Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
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e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No. AD/0568/06

DATE 08 DEC 2006

Copy

Application for Planning Permission
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:	BRENDAN
Last name:	KEARNEY
Company (optional):	—
Unit:	
House number:	58
House suffix:	
House name:	
Address 1:	OLD FORT ROAD
Address 2:	SHOREHAM BY SEA
Address 3:	
Town:	SHOREHAM BY SEA
County:	WEST SUSSEX
Country:	BRITAIN
Postcode:	BN43 5HA

2. Agent Name and Address

Title:	MR
First name:	PHIL
Last name:	BLOUNT
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	CHESIL HOUSE
Address 1:	WEST BEACH
Address 2:	
Address 3:	
Town:	SHOREHAM BY SEA
County:	WEST SUSSEX
Country:	BRITAIN
Postcode:	BN43 5LF

3. Description of the Proposal

Please describe the proposed development, including any change of use:

TO PROVIDE A NEW THREE STOREY DWELLING ON THE SIDE OF A PREVIOUS HOUSE & SIZE ADDED TO IN 2005 FOR A LARGE 3 STOREY SPANISH HOUSE. NEW HOUSE WILL BE A FULL "ECO" HOME WITH PHOTOVOLTAIC POWER, RAIN WATER HARVESTORS & BUILT FROM A SUSTAINABLE TIMBER FRAME CONSTRUCTION.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use 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: 58 | House suffix:

House name:

Address 1: OLD PORT ROAD

Address 2:

Address 3:

Town: SHOREHAM BY SEA

County: W. SUSSEX

Postcode (optional): BN43 5HA

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

Easting: | Northing:

Description:

SITE CLEARED FOR ERECTION OF HIGHLY ENERGY EFFICIENT "ECOHOME"

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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: HANNAH BARKER

Reference:

Date (DD/MM/YYYY): 27th OCT 08.
(must be pre-application submission)

Details of pre-application advice received?

HAD RUST MEETING IN AUGUST 08. FOLLOWING REJECTION OF PLANNING APPLICATION A SECOND MEETING WAS HELD & PLANS (REVISED) DISCUSSED.

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

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

A BIN STORAGE AREA IS SHOWN ON THE SITE PLANS.

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

BINS PROVIDED BY AUTHORITY

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☑ Yes ☐ No

If Yes, please provide details:

DIRECT NEIGHBOURS HAVE BEEN CONSULTED AND PLANS SUPPORTED BY THEM.

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		TIMBER RENDER & SILICONE RENDER	☐	☐	007
Roof		FLAT FIBREGLASS SYSTEM.	☐	☐	008.
Windows		POWDER COATED ALUMINIUM.	☐	☐	
Doors		POWER COATED ALUMINIUM	☐	☐	
Boundary treatments (e.g. fences, walls)	CONCRETE BLOCK WALL & OPEN SCREEN BLOCKS	AS EXISTING	☐	☐	
Vehicle access and hard-standing	TARMAC	AS EXISTING	☐	☐	
Lighting		LOW ENERGY & SOLAR POWERED	☐	☐	
Others (please specify)		POWDER COATED ALUMINIUM.	☐	☐	

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:

007 RENDER DETAILS / 008 POLYROOF DETAILS.
WINDOWS & EXTERNAL DOORS POWDER COATED RAL 7005.
AS PREVIOUSLY SUPPLIED

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	8-10	3	- 5-7
Light goods vehicles/ public carrier vehicles	/	/	
Motorcycles	/	/	
Disability spaces	/	/	
Cycle spaces	0	2	+ 2
Other (e.g. Bus)	/	/	
Other (e.g. Bus)	/	/	

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer EXISTING
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

MAIN SEWER WITHIN SITE of 58 OLD FORT Rd. BN43 5HA

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

[ ] Yes [ ] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer
- [x] RAIN WATER HARVESTING

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

) Designated sites, important habitats or other biodiversity eatures:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

BARE SITE

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

A PRIVATE DWELLING.

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate): 1ST OCT 08

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is *suspected for all or part of the site?* [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

6. Trees and Hedges

re there trees or hedges on the roposed development site? [ ] Yes [x] No

nd/or: Are there trees or hedges on land adjacent to the roposed development site that could influence the evelopment or might be important as part f the local landscape character? [ ] Yes [x] No

Yes to either or both of the above, you will need to provide a full ree Survey, with accompanying plan before your application can e determined. Your Local Planning Authority should make clear n its website what the survey should contain, in accordance with ie current 'BS5837: Trees in relation to construction - ecommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

$Date: 2008/05/16 15:23:36 $ $Revision: 1.30 $

9. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.07938

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

25. 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]	2/12/08

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):

25. 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:	Date (DD/MM/YYYY):
[redacted]	[redacted]	5/12/08

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):

