Form Ref. No. 628389

ADUR DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

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 EAST MEADWAY
SHOREHAM BY SEA
WEST SUSSEX

...UNCIL
PLANNING ...SION

PLAN No.	Acclosed
DATE RECEIVED	30 AUG 2007

2 Type of property

Terraced House

3 Please describe the development you are applying for.

REAR EXTENSION

4 Applicant (in block capitals)

Name

S J
EDWARDS

Address

3 EAST MEADWAY
SHOREHAM BY SEA
WEST SUSSEX

Telephone

[redacted]

Fax

Email

Agent (if any)

Full Name

JOHN WRIGHT

Address

GREYTILES
Upper West Lane
LANCING
West Sussex
BN15 0EX

Telephone

01903 753240
07809 295095

Fax

Email

5 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here.

	Plan Number	Scale
Location Plan		1:1250
Block Plan		1:500
Floor Plan		1:50
Elevations		1:100
Other		

6 Will the development involve cutting down any trees? 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? No

8 **Does this application require a fee?** Yes
(See note 3)

If "No", please choose the option that applies
(See note 3)

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

Signature: [redacted] **Date:** 28/8/07

Please print your name: JOHN WRIGHT

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

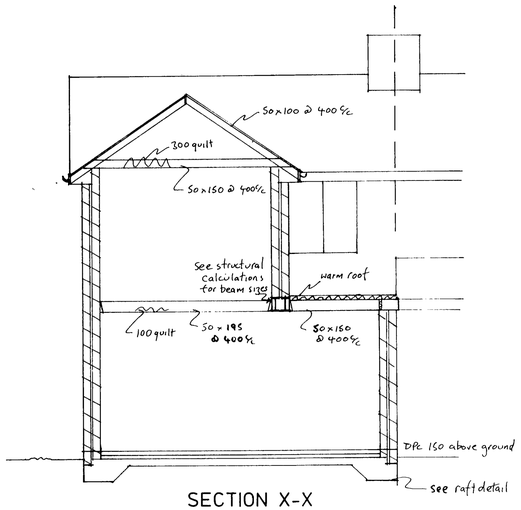
I confirm that:

- 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

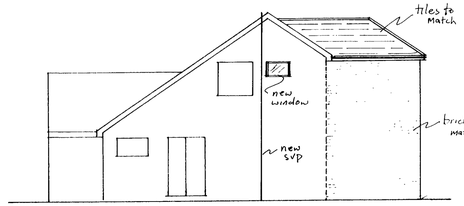
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 28/8/07

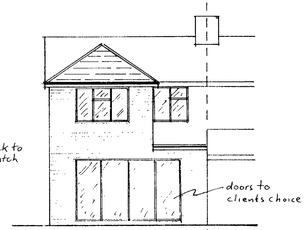
Please print your name: JOHN WRIGHT



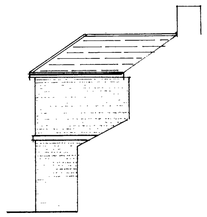
SECTION X-X



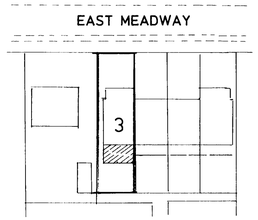
SIDE ELEVATION (W)



