Form Ref. No. 965934

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No	A/0604/08
Date Received	24 JAN 2008
Fee	530
Rem. List	

Applicant's Details

Title	Mr & Ms
Forenames	Richard & Amanda
Surname or Company/ Organisation	Morrice & Fenton
Telephone	
Email	

Do you have an agent? Yes

Address	
	26 Victoria Road
	Shoreham-By-Sea
	West Sussex
Postcode	BN43 5LB

Agent's Details

Title	Mr
Forenames	Richard
Surname	Morrice
Telephone	01273 411399
Email Address	richard.morrice@miller-bourne.co.uk

Address	
	Miller Bourne Architects
	332 Kingsway
	Hove
	East Sussex
Postcode	BN3 4QW

Application Type

(a) Full planning permission (including changes of use) — YES

(b) Outline planning permission — NO

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission — NO

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission — NO

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

37 Old Fort Road
Shoreham-By-Sea
West Sussex
BN43 5RL

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.04

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses) - for a Change of Use that REDUCES the number of units, please enter a negative(-) number. 2

Description of proposed development: Replacement of existing 5 bedroom house with two 3 Bedroom semi detatched houses.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) Yes

(ii) Alteration or extension of building(s) No

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway Yes

Alteration of an existing *pedestrian* access to a highway Yes

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: Residential

If vacant, the last use: N/A

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? Yes

If 'Yes', how many units? 1 Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? Soak Aways

(ii) How will foul sewage be disposed of? Mains Drainage (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Details of Proposal

Is the proposal related to an existing use on or near the site?

If 'Yes', please explain the relationship

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
Plans Sections & Eleavtions	10 A	1:100, 1:500, 1:1250

Fees

If a fee is submitted, please give the amount £530.00 Calculated Fee £530.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] Richard Morrice & Amanda Fenton

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B**. A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, ~~except the applicant~~, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? ~~Yes~~

OR

~~I~~ given requisite notice to every person other than who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements?

Signed: Date:

On behalf of:

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
Mrs Astrid Aghajanian	37 Old Fort Road Shoreham-By-Sea West Sussex BN43 5RL	23/01/2008

None of the land to which the application relates is, or is part of, an agricultural holding.

OR

[redacted] given the requisite notice to every person other than [redacted] self who, on the day 21 days before the date of the [redacted] was a tenant of an agricultural holding on all or part of the land to which the [redacted] relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Date: 21/01/2008

(On behalf of): RICHARD MOLLICE & MS AMANDA FENTON

Form Ref. No. 965977

ADUR
DISTRICT COUNCIL

Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published in a newspaper or to be served on an owner or a tenant

Proposed development at

Address	37 Old Fort Road
	Shoreham-By-Sea
	West Sussex
Postcode	BN43 5RL

Is the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

give notice that

Title	Mr & Ms
Forenames	Richard & Amanda
Surname	Morrice & Fenton

is applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Replacement of existing house with 2 semi-detatched houses.

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 13/02/2008

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: [redacted] Date: 21/01/2008

On behalf of: RICHARD MORRICE & AMANDA FENTON.

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Design & Access Statement

for

Proposals for 2 New Houses at 37 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5RL

COUNCIL
PLANNING DIVISION
PLAN No. Ac/0001/08
DATE RECEIVED 24 JAN 2008



Richard Morrice BA(Hons) Dip Arch RIBA

January 2008

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Proposals for two new semi-detached houses at
37 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5RL.

Design & Access Statement

This Design & Access Statement is for the proposed new dwellings at 37 Old Fort Road, Shoreham Beach and is to be read in conjunction with the application drawings 02 to 07 and completed Planning Application forms.

1.00 Assessment

1.01 Shoreham Beach

Shoreham Beach is a long shingle spit formed over centuries by the effect of Long Shore Drift. The River Adur forms its northern edge running out of the Harbour mouth at its eastern end. The western end of the beach continues into Lancing and is defined by Widewater and the Saltings.

Major development on the beach started around the early 1900 when an active film industry flourished around this time and a number of light weight timber bungalows were constructed that gave it, its first name of Bungalow Town. During the second world war the beach was evacuated and many of the buildings close to the foreshore were demolished and others used by the Army.

Since the war the beach has developed in an adhoc manor which gives it much of it's character. Although there have been a number of largish housing developments, the majority of the beach comprises of plots of land that have been developed over the years, either as individual houses or as small groups. There has also been a significant reuse of existing plots with older houses on them.

