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

PLANNING DIVISION
PLAN No. A0105408
DATE 21 NOV 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
First name:	F
Last name:	MAIO
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	DOVECOTE COTTAGE
Address 1:	UPPER BRIGHTON ROAD
Address 2:	
Address 3:	
Town:	SOMPTING
County:	WEST SUSSEX
Country:	ENGLAND
Postcode:	BN14 9JU

2. Agent Name and Address

Title:	MR
First name:	A. T.
Last name:	BOWER M.R.T.P.I.
Company (optional):	
Unit:	
House number:	1
House suffix:	
House name:	
Address 1:	BELLVIEW ROAD
Address 2:	
Address 3:	
Town:	WORTHING
County:	WEST SUSSEX
Country:	ENGLAND
Postcode:	BN13 1EY

3. Description of Proposed Works

Please describe the proposed works:

CONVERSION OF THE WORKSHOP, STORE AND THREE COVERED PARKING BAYS INTO HABITABLE ACCOMMODATION

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): 31/05/07 (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: DOVECOTE COTTAGE

Address 1: UPPER BRIGHTON ROAD

Address 2:

Address 3:

Town: SOMPTING

County: WEST SUSSEX

Postcode (optional): BN14 9JU

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:

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:

LOSS OF COVERED PARKING BAYS

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	FLINT	FLINT TO MATCH	☐	☐	
Roof	TILES	N/A	☐	☐	
Windows	TIMBER FRAME	TIMBER FRAME	☐	☐	
Doors	TIMBER	TIMBER	☐	☐	
Boundary treatments (e.g. fences, walls)	FLINT WALLS	N/A	☐	☐	
Vehicle access and hard-standing	ACCESS TO UPPER BRIGHTON ROAD PARKING IN LARGE YARD OFF ACCESS	UNCHANGED	☐	☐	
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]	12.11.08

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): 12.11.08

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: N/A ☐

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): 12.11.08 (date cannot be pre-application)

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	239115	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional): aandcbower@sky.com

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:

Telephone number:

Email address:

Design and Access Statement
Dovecote Cottage, Upper Brighton Road
Sompting, West Sussex

PLANNING
PLAN No. ADC054668
DATE RECEIVED 21 NOV 2008

General

This application is a re-submission following refusal of application ADC/0286/08 for the same form of development. It confirms that the accommodation within the north wing of the building is for incidental purposes only to the main dwelling and does not amount to a proposal to provide a separate dwelling unit.

Amount of development

The proposal relates to a part of the building (the north wing) that was originally approved as a store and as three covered parking bays. The conversion has not resulted in an increase in the overall size of the building.

Externally, the south elevation of the north wing has been built up to enclose the former parking bays and to create habitable accommodation. Internally, the accommodation is to full habitable standard comprising a kitchen, living room and games room on the ground floor and two bedrooms with en-suites on the first floor.

The application relates solely to the north wing of the building and to no other part of the site. As there is ample other parking space on site, it is considered that the loss of the parking bays to provide habitable accommodation makes the best use of land without causing harm to the existing environment. It therefore accords with Government guidance particularly that contained in Planning Policy Statement 3: Housing.

Layout

The layout of the plot itself is unchanged. The accommodation is as set out in the above paragraph and as shown on the plans accompanying the application. The main part of the dwelling is unaffected by this proposal.

The new windows and doors in the south wall of the north wing face an inner courtyard and have no affect on the amenities of any neighbouring properties.

Scale

The scale of the building is not affected by this proposal. It is within the envelope of the original building.

Appearance

The alterations have been carried out in a sympathetic manner with matching external materials and finishes. Flintwork, timber boarding and brickwork have been used. The general appearance of the development, as seen from outside the site, is unchanged. There were no adverse issues relating to design/appearance with the previously refused application.

As part of the overall development, it is considered that the alterations help preserve and enhance the character and appearance of the building and the part of the Conservation Area in which the site lies.

Use

A supporting letter has been included with the application stating that the applicant would be happy to accept a planning condition on any approval limiting the use of the rooms for family members incidental to the occupation of the original dwelling.