26. 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 correct fee: (FREE OF CHARGE)	☒
The original and 3 copies of the 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 a design and access statement:	☑
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 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):	☑

27. 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):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

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

gricultural 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:

Date (DD/MM/YYYY):

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):

26. 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 correct fee: (FREE OF CHARGE) ☐

The original and 3 copies of a design and access statement: ☑

The original and 3 copies of the 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 the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

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 the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. 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): 2-12-08 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01273	464393	—

Country code:	Mobile number (optional):
	07766770877

Country code:	Fax number (optional):
01273	464393

Email address (optional):

gj02bell@hotmail.co.uk

30. 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:

PLANNING D... ...NCIL
PLAN No. A0d056868
08 DEC 2008

58 Old Fort Road, Shoreham-By-Sea

Proposed replacement detached dwellinghouse – three storey four bedroom 'Eco' house (resubmission)

Planning Policy Access and Design Statement

Introduction

Planning permission is sought for a replacement dwelling at 58 Old Fort Road, Shoreham-by-Sea. The site lies on the shore (south) side of Old Fort Road. The dwelling is a detached chalet bungalow, set back with a large front garden, and an extended rear garden which backs onto the beach.

A former application for a replacement dwelling was recently refused by the Council's Development Control Committee. This application represents a resubmission which seeks to address the former reasons for refusal.

This application must be seen in the context of an extant consent which exists on the site for a replacement dwelling. Details of this will be referred to in this supporting statement.

The application was refused on two grounds; the impact of the building in the street scene (the former proposal was considered an incongruous and obtrusive feature) and the scale and design of the building (which was considered to be detrimental to the visual amenities and residential environment) making further applications of this type difficult to resist.

The revised scheme indicates a revision in the design of the proposed dwelling, adding architectural detailing and visual interest.

The following Design Statement will demonstrate how the proposal is appropriate to the street scene and will have no adverse impact on visual or residential amenities.

The site and Surroundings

The site is located in an area that has seen considerable change, not only recently but in past years. The area can be said to typify one in which new designs and styles have been welcomed and readily incorporated into a mixed and varied street scene. The dwellings are, on the whole, detached, in generous grounds. However one unifying factor in the neighbourhood is that each dwelling is diverse and unique. There are a varied mix of single storey, chalet types, two and three storey buildings. There is a wide variety of roof forms; pitched and flat roofs, dormers, turrets and wings.

It is this eclectic mix that makes an area such as this very desirable and allows peoples' dreams to be realised.

It is therefore difficult to understand how a reason for refusal can refer to the need to resist the similar proposals in the vicinity. Each planning application is to be determined on its own merits. If the proposals have no adverse impact in the street scene and no adverse impact on the residential amenities of neighbours, planning permission should be granted. In this case, the proposal is no different from the many generous sized, flat roofed, modernist structures in the immediate vicinity and cannot be ruled out on the grounds of precedent.

Photographs accompanying this report will highlight some of the existing houses in proximity to the application site to demonstrate this fact.

Design Statement

Use

The proposed replacement is for a single dwelling replacing a single dwelling. No increase in activity is expected.

The site will be redeveloped to create an energy efficient marine home of a size suitable for the plot. The existing front garden area has space for at least 8 cars on the drive and 2 cars in the garage. The revised scheme will only have 2 parking spaces and 2 in the garage as the front area will landscaped to provide a garden area as well.

The gardens will be 205.8m2 (south) and 32m2 (north)

Layout

The layout of the site will reflect that of the immediate surroundings. The building lines will be maintained at both the front (road) and rear (beach) sides of the site.

It is important to note that the existing consent for a 'Spanish Villa' type dwelling will not respect the existing building lines, and will project further forward towards the road with a substantial two storey element that is not replicated in this scheme.

The new dwelling will provide comfortable family accommodation over three floors. The ground floor will provide three bedrooms all with en-suites, utility room, W.C and outdoor continental cooking area. The three bedrooms will ample scope for a future living area thus setting out the property for Life Style Homes Standards. The en-suites will be wet rooms ensuring future alterations will not be required for a disabled persons use. The entire ground floor will be on the same level.

The first floor will provide an open plan living, kitchen and dining area with south facing balcony and north facing open sitting area. The second floor will be set out for the master bedroom and en-suite again with South facing balcony. Any windows to the side elevations will have obscure glass and the balcony sides will be high level obscure screens, this will maintain the privacy of the neighbours.

Scale

The scale of the proposed building readily reflects those of the buildings flanking it. It matches exactly the height of the 'Georgian' style dwelling to the east.

As previously noted, the properties in Old Fort Road are of various sizes, heights and designs. Many have or are being renovated and extended. Many have made use of the roofs to form a second floor either with dormers or velux roof lights. Most of the properties are set deep into the sites with long drives and shorter back gardens.