There is only one vehicle access point onto the beach at its western end via a spur off of the A259 coast road. A second pedestrian access point via the footbridge close to Ferry Road approximately a third of the way along the beach connects the beach to Shoreham High Street. There are two main routes forming a loop around the beach with Beach Green, Riverside Road and Harbour Way running along the northern side connecting into Kings Walk, Beach Road and Old Fort Road which form the southern edge.

1.02 Proposed Site and the Surrounding Area

The proposed site is situated at 37 Old Fort Road, approximately 150m east of the junction of Old Fort Road and Ferry Road which contains the main shopping facilities on the beach and has easy access to the footbridge and beach foreshore.

1.03 Local Character

The houses on the southern side of Old Fort road with there rear gardens facing onto the Foreshore are all detached properties set within large plots, where as the houses on the northern side of the road tend to be much smaller detached and semi-detached properties on much smaller plots with there rear gardens backing onto the gardens of the houses to the north.

There are a wide variety of house types, styles and sizes in the area as many of the houses have been individually constructed, extended or altered over the years. In the area around No 37 there are more than seven different roof covering types used including flat roofs, mono pitched flat roofs, copper, concrete and clay tiles, corrugated sheet, slates, pantiles and glazed tiles. Similarly external wall materials include brickwork, render of various colours, pebble-dash, timber boarding, tile hanging, upvc cladding and concrete blocks.

The general character of the area could therefore be considered one of a diversity or building styles, forms, types and aesthetics. Compared to north of the river where there is a more traditional vernacular the beach has a more liberal approach to the design of the houses as each has tackled the problem of how best to live on the beach.

Many of the better houses on the beach included elements that control as well as make best use of the light and views, protect the houses from the wind and rain and maximize the use of external spaces. These can be seen with upside down living houses, the use of large areas of glazing, balconies, inset dormers, roof terraces, rooflights, deep overhangs, canopies, solar shading and protected lobbies. These elements although seen on the mainland are not as abundant.

1.04 Involvement

Prior to making this planning application pre application discussions were held with Keith Morgan of Adur District Councils Planning Department. Plans, sections and elevations of the proposed scheme were discussed and Mr Morgan felt based on the drawings the Council could be generally supportive of the scheme.

1.05 Evaluation

Over recent years there have been a number of plots on the northern side of Old Fort Road between Ferry Road and Shingle Road that have been developed in a very similar way to that proposed, with a single dwelling being replaced with two or three properties. These include Nos 15, 15a, 29, 31, 33, 33a, 35, 47, 47a, 55, 55a, 59, 59a, 65 & 65a.

The proposed site measures approximately 34.5 x 13m and currently contains a five bedroom timber framed chalet bungalow that would be classed as substandard construction. It is proposed that the existing bungalow will be demolished and 2 semi-detached three bedroom houses be constructed.

To the west of the site, No 35 is a steep pitched roofed chalet bungalow with a single storey garage element hard against the boundary with No 37. The three houses at 33, 33a and 35 were constructed in recent years on the site of two older properties which were demolished. To the east is a shallower pitched Chalet Bungalow which is similar to the existing house on the site of No 37. Directly north of the site at No 33 The Meadway is a large Chalet Bungalow. Directly south of the site are large houses the fronts of which are approximately 50m from the front of the existing house.

1.06 The Brief

It is proposed to build **two self build** semi-detached houses on the site of the existing house. The houses should be of high quality design, sit comfortable within their surroundings and be respectful of the amenities of their neighbours. The use of natural light and ventilation should be maximized and the houses should be efficient and sustainable in the use of materials, construction, energy and space. Where possible renewable energy systems should be used in the form of solar panels and controlled passive solar gain. The houses should promote the potentials and uses that living on the beach offers.

1.07 Use & Amount

Two 3 Bedroom semi-detached houses, rear garden with cycle storage for 4 cycles, and 2 off road parking spaces.

2.00 Scale, Layout & Design

2.01 The Site

The design looks to make efficient use of an existing site within the built-up area which constitutes redevelopment / infilling as provided for in the Structure and Local Plan policies . Government guidance in PPG3 encourages the maximisation of the use of urban land for housing development at high densities.

The positioning of the proposed houses within the site and in relation to adjacent properties has been designed in accordance with the Adur District Council Development Control Standards No 2 Recommendations for Space around Houses and Flats.

