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

Ad0654068

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

14 NOV 2008

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: C Surname: Williams

Company name

Street address: 26
Church Street

Town/City Shoreham-by-Sea
County: West Sussex
Country:
Postcode: BN43 5DQ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Rex Surname: Adams

Company name: RJA Planning & Building Consultants Ltd.

Street address: 16
Greenacres

Town/City Shoreham-By-Sea
County: West Sussex
Country: England
Postcode: BN43 5WY

	Country Code	National Number	Extension Number
Telephone number:		01273 467297	
Mobile number:		07971375739	
Fax number:			

Email address: rex.adams@ntlworld.com

3. Description of Proposed Works

Please describe the proposed works:
Proposed extension to and part conversion of existing garage to form a garden room and wet room

Has the work already been started without planning permission? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 26 Suffix:

House name: Old Scantlings

Street address: Church Street

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5DQ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 521549

Northing: 105103

Description:

5. 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):

Officer name:

Title: Mr First name: Carlos Surname: Hone

Reference: P.E

Date: 10/09/2008

Details of the pre-application advice received:

Positive comments received from the Planning Officer, Carlos Hone.
The Conservation Officer has aslo visited the site and given his approval in principle subject to a Planning & Listed Building application being submitted.

6. 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, extinguishment and/or creation of public rights of way? ( ) Yes (•) No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Rendered masonry

Description of *proposed* materials and finishes:

Rendered masonry

Roof covering- add description

Description of *existing* materials and finishes:

corrugated

Description of *proposed* materials and finishes:

corrugated

Windows - add description

Description of *existing* materials and finishes:

softwood

Description of *proposed* materials and finishes:

Aluminium conservation style rooflights
Softwood windows

8. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Powder coated aluminium folding sliding doors

Ceilings - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Plasterboard

Internal walls - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Plasterboard on metal stud

Floors - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Concrete

Internal doors - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Softwood

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

08268-01

9. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

10. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? (•) Yes ( ) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

08268-01 & 02

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ( ) Don't know ( ) Grade I ( ) Grade II* (•) Grade II

Is it an ecclesiastical building? ( ) Don't know ( ) Yes (•) No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ( ) Yes (•) No

13. Parking

Will the proposed works affect existing car parking arrangements? (•) Yes ( ) No

If Yes, please describe:

Partial conversion of the garage as indicated on the drawings

14. 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:

The applicant is Chairman of Adur County Local Committee, Shoreham Electoral Division.

15. 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)

(•) The agent ( ) The applicant ( ) Other person

16. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Title: Mr First name: C Surname: Williams

Person role: Applicant Declaration date: 07/11/2008 [X] Declaration made

16. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select Either A or B

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

(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: ( )

Title: Mr First Name: C Surname: Williams

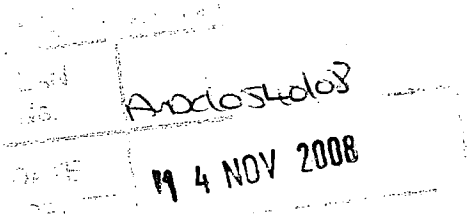
Person role: Applicant Declaration date: 07/11/2008 [X] Declaration Made

17. Declaration

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

Date 07/11/2008

Design & Access Statement For
Part Conversion Of & Extension To Existing Garage
At
Old Scantlings
26 Church Street
Shoreham-by-Sea
West Sussex



Client:

Mr & Mrs. Williams

Statement Compiled By:

RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

Date: November 2008

USE:
This statement is in support of the proposed part conversion and extension to the garage at Old Scantlings, 26 Church Street, Shoreham-by-Sea.
The application property is a Grade 2 Listed Building within the Shoreham-By-Sea Conservation Area.

AMOUNT:
The proposal is to extend the eastern end of the garage by approximately 1.40m towards the existing single storey building and partially convert the eastern end of the garage to form a garden room and walk-in wet room. The remainder of the garage will be retained and will provide parking for one large car.

