ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.

FOR OFFICIAL USE ONLY
Appl. No A/0056310
Date Received 10 SEP 2007
Fee 135
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name Bramber Construction Co. Ltd.	Name R.J.REYNOLDS Architectural Services.
Address 370 Brighton Road	Address 82 GREENACRES SHOREHAM BY SEA
Shoreham by Sea West Sussex BN43 6RE	WEST SUSSEX BN 43 5XL
Tel. No. [redacted]	Tel. No. 01273 462889

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	Yes
(b)	Outline planning permission	No →
(c)	Renewal of a temporary permission	NO
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	Yes
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	Yes

If yes, state those matters to which this application relates (tick where appropriate)

(i)	Siting	☐
(ii)	Design	☑
(iii)	External appearance	☑
(iv)	The means of access	☐
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition

Date 14th. February 2006
Application No. ADC /264/05
Condition No. 10

3. (a) Full address or location of the land to which this application relates

9 De Reading
~~89 Old Fort Road~~ Shoreham by Sea West Sussex.

(b) State whether applicant owns or controls any adjoining land — State Yes or No: No — If yes, this land must be edged blue on the location plan

(c) Area of site 342 sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)	Proposed new detached 4 bedroom chalet with integral garage.

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	Yes
(ii)	Alteration or extension of building(s)	No
(iii)	Construction of a new) vehicular access to a highway) pedestrian	No / No
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	Yes / Yes
(v)	Closure of existing access	No
(vi)	Change of use only	NO

4. Particulars of Use of Buildings or Land: state (a) Present use — Vacant Site
(b) If vacant, the last use — Residential

5. **Additional Information**

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	No	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	NO	If yes, how many units? Please indicate their position on plans	
(e)	Does the proposed development involve the felling of any trees?	NO	If yes, indicate their position on plans	
(f)	Does the proposed development involve any public right of way within the site?	NO	If yes, indicate the position on plan	
(g)	Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area?	NO	If YES a separate application for **Listed Building Consent or Conservation Area Consent** may be necessary.	

(h) (i) How will surface water be disposed of? — (i) To Soakaways
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) — (ii) As Existing To Main Sewer

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive)

Drawings 1598 / P1B & P2 A. Plans and Elevations 1:100 Site layout plan 1:100 Block & Site Location Plans 1:500 & 1:1250.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 135.00

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 7th. September 2007 SIGNED [redacted]

on behalf of Bramber Construction Co Ltd
(insert applicant's name if signed by an agent)

9. Certificate under Section 65 of the Town and Country Planning Act. 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
N.B. A signed certificate MUST accompany this application (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. **Certificate A(a)**
I certify that

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*2. None of the land to which the application relates is or is part of an agricultural holding.

OR

*3. * I have / The applicant has ——— given requisite notice to every person other than * myself / himself/herself ——— who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

*Delete where inappropriate

Signed [redacted]

On behalf of Bramber Construction Co Ltd

Date 7th. Septenber 2007

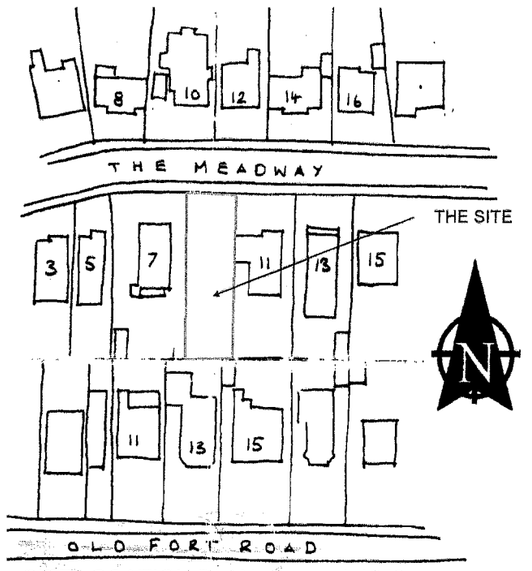
CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Mr. & Mrs. G. Woolgar	9 The Meadway Shoreham by Sea West Sussex BN43 5RN	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Site Location and Block Plan with Side Elevations	Proposed 4 Bedroom Chalet	

drawing	1598/P1	scale	1 :100; 1:500&1:1250	date	Aug. 2007	revisions	A	B				

Rev. A. Aug. 2007. Unit redrawn with front entrance re-sited to side of unit and new internal layout all at clients request . RJR

