter
WC - 100mm diameter
All traps to bee 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps.
Extend existing SVP to terminate 900mm above any window opening within 3.0m and fit with PVC cage.
Soil and vent pipe or stub stack within the building to be fitted with a "Durgo" air admittance valve. This valve to tbe situated above the overflow of the highest appliance.

Surface Water Drainage

Rainwater to 100m half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min 5m away from any building to be 1m³ below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 in 40, bedded and surrounded in pea beach.

Heating

Heating to be controlled by room thermostat in living room and thermostatic radiator valve.
If the boiler is to be moved or changed it must be a condensing type with a SEDBUK rating not less than 86%.

Glazing

All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206; 1981.

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.

All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.

No work to encroach over the boundary of the neighbours property.

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.

ALL FOUNDATIONS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

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Email: johnforplans@yahoo.co.uk

RICS

Client
Mr.&Mrs.MILES

Job Title
LAMORNA COTTAGE
THE STREET
LANCING

Drawing Title:
FIRST FLOOR REAR EXTENSION

PLANNING
PLAN
30 OCT 2008

Scale: 1:100 & 1:50

Date: Oct 2008

Drawn by: JW

Drg No.

Rev.