The proposed houses are positioned over the site of the existing house with the rear first floor elevation being 22m from the rear face of the projecting gable of the rear of 33 The Meadway. The ground floor at the rear of the property projects slightly and although this brings the depth of the garden slightly below the recommendations of 11m this is highly glazed with wide opening doors that open the kitchen dining area onto the garden and reduces the delineation between internal and external space. This projection also creates interest to the rear of the building.

A minimum of 1m will be maintained between the sides of the properties and the adjacent boundary which is increased at the front of the houses to approximately 1.8m to create additional space at the entrances, reduce the impact on the adjacent properties and reduce the size of front elevation.

The front of the building at ground floor projects forward from the first floor creating a balcony and an interesting form to the front elevation. Although this is slightly forwards from the front of the existing building it still maintains adequate space to the front of the property, will not effect the light to the adjacent properties and continues the staggered layout that occurs to the properties to the west.

Although the amenity space is slightly below ADC recommendations it is believed it is adequate and the houses have a diversity of external spaces that link with the internal spaces and the site is within easy reach of the beach. The amenity space provided is also similar to other properties nearby.

Two off street parking spaces for each house are located at the front set back 1.2m into the site and a raised planter bed is positioned between these and the front terrace. A secure cycle store is located in the rear garden which is accessed via a lockable gate down the side of each house.

2.02 Internal Layout

Each house has an internal area of approximately 131m².

Each house has been specifically design to best accommodate the needs of each user. With the western house being designed as an "upside down" dwelling with the lounge and kitchen of the first floor and bedrooms on the ground floor. The eastern property has been designed in a traditional manor with the bedrooms on the first floor. The front elevation of each house will be the same but the sides and rear differ slightly to accommodate window shapes and sizes in the locations required.

However in each case the layout of the properties looks to provided efficient, open flexible spaces that exploits the use of natural light and ventilation. The entrances to the houses are located at the side which is easily accessed and protected by a small projecting canopy. An entrance lobby provides additional protection from the elements.

In each case the main living accommodation is a single large room that wraps around the small rooms. Having the smaller cellular rooms in the centre allows the space to be perceived a single area but provides a degree of privacy between the kitchen work area and the lounge. The link between the Lounge and Kitchen is deliberately wide so as to be useable and not just circulation space. Located within the link is the stair which is part of a light well that rises up to a raised section of the roof.

The sleeping accommodation is simply laid out with 3 bedrooms a bathroom and en-suite accessed off of the central lightwell. A cupboard on the first floor conceals a stair that provides access to the roof terrace via a hatch. The terrace is kept to the front section of the roof only, to avoid overlooking to the rear of the property and the adjacent houses and gardens.

It can be seen that none of the windows to the habitable rooms overlook adjacent properties and the bathroom windows will be fitted with obscured glazing.

2.03 Environmental Control

The layout and form of the building allows light to enter from the rear through rear doors and windows into the kitchen dining area and through the glazing in the lounge as well as down through the centre of the house. Similarly all bedrooms and bathrooms have good sized windows for natural ventilation and light. Maximizing natural light into the building reduces the use of artificial light and therefore energy use .

The central light well and the open plan lining areas allow air to flow through the building from front to back as well as up through the rooflights at the top of the stairwell. The dual pitched roof at the top of the stair with a rooflight on opposing sides and at differing levels, uses the prevailing southerly wind and negative pressure created on the northern side to draw air up through the building cooling the internal environment and the structure.

Excessive solar gain through the glazing at the front of the house in summer is controlled by the use of solar shading, however, the positioning will allow controlled passive solar gain through the winter months when the sun is lower.

It is proposed that the houses will have increased thermal values above that required under the building regulations which combined with the use of solar panels mounted on the roof and a high efficiency condensing boiler to provide hot water and heating the houses will be highly energy efficient.

2.04 Aesthetic

The simple square form of the building is unashamedly modern in appearance but does relate to a number of similar properties close by. It is also a form that is efficient in its use of material and its surface area to volume ratio helps minimize heat loss and gain to the building. The building form is softened and additional interest added by the inclusion of the balcony at the front, the projecting glazed section at the rear, together with the narrowing in of the front of the building and use of the solar shades.

It is proposed that a simple palate of materials is used for the exterior with timber rain screen cladding at the front, rear and part of the sides with matching solar shading. The remaining area will be coloured render. Doors and windows will be high performance composite construction with timber internally and powder coated aluminium externally. Balustrade to the balcony will be glass.