Landscaping

Not affected.

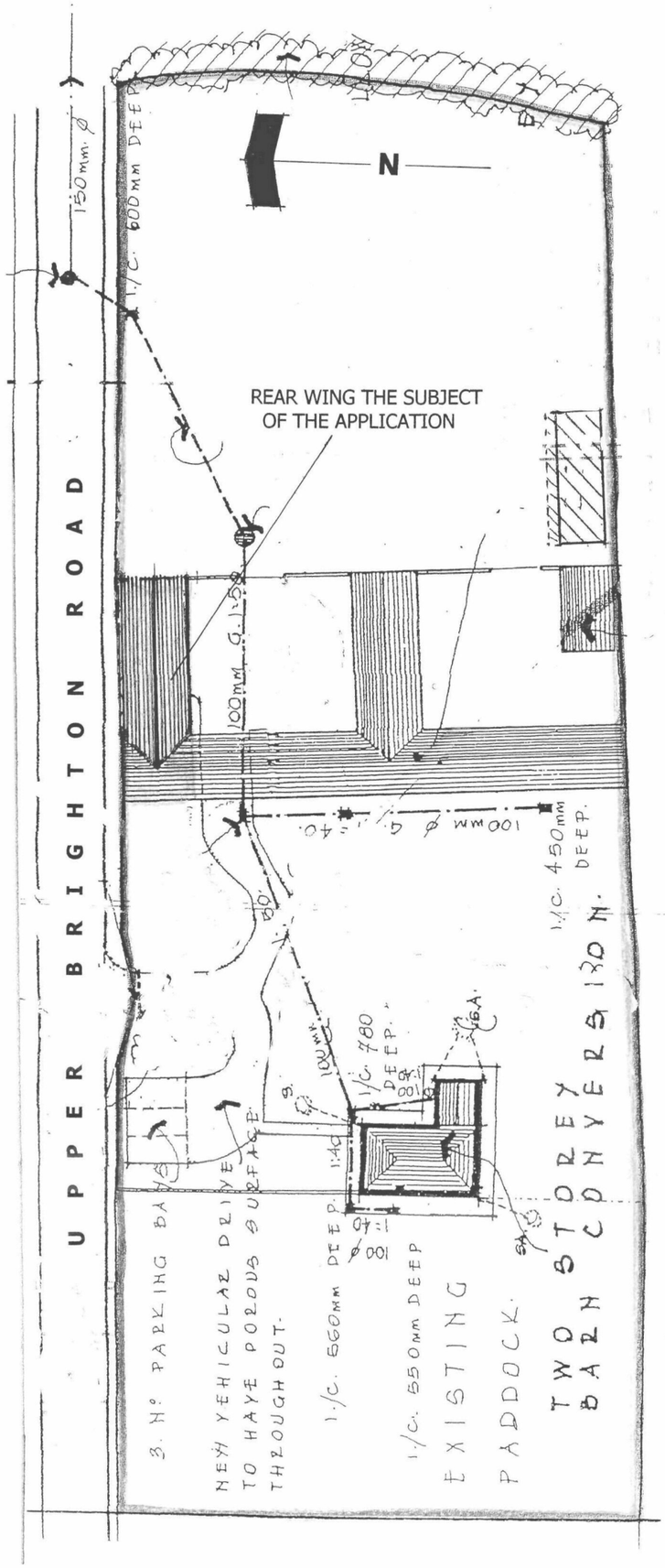
Access

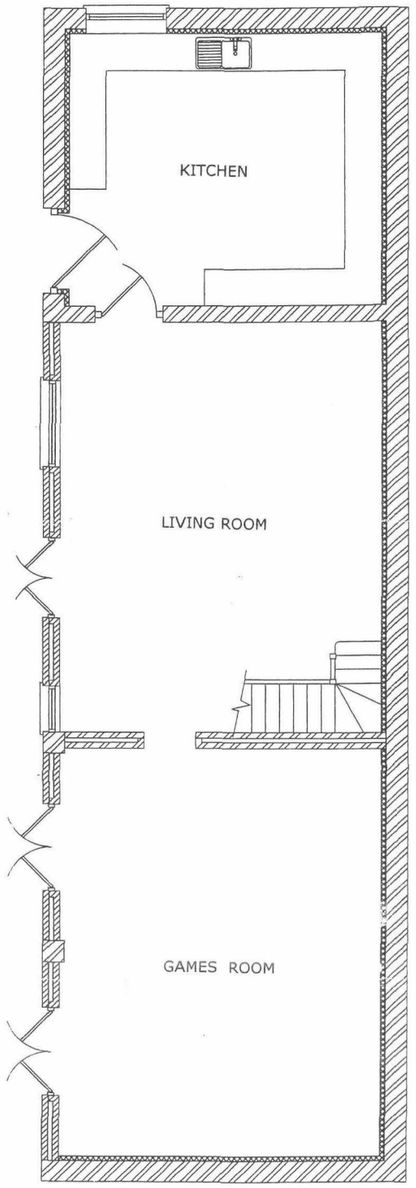
The point of access is the same as that of the previous application which was acceptable to the Highway and Planning Authorities. There is ample off-road parking already at the property.

Appraisal of context

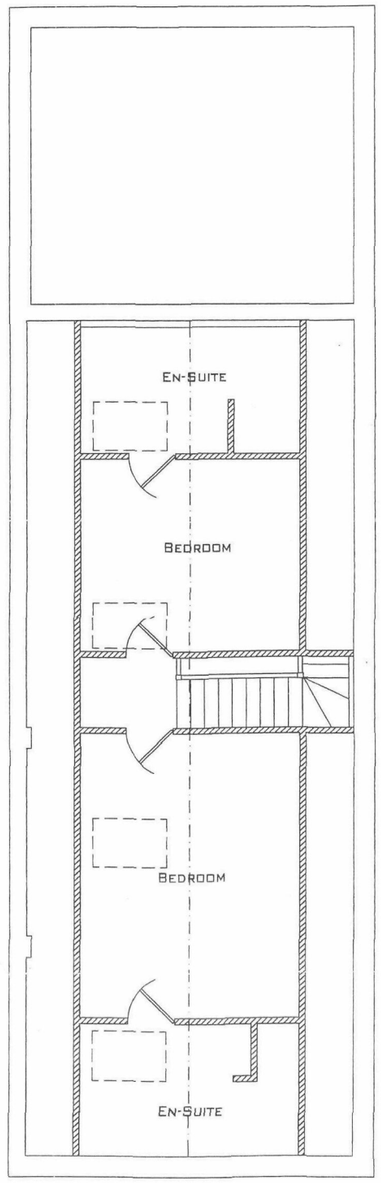
The alterations and use of the north wing in an incidental capacity to the main dwelling are considered to be acceptable and have no adverse implications for the local environment, the Conservation Area or planning policies generally. If considered necessary, a planning condition restricting the use of the accommodation as set out in the supporting letter referred to will ensure compliance with saved Policy AH8 of the Adur Local Plan.

November 2008.


N
REAR WING THE SUBJECT OF THE APPLICATION
UPPER BRIGHTON ROAD
150mm ø
1/c. 600mm DEEP
100mm ø 1:5
1/c. 450mm DEEP.
3. No. PARKING BAYS
NEW VEHICULAR DRIVE TO HAVE POROUS SURFACE THROUGH OUT.
1/c. 660mm DEEP
1/c. 550mm DEEP
EXISTING PADDOCK.
TWO STOREY BARN CONVERSION.
1/c. 780 DEEP.
1:40
1:40
1:40
1:40
100mm
100mm
100mm