LAYOUT:
The internal wet room will be constructed in a "pod" type fashion with a suspended ceiling therefore retaining the original features of the building, such as the flint boundary wall. Internal wall linings will be independent of the original structure.

It is intended that the garden room could double up as a ground floor bedroom in the future and together with the wet room, provide suitable sleeping accommodation for the current occupants in their later years should they become unable to manage the stairs to the first floor bedrooms in the main part of the house.

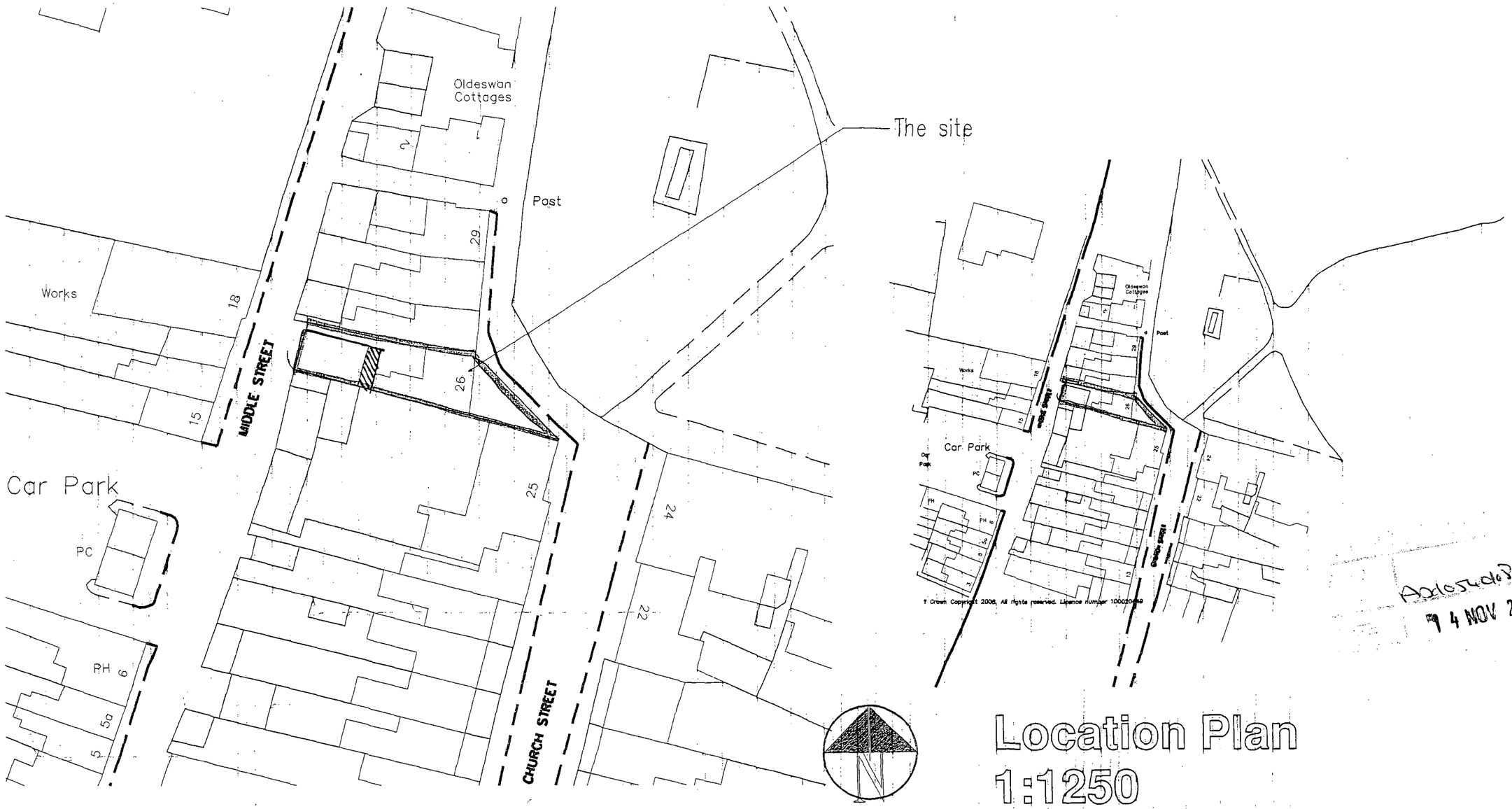
The remainder of the garage will continue to be use for car parking. Access into the garage from Middle Street will be unchanged.

