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. AD/0053/09/1
DATE RECEIVED 09 FEB 2009

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:	TONY
Last name:	McNAY.
Company (optional):	
Unit:	
House number:	230
House suffix:	
House name:	[redacted]
Address 1:	HARBOUR WAY
Address 2:	
Address 3:	
Town:	SHOREHAM-BY-SEA.
County:	WEST SUSSEX.
Country:	
Postcode:	

2. Agent Name and Address

Title:	MR
First name:	CARL.
Last name:	MOORE.
Company (optional):	ATTERBURY MOORE ASSOCIATES
Unit:	1.
House number:	
House suffix:	
House name:	GOSLING CRAFT BUSINESS PARK.
Address 1:	LONG FURLONG,
Address 2:	CLAPHAM.
Address 3:	
Town:	WORTHING.
County:	WEST SUSSEX.
Country:	
Postcode:	BN13 3UT.

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED ROOF CONVERSION - INCLUDING RAISING THE ROOF LEVEL BY 1.1m AND AND SIDE DORMER WINDOW.

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): (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: 230 House suffix:

House name:

Address 1: HARBOUR WAY,

Address 2:

Address 3:

Town: SHOREHAM-BY-SEA.

County: WEST SUSSEX.

Postcode (optional):

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:

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	FACING BRICKWORK.	FACING BRICK TO MATCH.	☐	☐	
Roof	CONCRETE ROOF TILES.	CONCRETE ROOF TILES TO MATCH.	☐	☐	
Windows	UPVC	UPVC.	☐	☐	
Doors			☑	☐	
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
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 - A[redacted]	Date (DD/MM/YYYY):
		5/02/09.

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 a[redacted]ral holding.

Signed - Applicant:

Or signed - A[redacted]

Date (DD/MM/YYYY): 5/02/09.

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: ☑

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:

Date (DD/MM/YYYY): 5/02/09. (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	871131.	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

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:

architectural & quantity surveying services

Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

phone: 01903 871131
fax: 01903 871132
e mail: info@atterburymoore.co.uk

DESIGN STATEMENT

date: 5th February 2009

Site Address: 230 Harbour Way, Shoreham-by-Sea

Proposed Works: **Proposed Roof Conversion - including raising the roof level by 1.1m and a proposed side dormer window.**

COUNCIL
PLANNING DIVISION
PLAN No. A/DC/08/1369
DATE RECEIVED 09 FEB 2009

Existing:
The existing dwelling is a link-detached house on 2-storey's and has 3 existing first floor bedrooms. The property has been extended to the rear and has a side attached garage. The existing dwelling is typical of this area with a double lean-to pitch design.

Use:
The proposal is to convert the existing trussed roof to create a further 2 bedrooms and en-suite. Due to height constraints in the existing roof space it will be necessary to remove the existing trussed roof and to re-construct the roof at a higher level. It is proposed to raise the ridge height by 1.1m.
We do not feel that the increased ridge height will not have a detrimental effect on the existing street and as such would like to draw your attention to several applications (including one for this property) in the vicinity that have been successful.

SU/115/92/TP 230 Harbour Way, Shoreham – The client submitted an application in 1992 for a large glass structure that was to be constructed within the existing roofscape. This structure was proposed to raise the height of the roof by approximately 1.5m. I have attached pictures taken of the application to this statement. This application was approved but the works were never undertaken.
ADC/0175/08 228a Harbour Way, Shoreham – ***Loft conversion including raising the roof level and side dormer*** –. This dwelling is a similar design to 230 but is semi detached. The proposal was approved and the works were undertaken last year. When the inspection is undertaken I would request that you look at 228a Harbour Way in order to appreciate how the works have not had a significant impact on the original design.
ADC/0324/08 229 Harbour Way, Shoreham – ***Raising of roof and loft conversion to create 1st floor and enlargement of garage*** – This application was approved but works have not been undertaken. 229 Harbour Way is opposite 230 and is a bungalow located in the middle of a row of 3 identical bungalows. The approval notice (see copy attached) states "***the proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of the neighbouring properties***". I would see this as a very similar circumstance to the proposals at 230 Harbour Way. Raising the roof above neighbouring properties without having a significant effect on the original design and the street scene.