Rev. B. Sept. 2007. Notation revised and Design & Access statement added for re-submission under planning at LA request . RJR

DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad056367
DATE 10 SEP 2007



SITE LOCATION PLAN 1:1250

FLOOD RISK ASSESSMENT

The New units are to be formed off a raft foundation so all floors will be solid finish construction. The average ground level within the site area is 5.6 m above ODN the finished floor level will be a minimum 150 mm above ground level therefore is above the possible 4.8 flood levels which are predicted in 2060 suggested by the environment agency however according to the possible rise of tide levels of 6 mm per annum flooding is predicted to affect the site in the year 2200.

The expected design life of the building unit is 65 years.

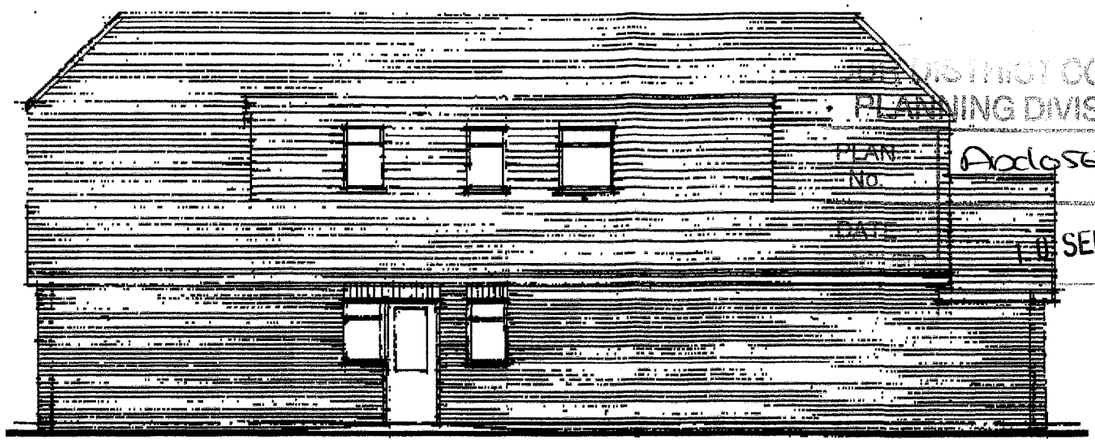
PLANNING NOTES:

The site boundary is indicated with a red dotted line the new site dimensions are to be 10.25 frontage x 33.4 m depth giving a site area of 342.35 sq. metres.

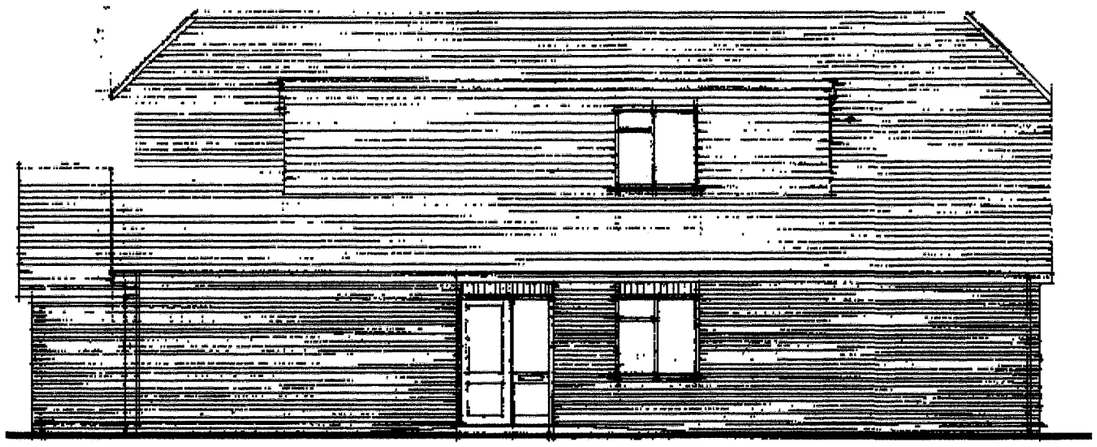
The existing cross over is to be adjusted to suit the new drive width. A parking space plus garage is to be provided for off road parking. A bin area is to be formed in brickwork at the end of the side passage. A storage shed is to be provided in the rear garden for storage of 3 cycles.