SCALE:
The scale of the extension is in proportion with the existing building and will not form a dominant or incongruous feature.

LANDSCAPING:
It is proposed to remove the raised borders to the north side of the garden to widen the amount of useable space. Nor further landscaping is proposed.

APPEARANCE:
The extension is to be finished externally in white painted render to match the existing. The existing windows to the garage will be adapted as indicated on the drawings and any materials used in doing so will be to match the existing. The proposed rooflights will of the conservation type with minimal projection above the line of the roof slope.

ACCESS:
Access to the property will not be affected by the proposal.



Approved
14 NOV 2008

Location Plan
1:1250

Block Plan
1:500

Copyright of:
RJA Planning & Building Consultants
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY

Tel: 01273 467297
Fax: 01273 467297
Email: rex@rjapbc.co.uk

Project:
Old Scantlings
26 Church Street
Shoreham-by-Sea

Title:
Location & Block Plans

Client:
Mr & Mrs Williams

Scale:
1:1250, 1:500

Date:

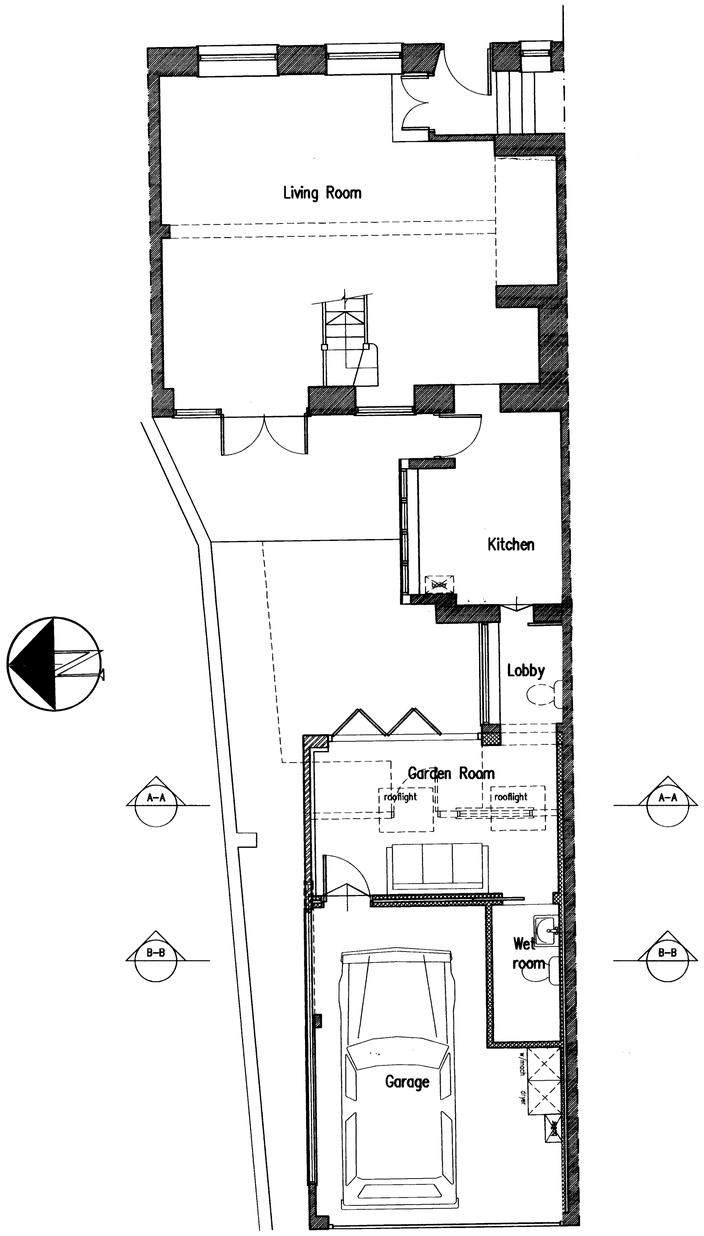
Drawn:

Drg. No. 08268-03

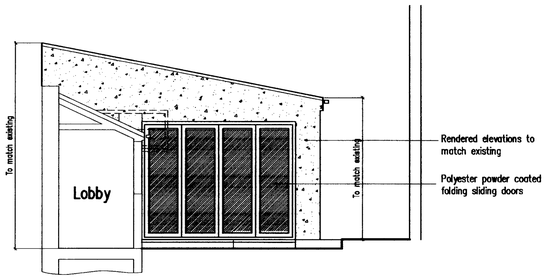
Rev'n

DO NOT SCALE FROM THIS DRAWING

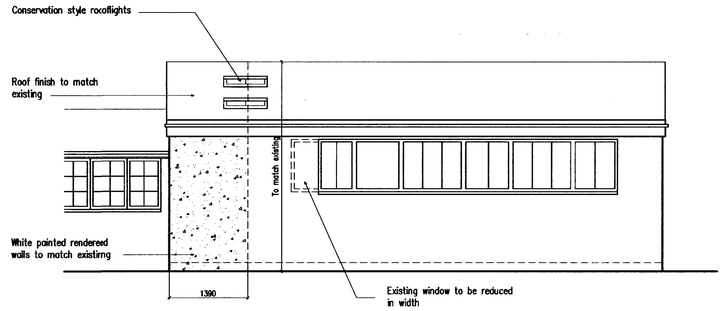
Adc/Tw/08
14 NOV 2008



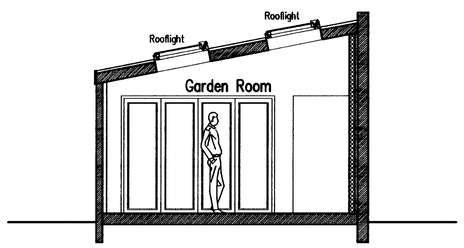
Proposed Ground Floor



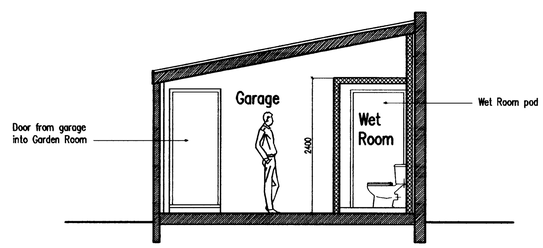
Proposed West Elevation



Proposed North Elevation



Section A-A



Section B-B

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:50 Scale Bar

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:100 Scale Bar

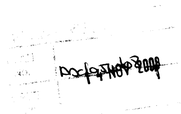
D	13.11.08	Planning dimensions added
C	05.11.08	Planning application
B	01.09.08	Further clients requirements added
A	21.08.08	Clients requirements added