Old Fort Road is reasonably level but the individual designs of the houses create an uneven roof/skyline. The neighbouring houses are of various designs from 1950's to 1970's and of a wide ranging scale of shapes and sizes.

The scale of the proposed dwelling is therefore entirely appropriate to the scale of the surroundings and will not appear incongruous or out of place.

It is important to make a comparison with the consented 'Spanish Villa' style dwelling. It is exactly the same height as the consented dwelling. Conversely the consented 'Spanish Villa' dwelling is significantly deeper. The scale of the proposed dwelling is therefore significantly less than that which could be built on the site without any further consents being required.

Appearance

As previously noted there are a wide variety of styles of dwellings and this is borne out in the accompanying photographic analysis of the surroundings.

The appearance of the application dwelling has been amended to add visual interest and architectural detailing, which ensures it can be incorporated within the street scene. The dwelling has been designed with a contemporary beach theme that compliments the existing dwellings in Old Fort Road which have been designed with a similar theme.

The clean lines and fresh appearance of the dwelling responds to the modernist architecture movement that is so popular in the area.

The house is designed to withstand the severe salt atmosphere that so many other properties on the beach are suffering from with rust attack from wrongly used materials. We intend to use a Silicone thro colour render to the ground, first and second floors. It is proposed to use Solar and Photovoltaic panels for the electricity, hot water and heating and a rainwater harvesting tank. The Solar and Photovoltaic Panels will be laid flat so as not to add any additional height to the street scene.

Conversely, the consented 'Spanish Villa' style dwelling, with its 'hacienda' or ranch style appearance, would be an incongruous addition to the street. The mixture of roof forms and maze of dormers and window styles would be incompatible with the neighbourhood, notwithstanding the varied designs in the street.

Landscaping

The existing walls to the boundary will be rendered to compliment the house. The existing drive which is laid to Tarmac will be altered to create raised planters with marine plants. The rear garden is already laid to decking with an in-ground pool. There are raised planters and it is intended to leave the rear garden as set out.

A landscaping condition would readily ensure that such arrangements are created and maintained as part of the overall project.

Access

The proposal is for a replacement dwelling so there are no location aspect to access that are of concern.

The existing drive crossover will remain as set out. The drive and access to the proposed dwelling will be level for wheelchair access.

Planning Policy Analysis

Policies of the **Adur District Local Plan** have been saved for the purposes of the development plan, prior to the adoption of the Local Development Framework.

Policy **AH2** accepts infilling or redevelopment within the built up areas of the town in principle. New development will be expected to be designed to create a pleasant place to live and is in keeping with the and enhances the local environment with particular emphasis on form, height, density and layout. This statement has demonstrated that the application proposal in its revised form readily meets that requirement.

The proposals have no unneighbourly effect on the flanking dwellings.

The same cannot be said of the consented 'Spanish Villa' style dwelling, which would enjoy many windows at first and second floor level which would have a very serious unneighbourly effect on the flanking dwellings. The loss of privacy afforded to the private rooms and rear and front gardens of their homes would be compromised by this dwelling, which could be erected tomorrow.
The proposal also has an acceptable level of car parking, respects the natural topography of the area and incorporates adequate standards of residential amenity for occupiers.

Policy **AG1** requires that new development should lie within the built up area and should not detract from the urban environment. It is submitted that the proposal reflects and enhances the built up environment.

The **West Sussex Structure Plan** similarly contains policies that have been saved for the purposes of the Local Development Framework.

Policy **DEV1** requires development to be of a high quality, taking into account the need to integrate with its surroundings and to have regard to the local context, the characteristics of the site and surrounding area. Development should contribute towards a sense of place and a high quality socially inclusive environment. Development should maximise energy efficiency and minimise the use of non-renewable resources.

We have demonstrated how the proposed dwelling will fully integrate with the street scene and contribute to the distinctive sense of place of the shore-line at Shoreham, with its unique and diverse styles of houses. The ecological credentials of the proposals are significant, the use of solar panels, rainwater harvesting and grey water recycling and very high insulation values.

Policy **CH1** allows development that maintains and enhances the character, distinctiveness and sense of place of settlements. Again this is fully demonstrated in our submissions.

Conclusion

We conclude that the redesigned scheme reflects and enhances the street scene by replacing a nondescript chalet bungalow with a modern eco home that contributes to the sense of place which is the shoreline at Shoreham-by-Sea. The area is typified by generous plots consisting of unique homes in diverse styles, many of which are flat roofed modernist homes. The proposed dwelling will fully integrate with the street, and will not appear out of place or incongruous in any way.

The ecological credentials of the design will not only accord with local planning policies, but reflects Government Guidance for sustainable buildings and genuinely reduce the use of scarce natural and non-renewable resources.