SU/172/00/TP 233 Harbour Way, Shoreham – Addition of ridged roof to provide rooms in roof with rooflights at front – this is another successful application that raises the ridge height in order to provide sufficient space for a loft conversion.

Amount:
The existing roof/wall height will be raised by 1.1m. The proposed side dormer will be 7.1m wide.

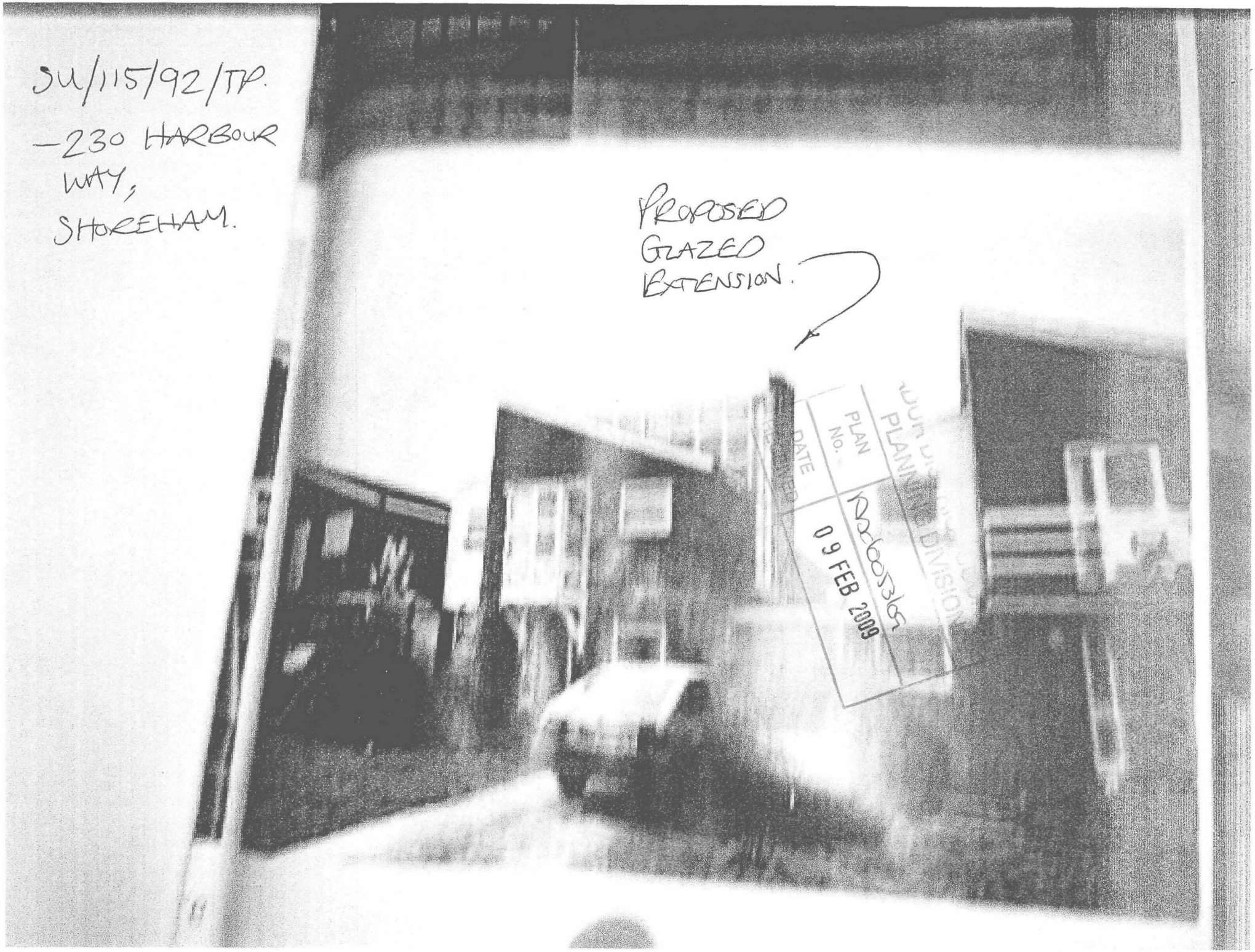
Scale:
The original style and scale of the property will be retained. The proposed side dormer will be set down from the new ridge height and will be set back from the front of the house.