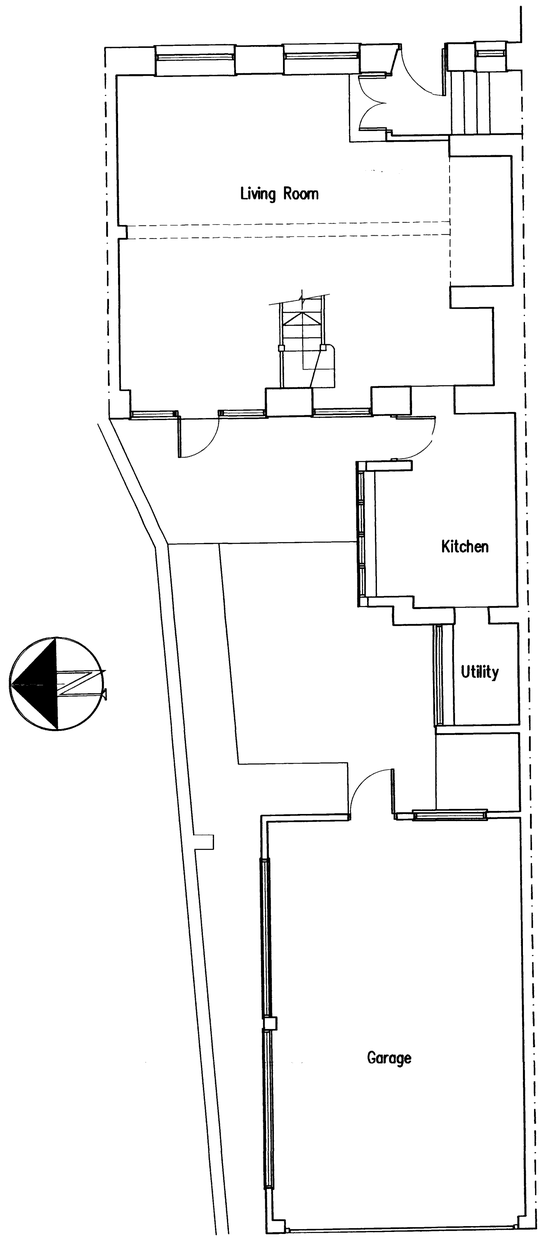
Proposed Extension & Part Conversion Of Garage At: 26 Church Street, Shoreham-By-Sea

RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-By-Sea
West Sussex
BN43 5WY
t/f: 01273 467297 mob: 07971 375739
e: rex.adams@btinternet.com

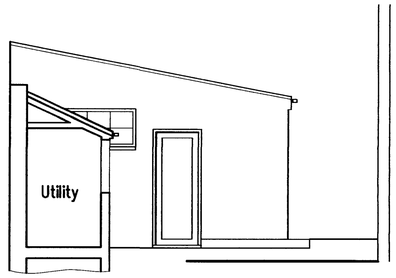
PROJECT: Old Scantlings, 26 Church Street, Shoreham-by-Sea
DRAWING TITLE: Floor Plans & Elevations As Proposed
CLIENT: Mr. & Mrs. C. Williams
DWG NO: 08268-01
REVISION: D
SCALE: 1:50
DATE: 12.08.08
DRAWN: rex

DO NOT SCALE FROM THIS DRAWING

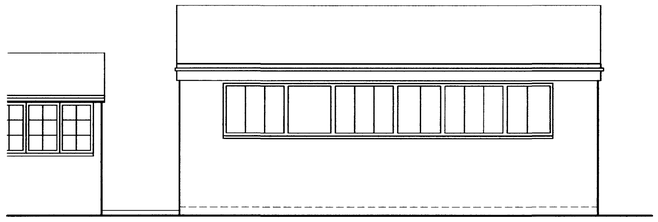




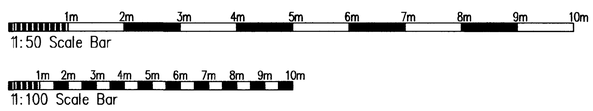
Existing Ground Floor



Existing West Elevation



Existing North Elevation



Proposed Extension & Part Conversion Of Garage At: 26 Church Street, Shoreham-By-Sea

RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-By-Sea
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BN43 5WY

t/f: 01273 467297 mob: 07971 375730
e: rex.adams@btinternet.com

PROJECT: Old Scantlings, 26 Church Street, Shoreham-by-Sea

DRAWING TITLE: Floor Plans & Elevations As Existing

CLIENT: Mr. & Mrs. C. Williams

DWG NO: 08268-02

REVISION:

SCALE: 1:50

DATE: 12.08.08

DRAWN: rex