2.05 Landscaping

Planted areas to the front as indicated on the ground floor plan will be created and planted with species that are tolerant and suitable for the beach.

The car parking area will be formed with a free draining bound gravel and shingle.

2.06 Access

The site benefits from an existing vehicle access onto the highway which will be increased in width.

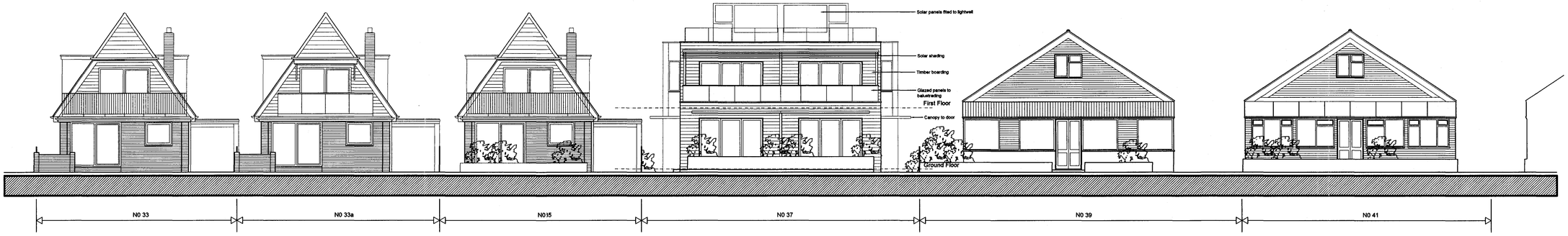
The main entrances to the houses will have a flush threshold suitable for wheelchair access and the house will be designed to Lifetime Homes Standards.

Old Fort Road is on a Bus Route with a stop adjacent to the site and the site is close to local facilities in Ferry Road and Shoreham High Street and also within easy walking distance of the mainline railway station.

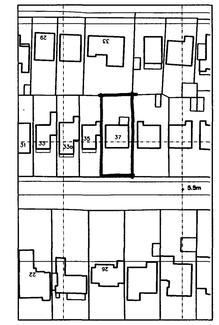
Cycle storage facilities will be provided in a sheds in the rear gardens.

3.0 Planning Policy Checklist

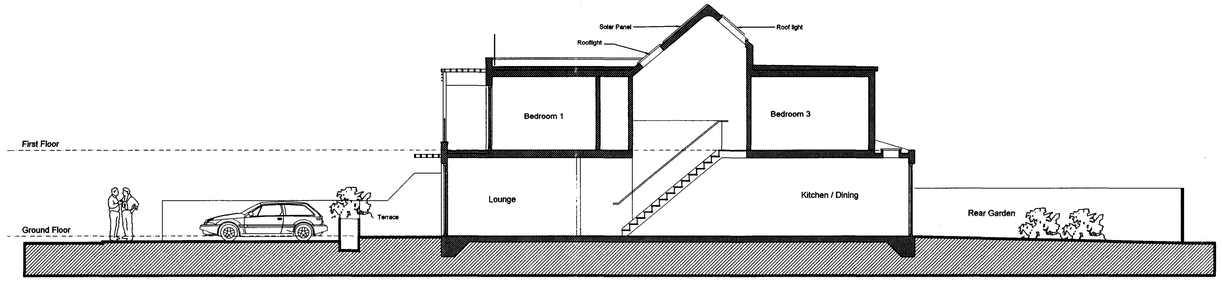
Ref	Relevant Planning Policy	Comments
AG1	Within the boundary or the existing built-up area development will normally be permitted, subject to other policies of the Local Plan and it does not detract from the existing local urban environment..	The proposed development is on an existing residential plot within the built-up area.
AT12 **Dev 4** **Dev 5**	Development should have: Safe and adequate access to the main road network' cater safely and adequately for any vehicular traffic it would generate, not reduce or worsen traffic conditions, be accessible by public transport, have safe and adequate access for pedestrians, cyclists and people with disabilities and include provision for parking.	The site is situated on one of the main access routes on the beach with an existing connection onto the A259 coast road. Old Fort Road is on an existing bus route with a stop adjacent to the site. The site is also within easy walking distance of Shoreham High Street and the Railway Station. The site and surrounding area are generally level and the houses will be wheelchair accessible. Secure cycle parking will be provided.
AH2	New dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention paid to architectural form, height, materials, density, layout of buildings and associated structures and hardsurfaced areas; they do not have unneighbourly effect due to loss of privacy, daylight / sunlight, outlook or open space, incorporating adequate standards of residential amenity for the new dwelling in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and accord with DC Standard No 2.	The design of the proposed houses is of a high quality using good quality materials in its construction that are sympathetic to those of adjacent properties and streetscape. The front elevation provides a high degree of visual interest to the street, the houses are in keeping scale and height and we believe the development will make an attractive addition to the area. There is no loss of light or privacy or outlook to the adjacent properties.