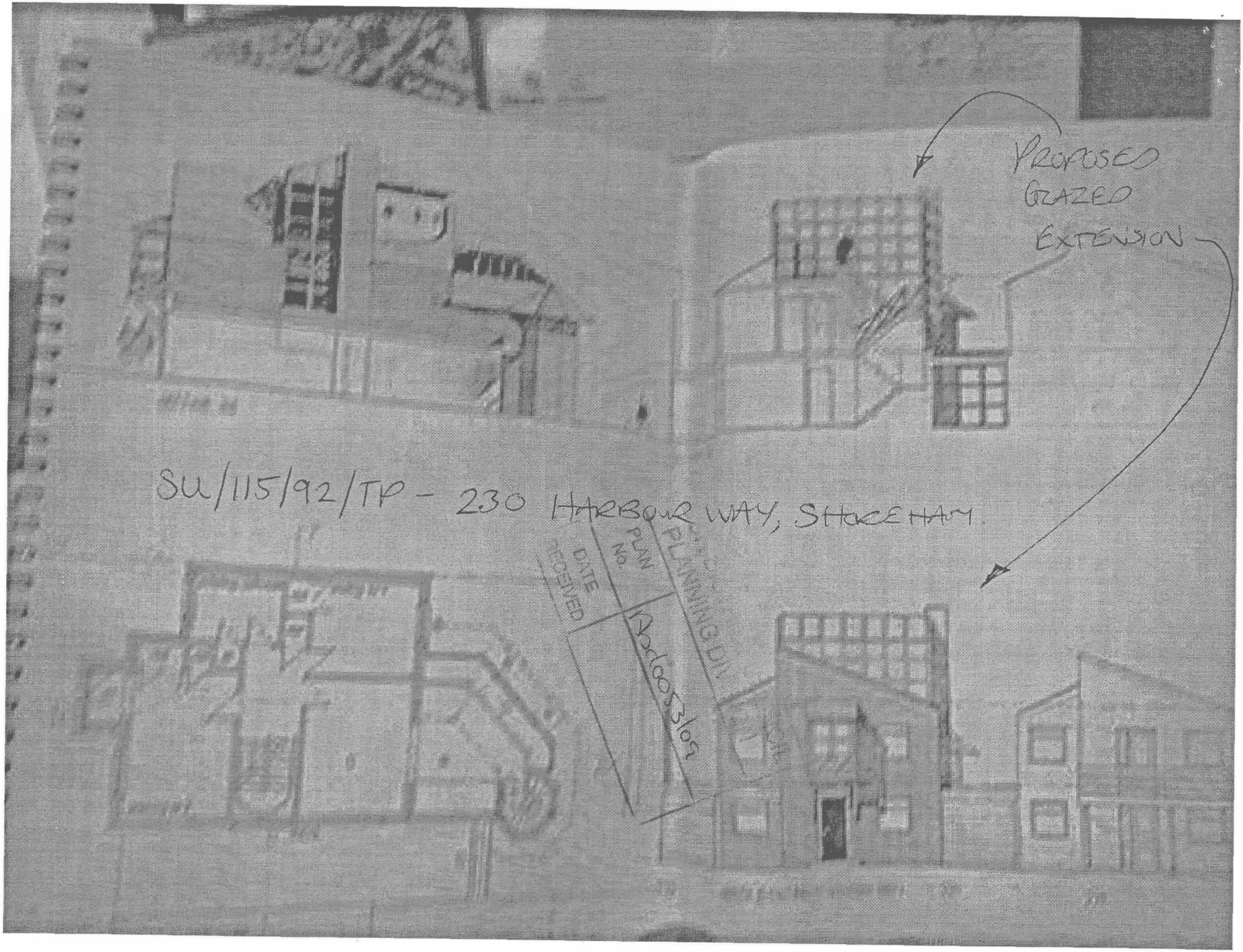
Layout:
The new loft conversion will be accessed via a new flight of stairs in the first floor landing. The 2 bedrooms will be at the front and rear of the property.

