ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
App No: [illegible]
Date Rc: 22 AUG 2007
Fee: £ 265
Rec. No.

Householder's planning application form

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended.

3 MARDYKE, SHOREHAM-BY-SEA

2 Type of property (please tick)

Detached House	☐	Terraced House	☐	Other (please give details)	☐
Semi-detached House	☑	Flat	☐		

3 Please describe the development you are applying for.

PROPOSED FRONT DORMER AND REAR DORMER EXTENSION.

4 Applicant (in block capitals)

Full name :	MR & MRS HOLDSTOCK
Address (including postcode):	3 MARDYKE, SHOREHAM-BY-SEA, W. SUSSEX.
Phone Number:	
Home:	
Work:	
Extension:	
Fax Number:	

Agent (if any)

Full name :	ATTREBURY MOORE ASSOC
Address (including postcode):	UNIT 1 GOSLING CRAFT BUSINESS PARK, LONG FURLONG, CLAPHAM, WORTHING, W. SUSSEX. BN13 3UT
Phone Number:	
Home:	
Work:	01903 871131.
Extension:	
Fax Number:	

5 **Please enclose four copies of this form and four sets of plans.**
Please number

	Plan number	Scale
Location plan		
Block plan		
Floor plan	N° A1 PLAN.	AS SHOWN.
Elevations		
Other		

6 **Will the development involve cutting down any trees?** Yes ☐ No ☑
If "Yes", please show these clearly on the block plan.

7 **Will the development (including any new or altered access affect a public footpath or any other public right of way?** Yes ☐ No ☑

8 **Does this application require a fee?** (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

If "Yes", please state the fee enclosed (See note 4) £ 135.00.

Signature: [redacted] **Date:** 20/08/07.

Please print your name: CARL MOORE.

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

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 20/08/07.

Please print your name: CARL MOORE.

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

phone: 01903 871131
fax: 01903 871132
e mail: info@atterburymoore.co.uk

date: 20th August 2007

DESIGN STATEMENT

Site Address: 3 Mardyke, Shoreham-by-Sea, West Sussex

Proposed Works: Proposed front dormer and rear dormer extension

Existing

The existing dwelling is a 3 bedroom semi-detached house with dormer windows to the front and rear. The property has an existing ground floor rear extension.

Proposed

The proposal is to remove the existing front dormer window and construct a larger dormer with a false-pitched roof and a balcony area. The proposal at the rear is to extend the existing dormer.

Context

Many properties on Shoreham Beach have front dormer windows and balconies. An existing property opposite has a large dormer window facing the road with a similar false-pitched design.

Amount:

The front dormer will measure 5.4m across and will be 2.4m high. The ridge will be approx. 1.1m below the main ridge of the house. The rear dormer will be extended 2.4m and will match the height of the existing dormer.

Scale:

N/a

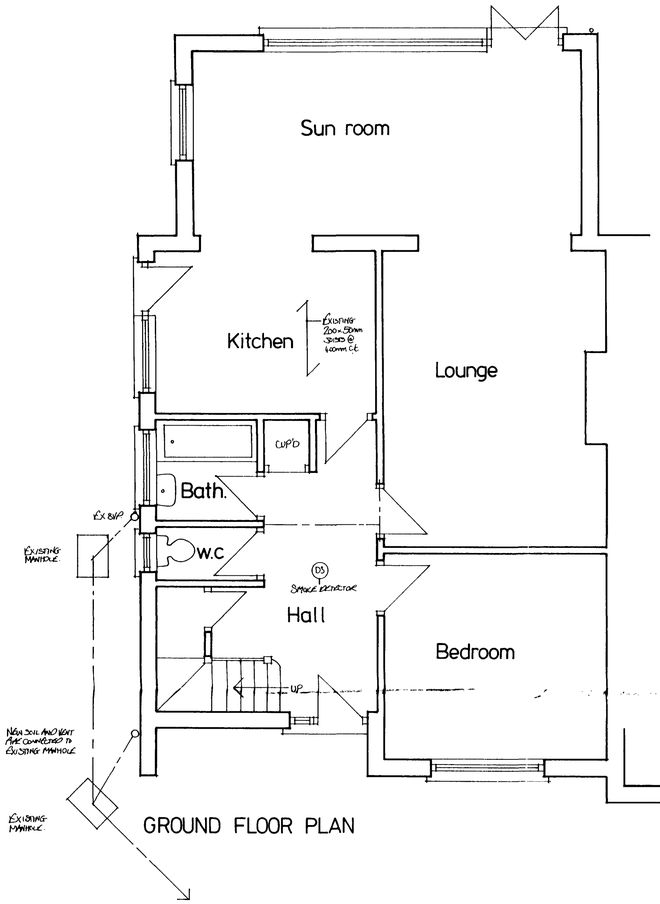
Landscaping:

N/a

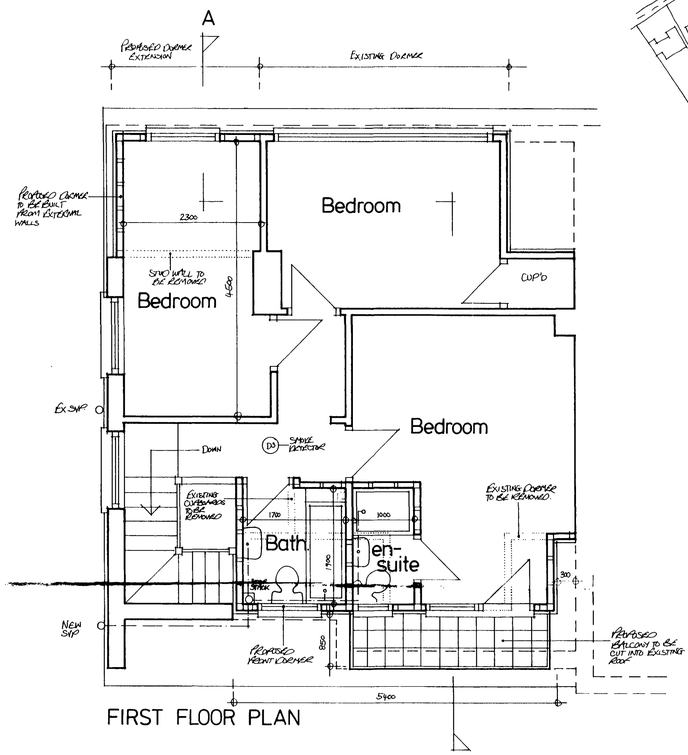
Appearance:

The dormers will be finished in plain tile hanging to match. The balustrade will be toughened glass.

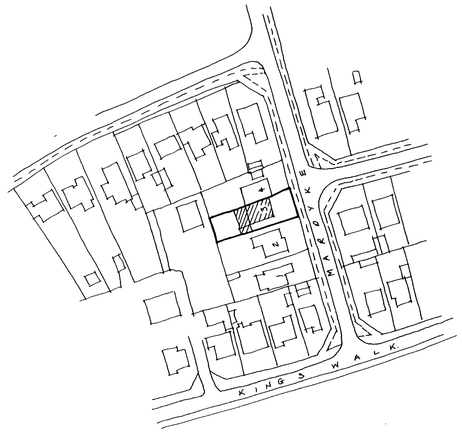
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc052467
DATE RECEIVED 22 AUG 2007