Proposed Ground Floor Plan



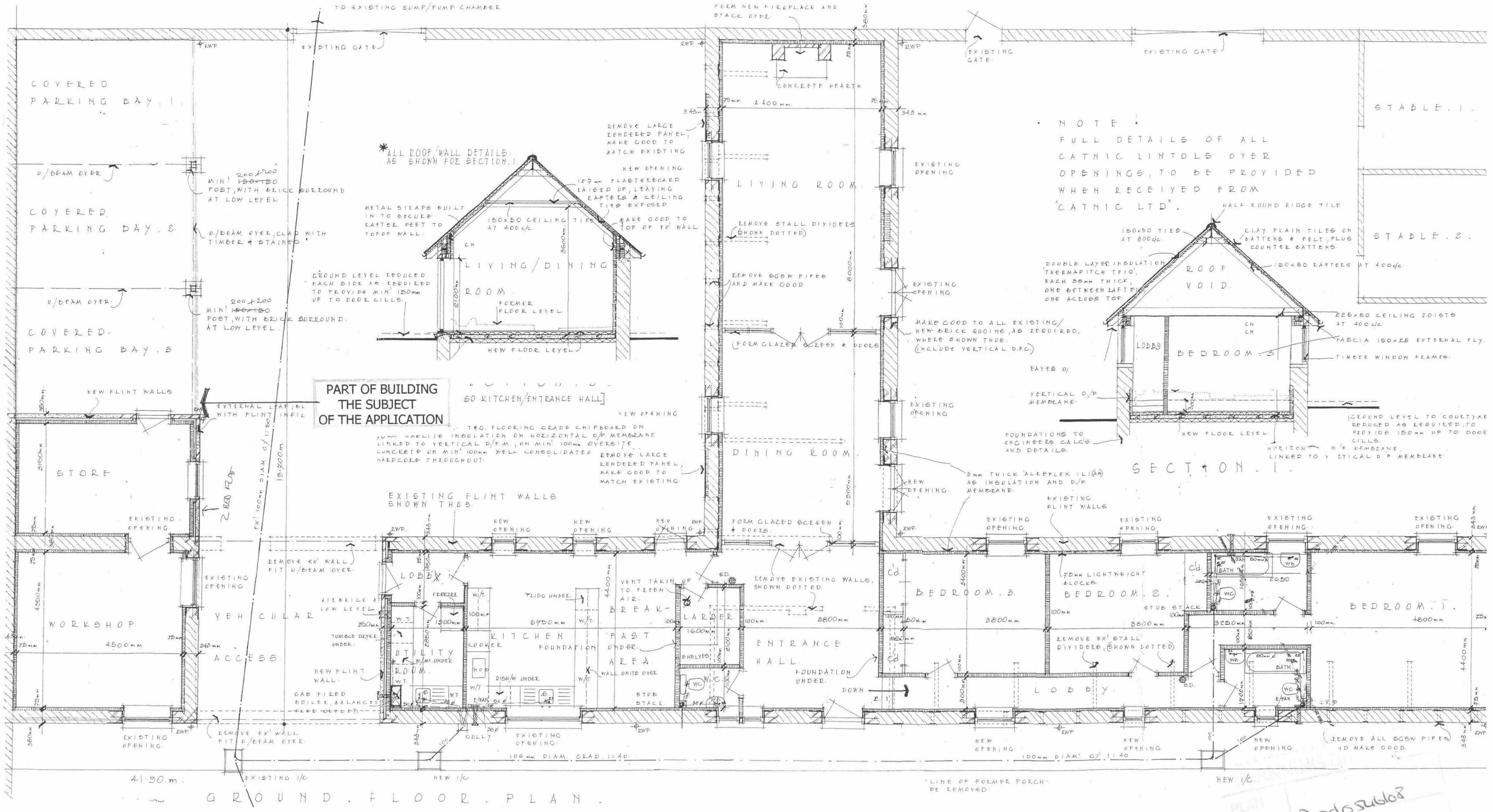
Proposed First Floor Plan



Proposed South Elevation
Scale 1:100

PLANNING D
PLAN No. Asd0546108
DATE RECEIVED 21 NOV 2008

PLAN FM 3
proposed layout of rear wing
Scale 1:100



PLAN No. Ado 546608
DATE 21 NOV 2008

PLAN FM 2
original layout plan
scale 1:100