Landscaping:
N/a.

Appearance:
The raised external wall will be a mixture of facing brickwork and UPVC shiplap cladding to match the original design. The concrete roof tiles form the existing roof will be re-laid on the raised roof. The dormer walls will be finished with UPVC cladding to continue the theme of the design.

Access:
Access will be unaffected by these works.


SU/115/92/TP.
-230 HARBOUR WAY, SHOREHAM.
PROPOSED GLAZED EXTENSION.
PLAN NO.
DATE
09 FEB 2009


PROPOSED
GLAZED
EXTENSION
SU/115/92/TP - 230 HARBOUR WAY, SHOREHAM.
PLANNING DIV
PLAN No.
DATE RECEIVED
Ad6053/09

ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
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BN43 6PR

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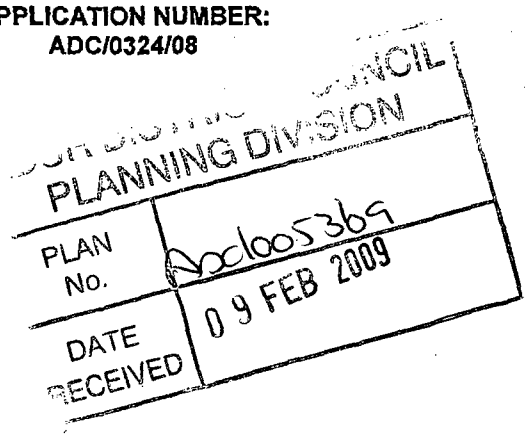
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER:
ADC/0324/08



Mr Robin Spence
Robin Spence Architects
7 Rosslyn Road
Shoreham By Sea
West Sussex
BN43 6WL

Details of Development
RAISING OF ROOF AND LOFT CONVERSION TO CREATE FIRST FLOOR AND ENLARGEMENT OF GARAGE

Location of Development
229 HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HZ

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 20th June 2008.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

22/07/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

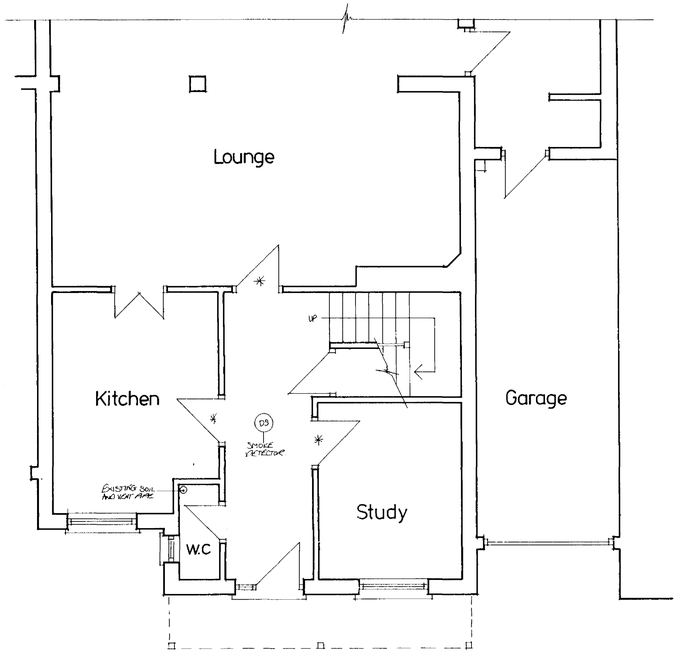
Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