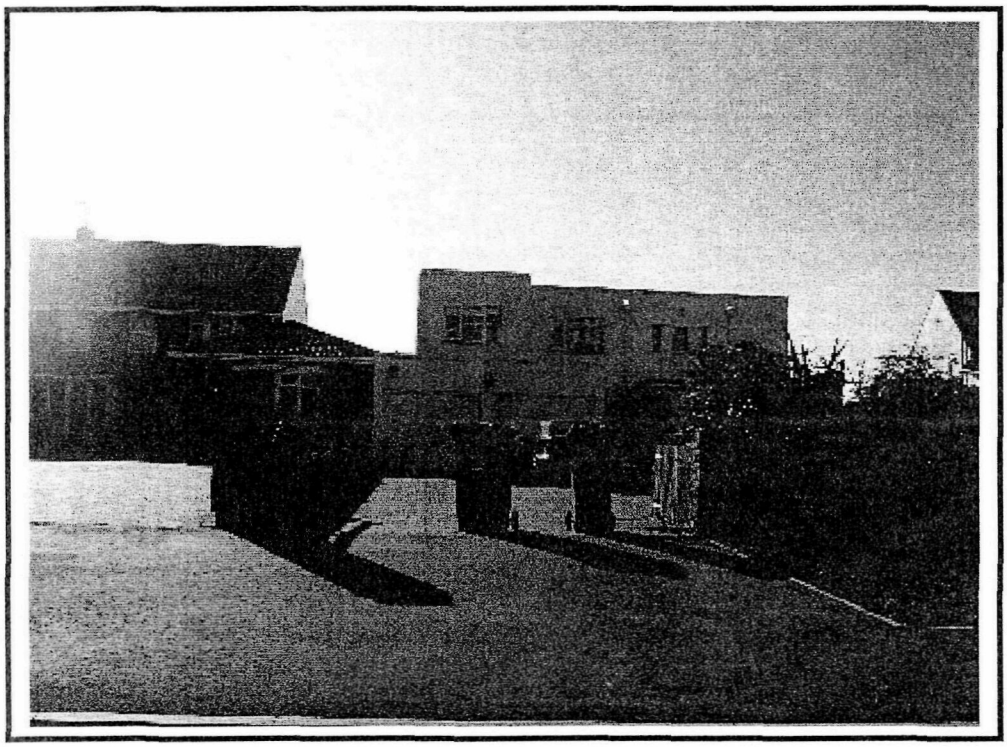
As such the proposal accords with Local Plan Policy AH2 and AG1 and Structure Plan Policy DEV1 and CH1.

