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

1 LYNCHMERE AVENUE
LANCING
WEST SUSSEX

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0044/08
DATE RECEIVED 25 JAN 2008

2 Type of property

Detached House

3 Please describe the development you are applying for.

SIDE AND REAR EXTENSIONS

4 Applicant (in block capitals)

Name

MR
JOYCE

Address

1 LYNCHMERE AVENUE
LANCING
WEST SUSSEX

Telephone

Fax

Email

Agent (if any)

Full Name

JOHN WRIGHT

Address

GREYTILES
Upper West Lane
LANCING
West Sussex
BN15 0EX

Telephone

01903 753240

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:** 22/1/2008

Please print your name: J 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

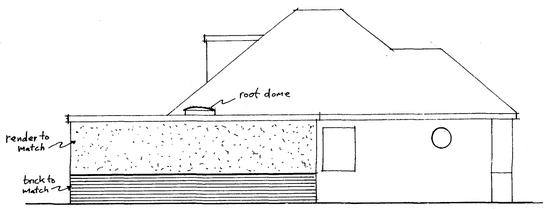
I confirm that:

- 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

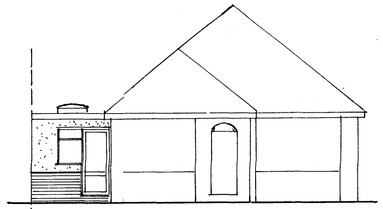
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 22/1/2008

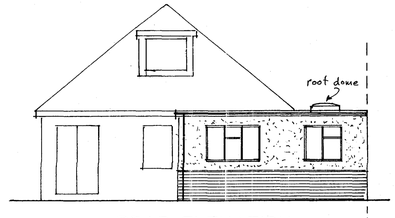
Please print your name: J WRIGHT



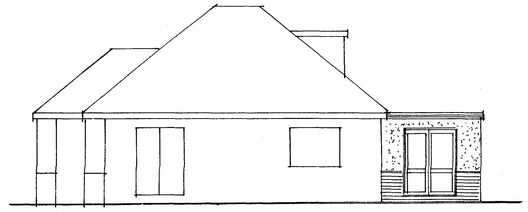
SIDE ELEVATION (S)