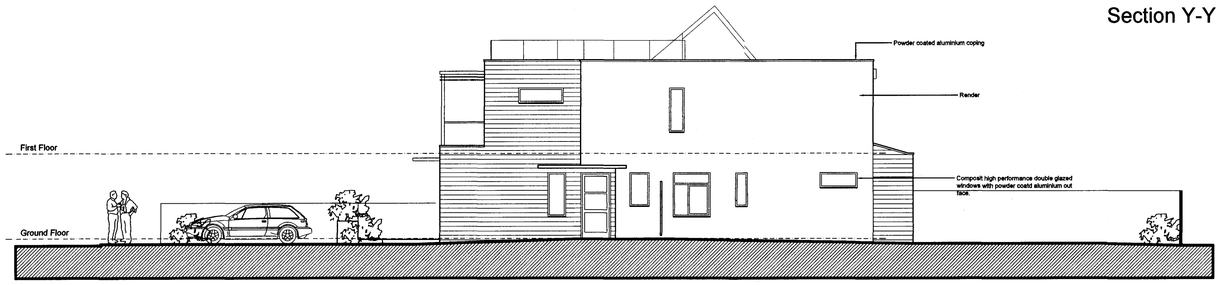
Front (Old Fort Road Elevation) 1:100



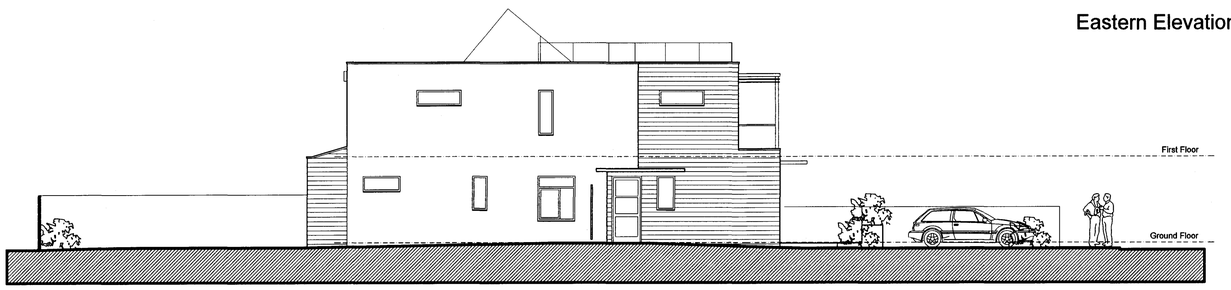
Location Plan 1:2500



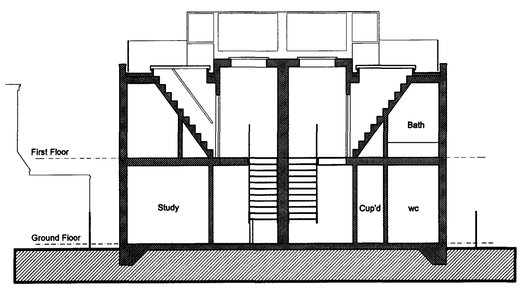
Section Y-Y



Eastern Elevation



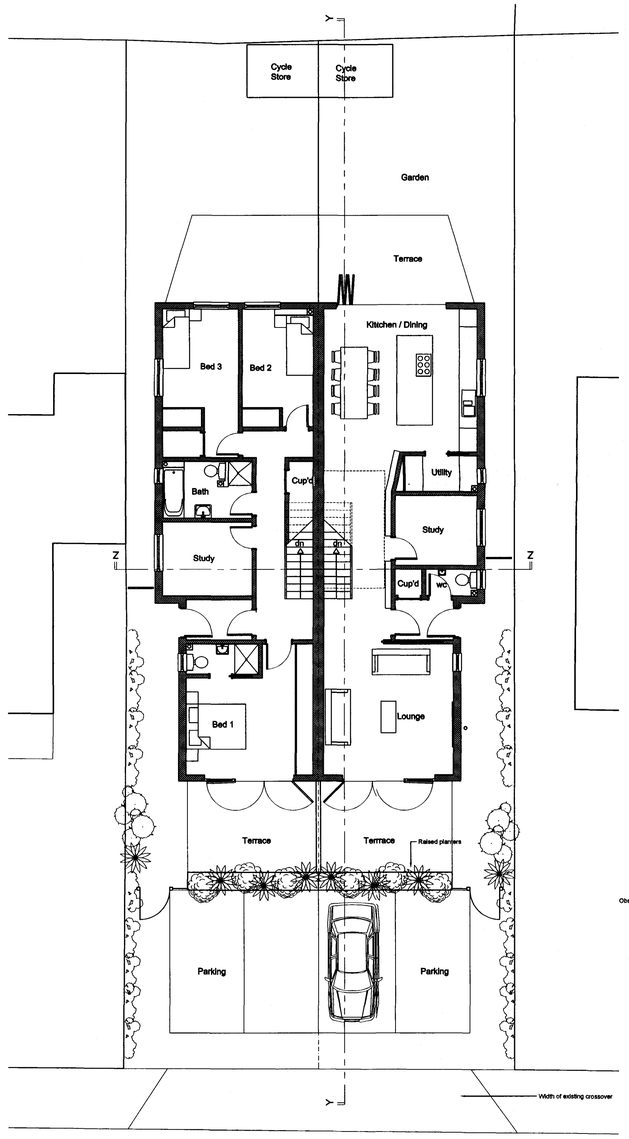
Western Elevation



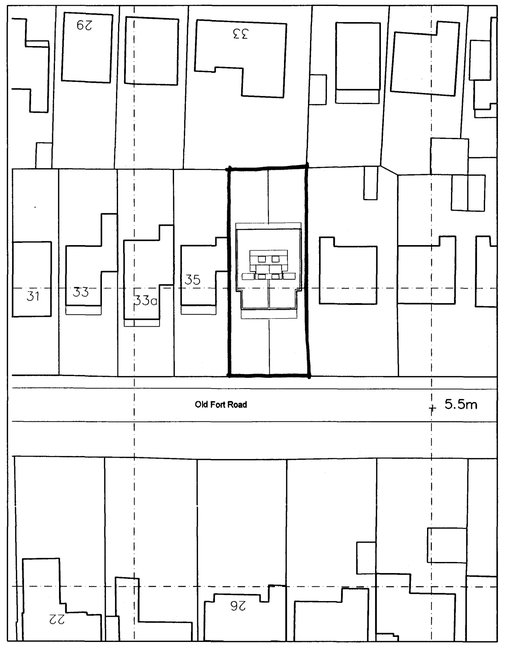
Section Z-Z



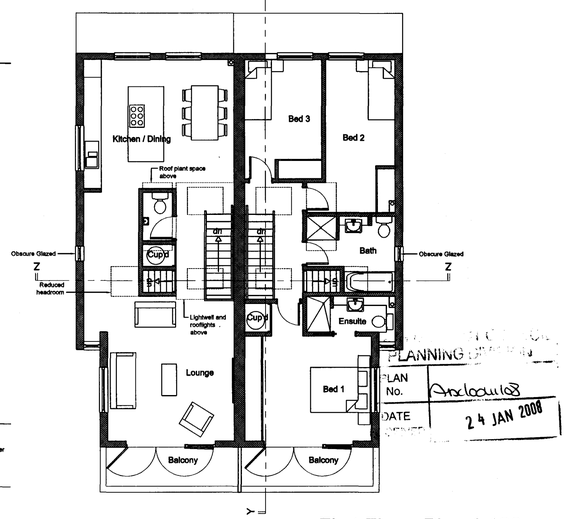
Rear Elevation



Ground Floor / Site Plan 1:100



Block Plan 1:500



PLANNING
PLAN No. Enclosure 3
DATE 24 JAN 2008

First Floor Plan 1:100

Note:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

Copyright: 2007 Miller Bourne ©

Notes

Rev	Date	Description	Drawn	Checked
-	23.01.08	First Issue		
A	22.01.08	Planning Application Issue		

Proposed Houses at 37 Old Fort Road, Shoreham-By-Sea.

Proposed Plans, Sections & Elevations

Scale	Job	Dwg	Rev
1: 100 @ A1	3468	10	A

MILLERBOURNE ARCHITECTS
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Hove East Sussex
BN3 4QW
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F: 01273 411464
design@miller-bourne.co.uk