The new proposals are based on an approval granted on the 14th. February 2006 under planning approval Reference SU/264/05/TP. The revisions involve internal layout and relocation of main entrance and Utility room doors to the side of the unit.

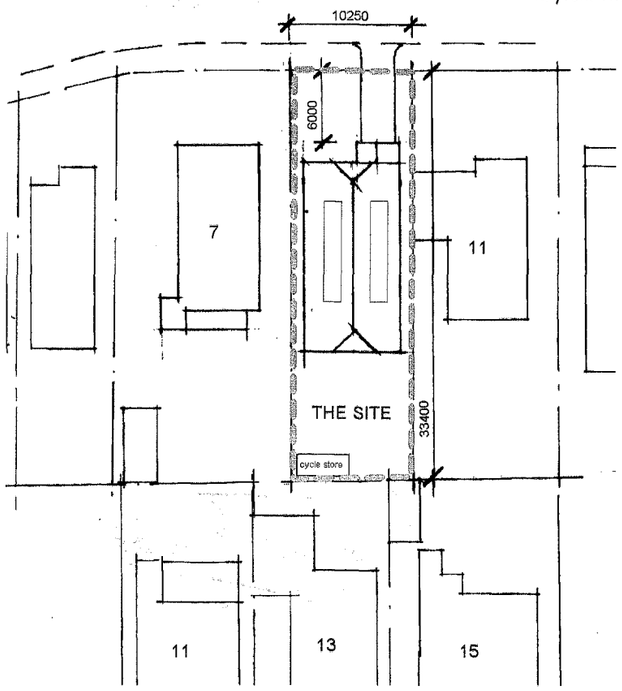
The existing soil drainage system is connected to a main sewer which is to be adapted for the new building. Surface water is to be taken to soak aways set 5 m from the face of the building.



SIDE ELEVATION (East)



SIDE ELEVATION (West)



BLOCK PLAN 1:500

DESIGN & ACCESS STATEMENT:

DESIGN: The building is to replace an existing 1930's derelict building demolished and cleared from the site under an original approval modified at clients request to incorporate side rather than front entrance plus provide a utility room with door to side passage. The design typifies other units constructed recently in the same road with brickwork to eaves level tiled roof with tile hung dormers and gables. Windows and doors will be double glazed Low E glass set in white uPVC frames plus white uPVC soffits, fascias, barge boards gutters and down pipes.

LAYOUT: The layout reflects other units in the road with a North to South aspect with minimum 1 m width from site boundary to flank wall and set back from the back edge of kerb to allow off street parking in the front area. a minimum of 11 m from the rear boundary to rear of building is provided in line with Adur District design guide. Provision has been made for refuse storage at the front of the unit.

SCALE: The height of the building from Finished Floor Level to ridge is to be limited to 6.7 m as originally approved and similar to other buildings in the road, the plan area at ground floor is to be 8,202 mm x 14 840 mm front to rear measured externally with a 1462 mm projection for the garage which is integral with the unit.