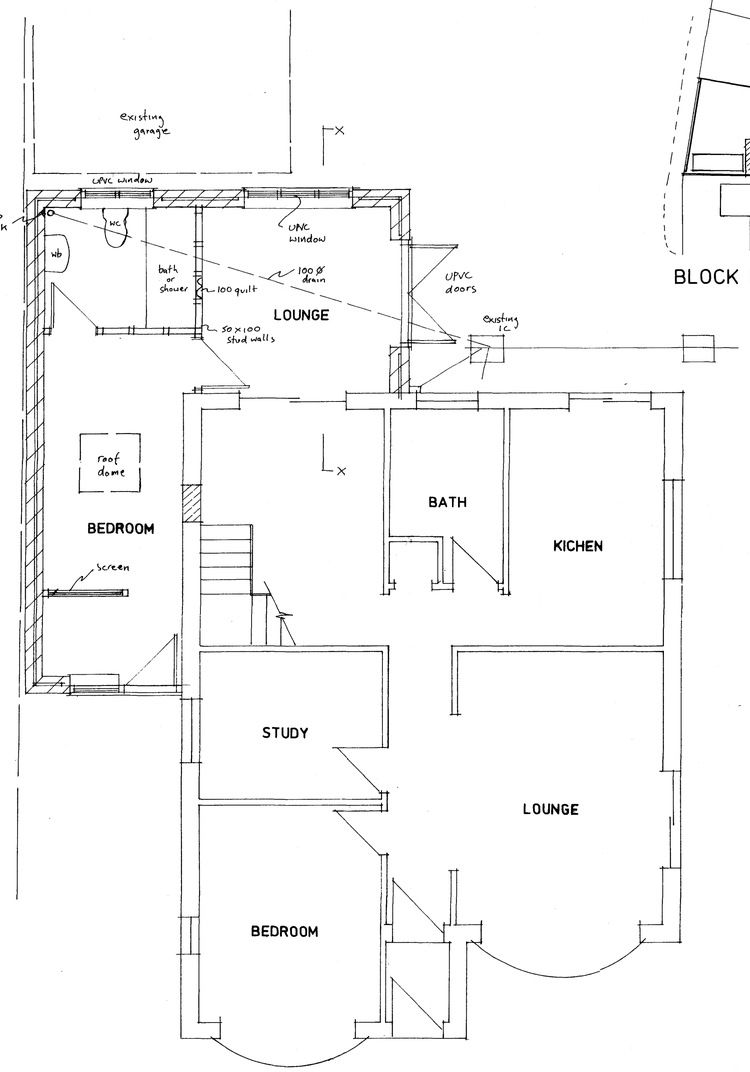
FRONT ELEVATION



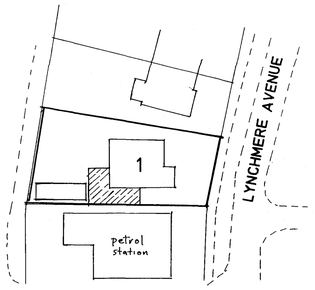
REAR ELEVATION



SIDE ELEV'ATION (N)



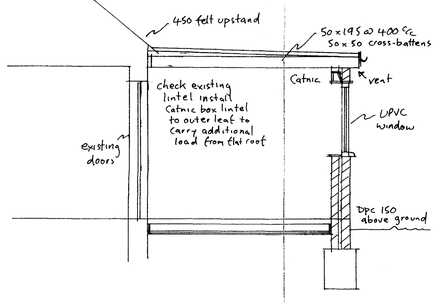
GROUND FLOOR PLAN



BLOCK PLAN Scale 1: 500



LOCATION PLAN Scale 1:1250



SECTION X-X

BUILDING REGULATION NOTES

Foundations

750 x 500mm trench fill foundations (1:2:4 cconcrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains. Internal loadbearing walls to have 225 x 450mm strip concrete foundations (1:2:4 concrete mix) taken to at least 1.0m deep or to suit site conditions.
If tree roots are present within excavations, foundations should be taken down to 600mm below any root growth, external face of trenches to be lined with 1000 gauge polythene slip membbrane, internal face of trenches lined with 25mm thick clayboard.

External Walls

Cavity walls comprising matching brick / reendered blockouter 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 12.56mm 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 anad 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 Brittish Board of Agrément certificated stainless steel wall profiles.
Blockwork below ground level to be Class A 1 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.
Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.
All walls constructed with stainless steel dosuble triangle wall ties built in at 450mm centres vertically and 750mm centres horizontally in staggered rows. Doubled up at corners and rreveals. 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.

Ground Floors

Minimum 75mm screed reinforced with chicken wire (mix 1.3 or 4) on 100mm concrete ground floor slab (1.2.4 mix), on 80mm Celotex insulation laid over 1200 gauge polythene: damp proof membrane on blinded hardcore minimum 100mm thick with 35mm Celotex perimeter insulation to slab. Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain. Wherec existing suspended timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcoree to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

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.
Bath/Shower room to be provided with an exxtract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to boe ducted to the outside and to include cowl and all necessary weathering.

Flat Roof

Flat roof covered with 3 layer built up felt too BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw flrrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) with 120mm (Celotex Extra-R XR3000 insulation laid between joists (Ensure a 50mm air gap above insulation) and 25mm Celotex T-Break belowv joists. Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 1000 gauge polythene and 12.5mm plasterbooard with set finish. Providing a U value of 0.2 W/m²K.

Beams and Lintels

Catnic or similar approved lintels to be useed over door and window openings with min 150mm bearings. All voids within lintels to be filled with 150mm fibreglass.

Foul Water Drainage

All fittings to be provided with trapped wasste pipes as follows:
Shower / Bath - 40mm diameeter
Wash hand basin - 32mm diameetter
WC - 100mm diameeter
All traps to be 75mm deep seal & all wastte 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-syphonsic traps.
Extend existing SVP to terminate 900mm aabove any window opening within 3.0m and fit with PVC cage.
Soil and vent pipe or stub stack within thee 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 instructioons.
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 to soakaway.
New soakaway min 5m away from any buiilding to be 1m³ below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

All glazing in critical locations to be of tougghened 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 rrequirements 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 takem 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:

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. JOYCE

Job Title

1 LYNCHMERE AVENUE
LANCING

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN
APPLICATION
DATE RECEIVED 25 JAN 2008

Drawing Title

EXTENSION

No.

Scale 1:50 & 1:100

Date Jan 08

Drawn by jw

Drg. No.

Rev.

594 x 841mm A1