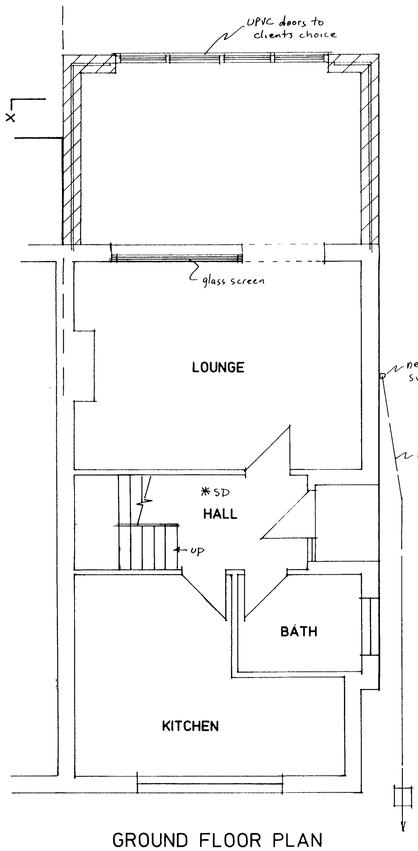
REAR ELEVATION

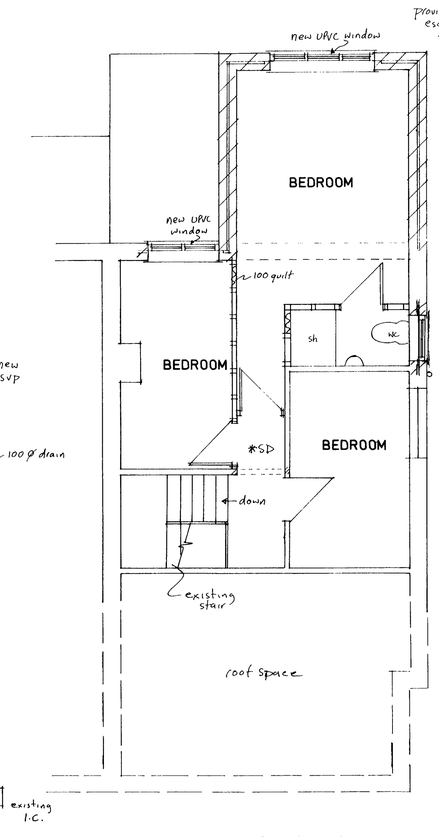


SIDE ELEVATION (E)



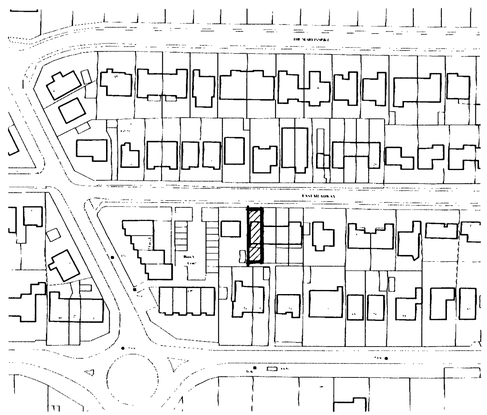
BLOCK PLAN Scale 1:500





GROUND FLOOR PLAN

FIRST FLOOR PLAN



LOCATION PLAN Scale 1:1250

BUILDING REGULATION NOTES

Foundations
Typical reinforced concrete raft construction (see detail).
Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4) on 80mm Celotex insulation laid over 1200 gauge polythene damp proof membrane on floor slab

External Walls
Cavity walls comprising matching brick outer leaf with min 85mm cavity filled with 85mm Dritherm or Rockwool. Inner leaf 100mm Thermalite "Turbo" or equal and approved blockwork min 3.5 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 12.5mm plasterboard on dabs and set finish internally.
Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved.
New walls to be bonded to existing using British Board of Agrément certificated stainless steel wall profiles.
Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course.
All walls constructed with stainless steel double triangle wall ties built in at 450mm centres vertically and 900mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.
All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.
The building fabric will 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 elements such as those around window and door openings. Reasonable provision to be made to reduce unwanted air leakage through the new envelope parts.

Ventilation
All new windows to be double glazed timber or UPVC with 16mm air gap and a soft low-E coating, 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 8000mm² trickle ventilator. Providing a U value of 1.8W/m²K.
Shower room 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.

Pitched Roof
Tiles to match existing on 25 x 38mm sw treated battens on type 1F 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 spiked 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 ceiling level with 300mm Rockwool insulation quilt e.g. 150mm between joists and 150mm cross-laid. Ceiling lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.2 W/m²K.

Flat Roof
Flat roof to be of warm roof construction. 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 115mm of Celotex laminated roofboard on type 1B felt vapour control layer on 18mm WBP plywood decking on sw firrings laid to give a fall of at least 1 in 40, all on SC3 grade sw joists (as shown on plans). Roofing felt dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over felt upstand. Ceiling to be 12.5mm plasterboard finished to clients approval. Providing a U value of 0.2 W/m²K.

Beams and Lintels
Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres.

Foul Water Drainage
All fittings to be provided with trapped waste pipes as follows:
Shower / Bath - 40mm diameter
Wash hand basin - 32mm diameter
WC - 100mm 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 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 be situated above the overflow of the highest appliance.
New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.
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.
All manholes within the building to be fitted with double seal screw down covers.

Surface Water Drainage
Rainwater to 100m half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge minimum of one metre from building.

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

Heating
Heating to be controlled by room thermostat in living room and thermostatic radiator valve.

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 locations or 1 per 25m² whichever is greater.

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.

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.

THE PROPERTY OWNER IS REMINDED OF THE REQUIREMENT TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996.

A		
	Date	Revisions

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JOHN WRIGHT
Tel: 01903 753240

Client
Mr.&Mrs. EDWARDS

Job Title
3 EAST MEADWAY
SHOREHAM-BY-SEA

COUNCIL
PLANNING DIVISION
PLAN
Drawing Title No. Basic Stock
DATE 30 AUG 2007
REAR EXTENSION

Scale 1:50 & 1:100

Date Aug 07 | Drawn by JW

Drg. No. | Rev.

594 x 841mm A1