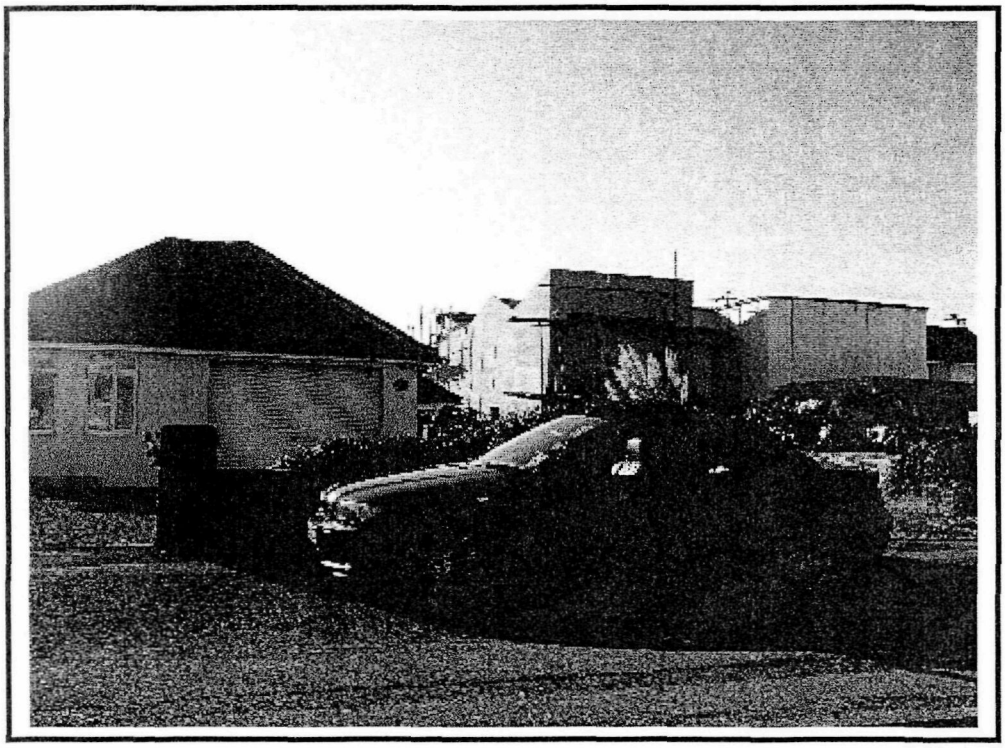
58 Old Fort Road, Shoreham-By-Sea

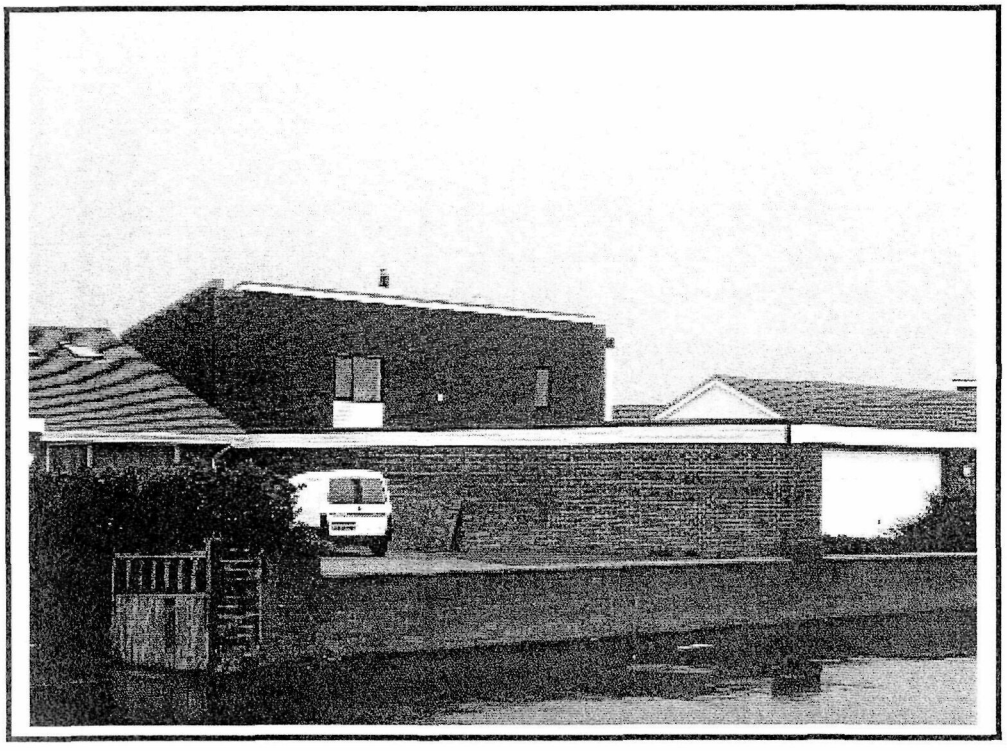
Proposed replacement detached dwellinghouse – three storey four bedroom 'Eco' house (resubmission)