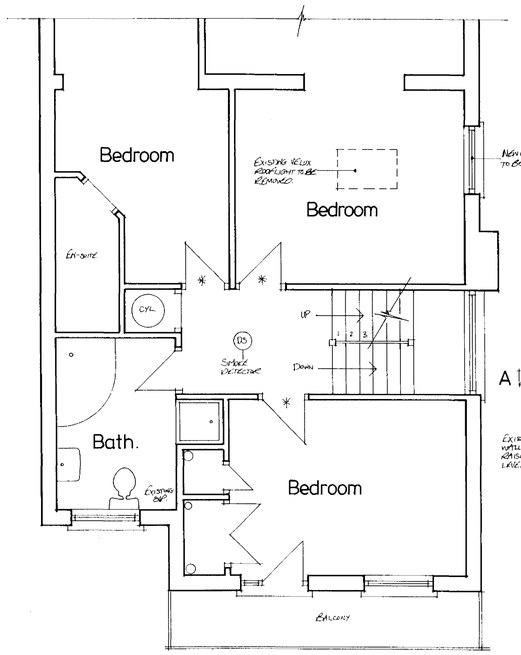
Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. Prior to the use of the first-floor balcony hereby permitted, privacy screening shall be erected to the north and south sides of the balcony area in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

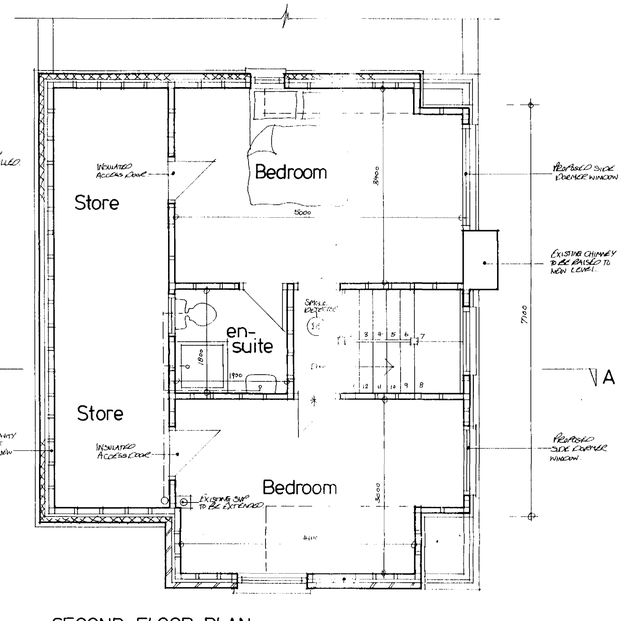
Reason: *To protect the amenities of the occupiers of the adjacent residential properties and to accord with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*