LANDSCAPING: The site access will be adjusted to suit the new cross over with off street block paved parking area and some soft landscaping the rear area will have a patio with soft landscaping and a shed for bicycle and garden equipment storage. The site boundaries will be close boarded fencing 1.8 m high at the rear and side up to frontage of the unit with low level 1.2 m high fencing reducing down to 600 mm across the front boundary as required for site lines for vehicle movement and pedestrian vision. The side paths with be block paved with ramps up to the entrance and side door for wheel cahir access as required under Part M of the building regulations. There is no public amenity provided within the development.

USE: The use is to be residential providing space for a 4 bedroom unit suitable for a large family of 7 persons which is desirable in this localityand following the recommendations of government through document PPG 3 As it is a single dwelling it will remain within the private sector housing domain.

APPEARANCE: The Meadway has a great deal of variation in design starting with 3 storey blocks of flats, two storey houses and chalet style residences on which the design of this unit is based and single storey bungalows. The materials are resistant to the adverse weather conditions experienced within the coastal plain and the beach in particular and is similar to newer units constructed in the area.

SUSTAINABILITY: The unit will be constructed under the latest building regulations with high thermal resistance to save energy plus fire and structure designed for the beach conditions. Although at present it is above all predicted level of possible flooding due to global warming, which according to computer analysis until the year 2200. The design life of the unit is an expected 65 years by which time living requirements will have changed.

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DRAWING Proposed Ground Floor Layout and First Floor Plans with Front and Rear Elevations	Proposed 4 Bedroom Chalet	

drawing	1598/P2	scale	1 :100.	date	Aug. 2007	revisions	A

Rev. A. August 2007. Internal floor Layout revised, chimney stack omitted front entrance reside to side elevation all at clients request. RJR

EXTERNAL FINISHES

The external finishes are to be face brick work up to eaves level with plain tiled roof, gables and dormers.

The windows and doors are to be double glazed Low E glass set in white uPVC frames.
Fascias soffits and barge boards are to be white uPVC.
The up and over garage door is to be white finished GRP
The Juliet balcony is to be black painted galvanised steel

The side doors are to have ramp approaches with weathered thresholds for disabled access.

AUB DISTRICT COUNCIL
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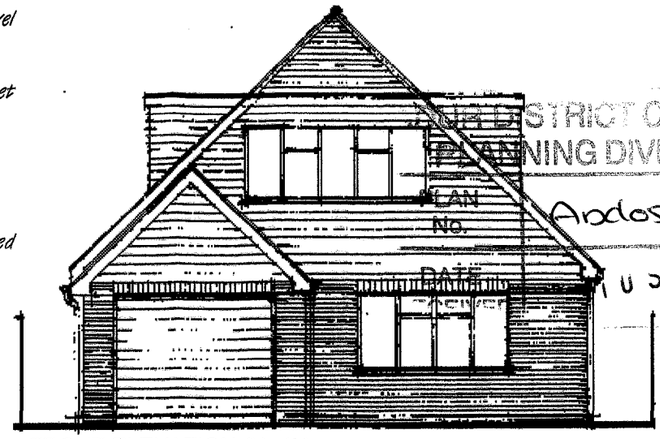
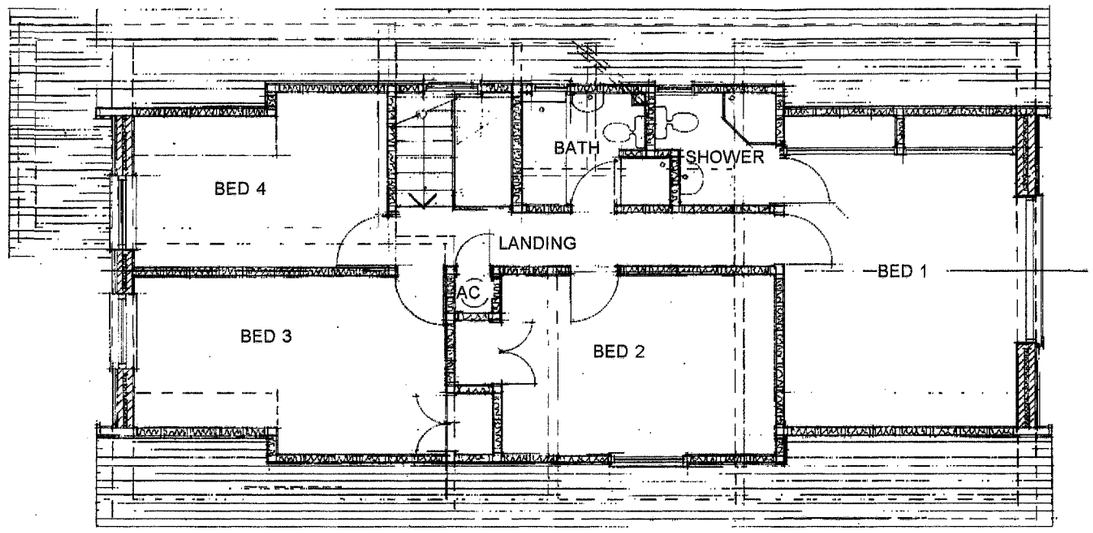