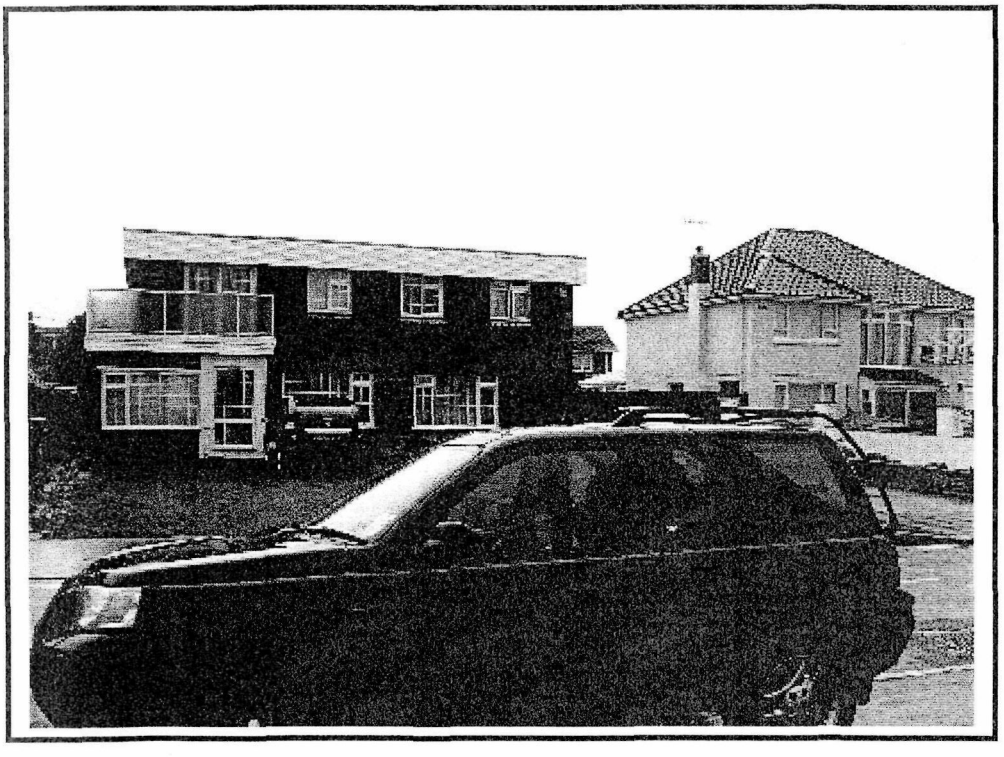
Photographs of Surrounding houses

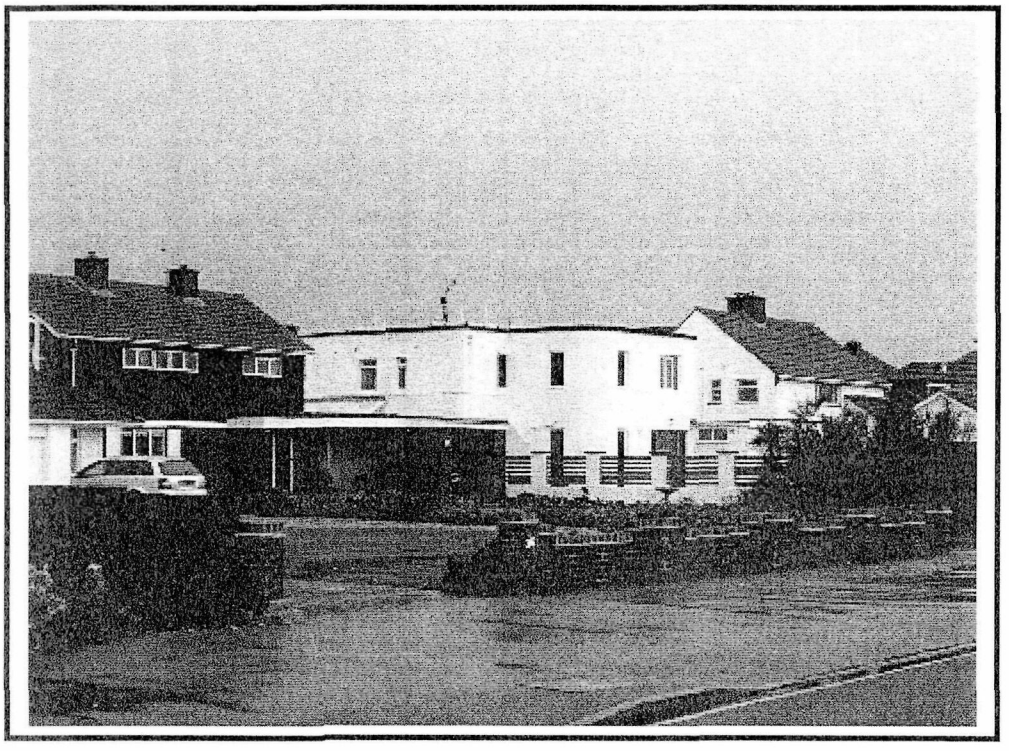
All the photographs below are of houses in Old Fort Road. This demonstrates that modern and experimental homes with flat roofs are a key component of the street, and that this makes up an intrinsic part of its character and attractiveness.