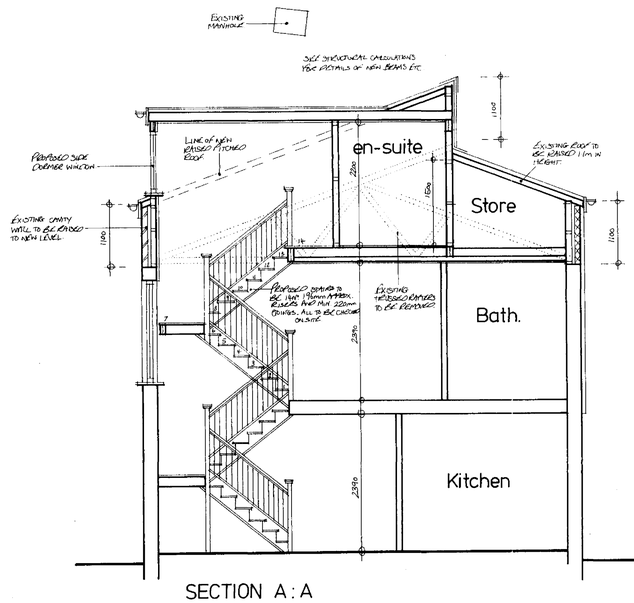
GROUND FLOOR PLAN



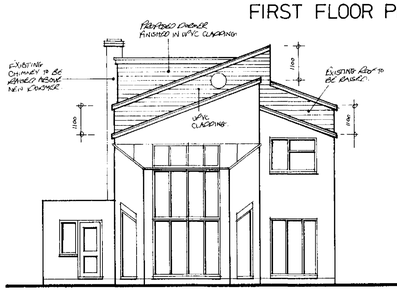
FIRST FLOOR PLAN



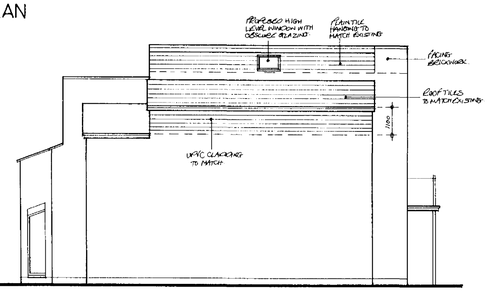
SECOND FLOOR PLAN



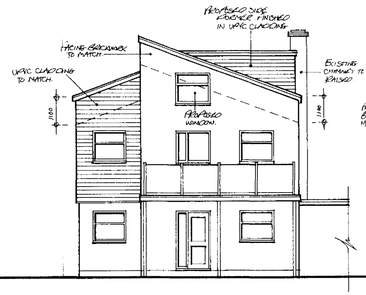
SECTION A : A



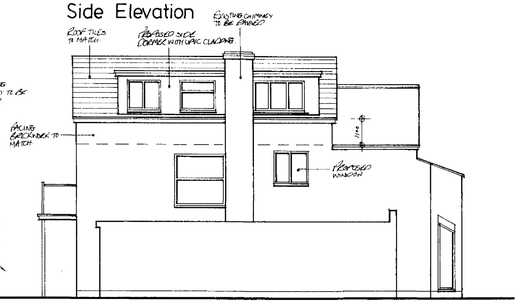
Rear Elevation



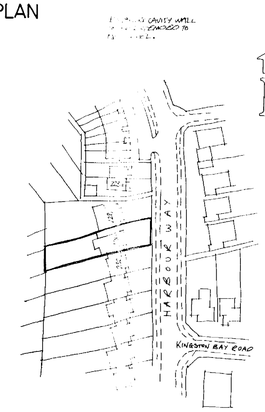
Side Elevation



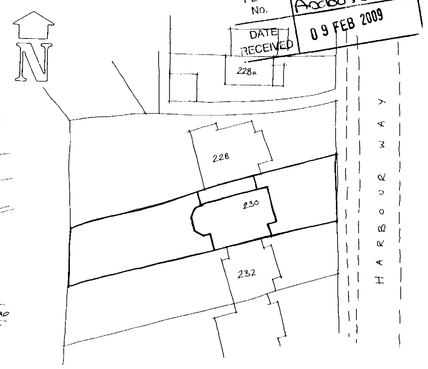
Front Elevation



Side Elevation



LOCATION PLAN 1:1250



SITE PLAN 1:500

PLANNING D...
PLAN No. Acc6053/09
DATE RECEIVED 09 FEB 2009

Scales:
1. This drawing is drawn on A1 paper size.
2. Floor plans and Sections are 1:50, Elevations are 1:100, S... ...s 1:500 and Location Plan is 1:1250.

ama architectural & quantity surveying services
atterbury moore associates
Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
BN13 3UT
Phone: 01903 871131
Fax: 01903 871132
E mail: info@atterburymoore.co.uk

Address of works:	230 Harbour Way, Shoreham-by-Sea
Drawing title:	Proposed Roof Conversion—including raising the roof level by 1.1m and a side dormer window
Date: December 2008	Revisions:
Scales: 1:50,100,500,1250	Dwg No. 01 / Job No. AD-114