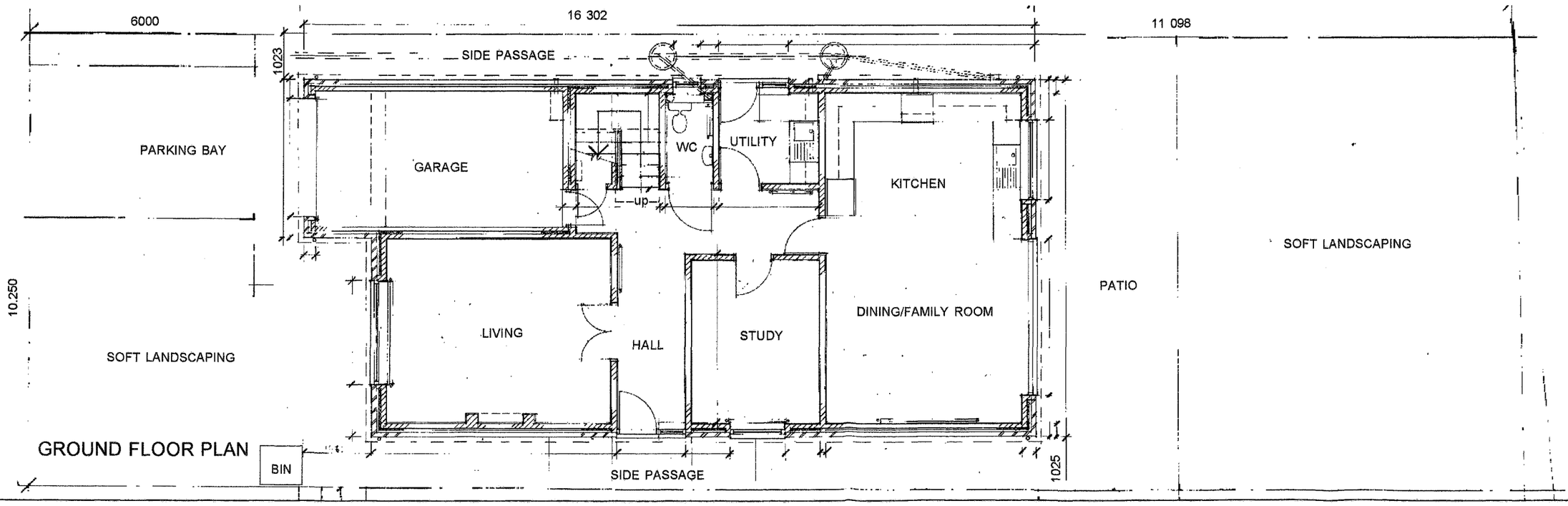
FRONT ELEVATION (North)



FRONT ELEVATION (South)



FIRST FLOOR PLAN



GROUND FLOOR PLAN