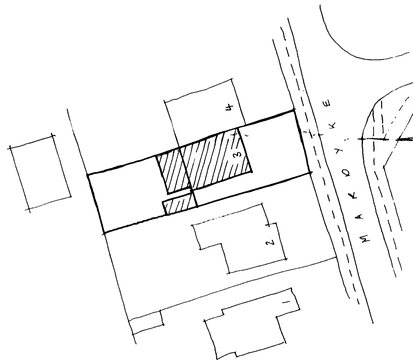
GROUND FLOOR PLAN



FIRST FLOOR PLAN



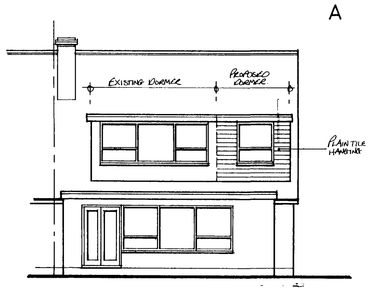
LOCATION PLAN 1:1250



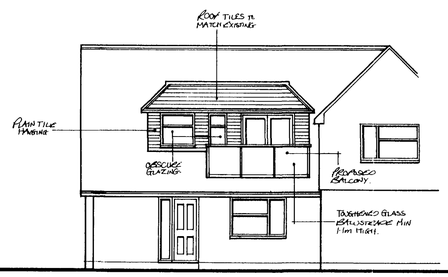
SITE PLAN 1:500



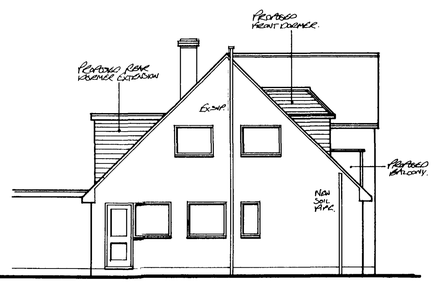
SECTION A:A



Rear Elevation



Front Elevation



Side Elevation

BUILDING REGULATION NOTES

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.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
No work to encroach over the boundary of the neighbour's 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.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Flat roof covered with Samifi single ply roofing membrane fixed in accordance with manufacturers instructions and details. 18mm WBP plywood decking on sw firrings to give min. 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) with 1 layers of 100mm Celotex GA3000 insulation fixed between joists (leaving 50mm air space above). Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 40mm Celotex GA3000 insulation fixed to underside of joists finished with 12.5mm foil faced plasterboard finished to client's approval. Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. All to achieve a U value of 0.20 W/m^{2}K.
Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation.
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at1 .2m centres screw fixed securely.
Flat roof / balcony covered with traffic tiles to client's specification on 20mm thickness asphalt laid in 2 layers of 10mm on felt isolating layer tacked to decking. 18mm WBP plywood decking on sw firrings to give min. 1 in 40 fall and C16 grade sw joists (size and centres as shown on plan). Asphalt to be dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over asphalt upstand. Insulate floor / ceiling with 1 layer of 140mm Celotex GA3000 insulation fixed between joists. Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides.

False Pitched Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Roof tiles to match existing on 25 x 38mm sw treated battens on breathable membrane C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. C16 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of 'Masterboard' fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge, hip and valley boards. 12.5mm foil faced (vapor barrier) plasterboard ceiling with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 150mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0.14W/m^{2}K. Ensure 50mm air space is maintained between sarking felt and the Rollbatts.
Provide lay boards at junction of new and existing roofs.

Beams
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm^2 trickle ventilator.
Bathroom / en-suite to 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.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m^{2}K.
All new doors with more than 50% of glazing to have a min. U value of 2.2 W/m^{2}K. All other doors to have a min. U value of 3.0 W/m^{2}K.

Foul Water Drainage
All plumbing to BS EN 12056 (BS5572).
All below ground drainage to BS8301.
New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom.
All fittings to be provided with trapped waste pipes as follows:

Shower and bath	- 40mm diameter
Wash hand basin	- 32mm diameter
WC	- 100mm diameter

Common waste pipes to be 50mm diameter.
All traps to be 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 antisyphonic traps.
All drains to be 100mm dia. UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450m.

Surface Water Drainage
Rainwater to 100mm half round pvc gutter laid to falls to the 65mm downpipes as shown discharging on existing roof.

Glazing
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Rooms in Roof (2 Storey)
New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. Provide 100mm mineral wool with a min. density of 10kg/m^3 between joists for sound insulation purposes.
It is recommended that the room shall have a window or rooflight with an unobstructed openable area that is at least 850mm high and 500mm wide when open located to allow access by ladder from the ground. Cill height to be minimum 800mm and maximum 1100mm above floor level.
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. Provide 100mm mineral wool between studs for sound insulation purposes.
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 continuous ventilation strip fitted with a fly screen.

Dormers
Dormers to be constructed 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 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 75mm Celotex GA3000 insulation fitted against plywood between studs (leaving 25mm air space between plasterboard and insulation). Finish internally with a 12mm layer of Celotex GA3000 and 12.5mm foil backed (vapour barrier) plasterboard with joints taped/lapped. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary. All to achieve a U value of 0.30 W/m^{2}K
Dormer cheeks within 1.0m of the boundary to be lined externally with 12.5mm Superlux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides.
Dormer cheeks to be supported off external walls. Provide sole plate well strapped down walls with 30 x 5mm ms straps at 600mm centres.

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 dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. 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.

Electrical Safety
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should 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 BS 7671 electrical installation certificate to be issued for the work.

Lighting
High efficiency light fittings, capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided, in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m^2 of floor area or 1 per 4 fixed light fittings.

...DUR DISTR... COUNCIL
PLANNING ...SION
PLAN No. AD/10/0246
DATE RECEIVED 22 AUG 2007

ama architectural & quantity surveying services
atterbury moore associates
Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT
Phone: 01903 871131
Fax: 01903 871132
E mail: info@atterburymoore.co.uk

Address of works:	3 Mardyke, Shoreham-by-Sea
Drawing title:	Proposed Front Dormer and Rear Dormer Extension
Date: July 2007	Revisions:
Scales: 1:50,100,500,1250	Dwg No. 01 / Job No. AD-110