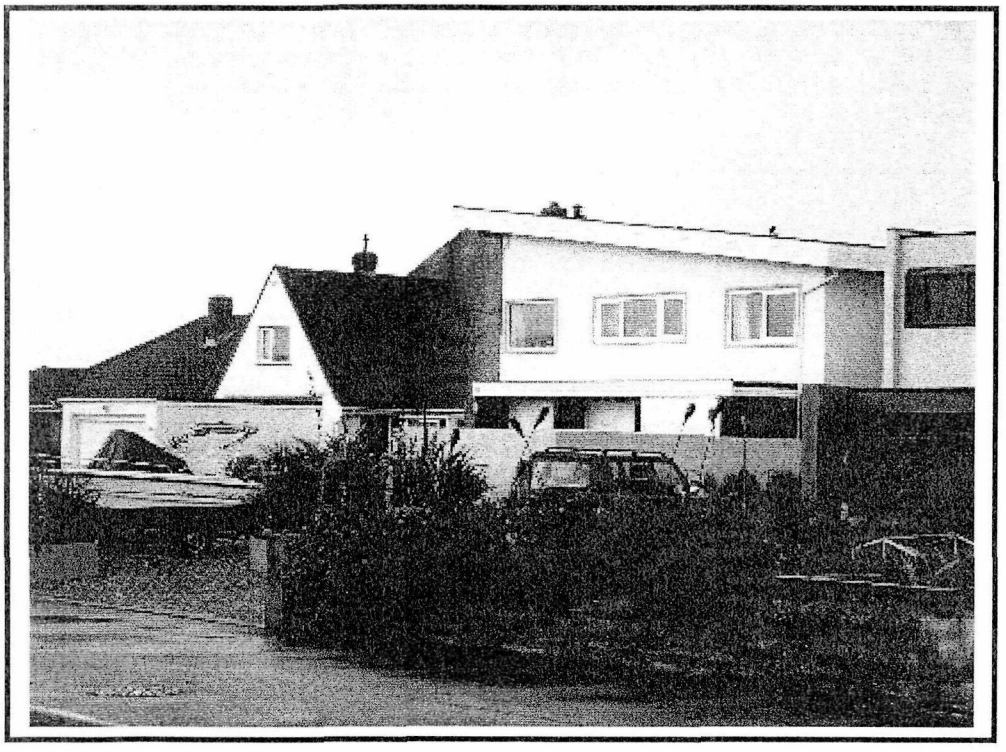












H.M. LAND REGISTRY			TITLE NUMBER	
			WSX73495	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	WEST SUSSEX		TQ 2204	G
Scale: 1/1250	ADUR DISTRICT		© Crown copyright 1977	

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08 DEC 2008



FILED PLAN

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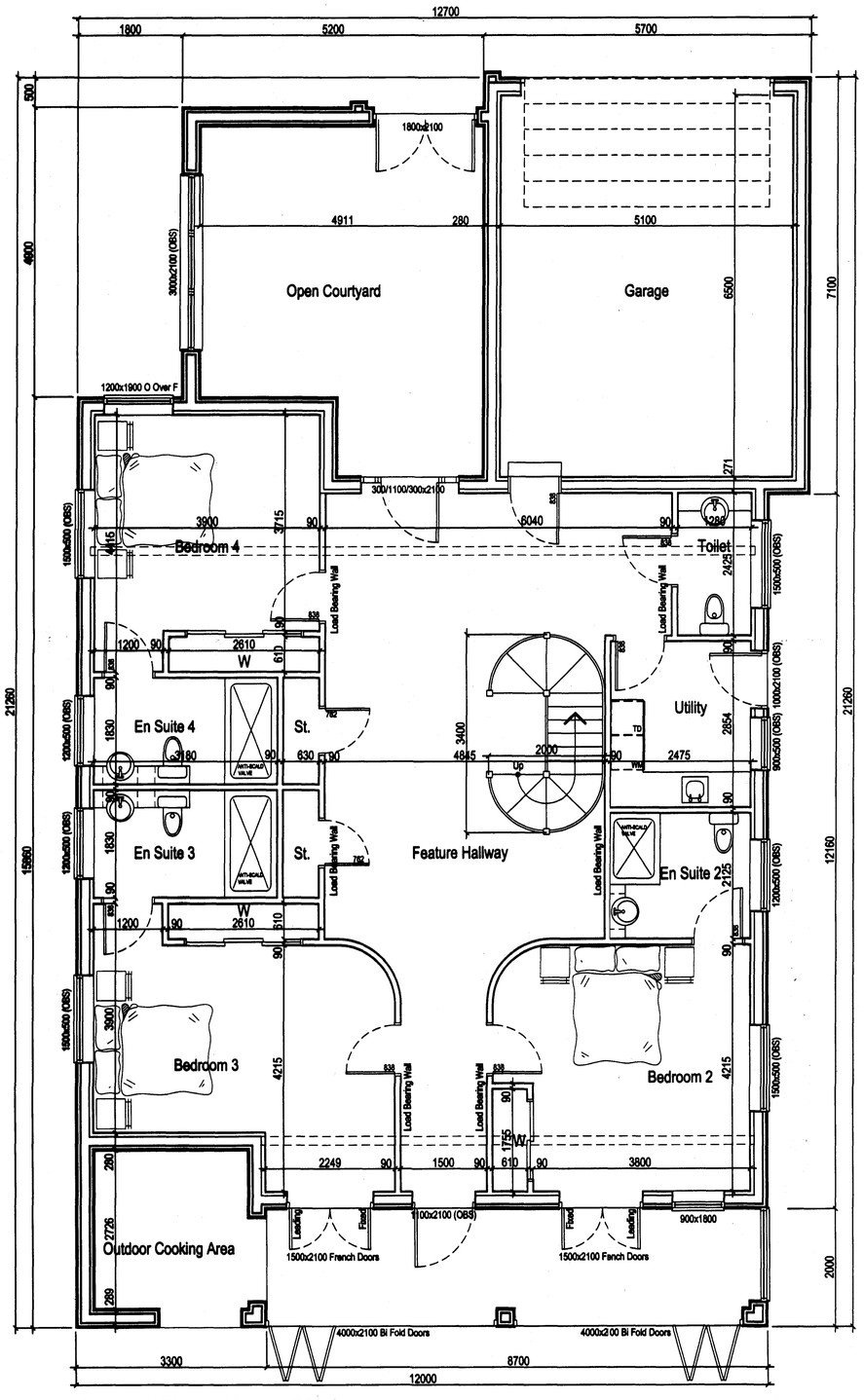
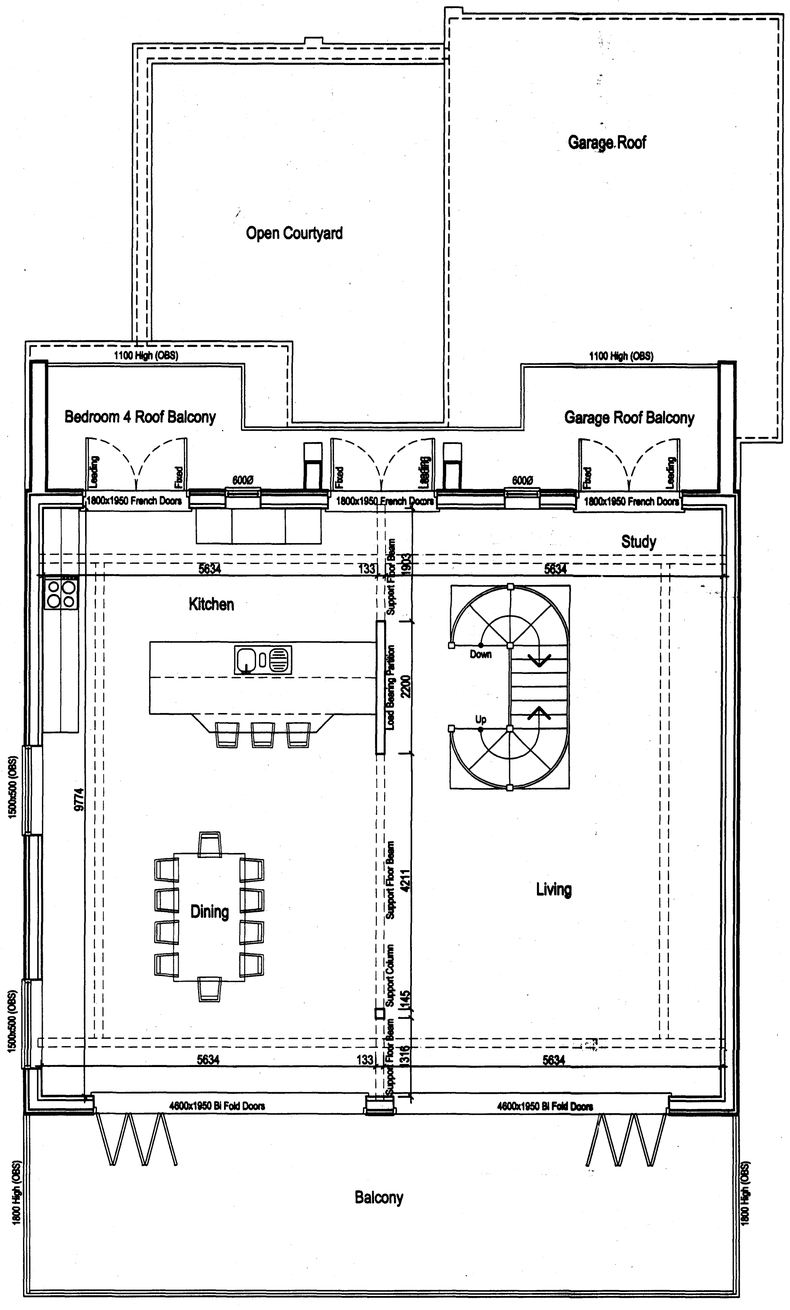


Ground Floor Plan 1:50



First Floor Plan 1:50

Received
0 8 DEC 2008

Rev		Date
C	FURTHER PLANNING ALTS ADDED	GS 11.2008.
B	FURTHER PLANNING ALTS ADDED	GS 10.2008.
A	PLANNING ALTS ADDED	GS 10.2008.

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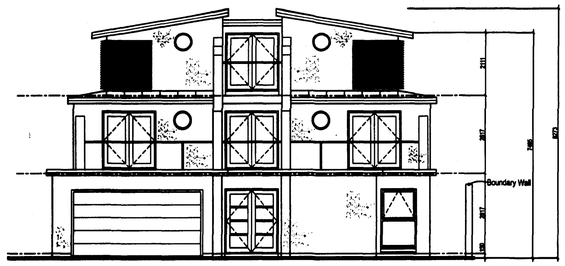
TITLE:
Proposed Replacement 3 Storey Eco Home
58 Old Fort Road
Shoreham Beach
BN43 5HA

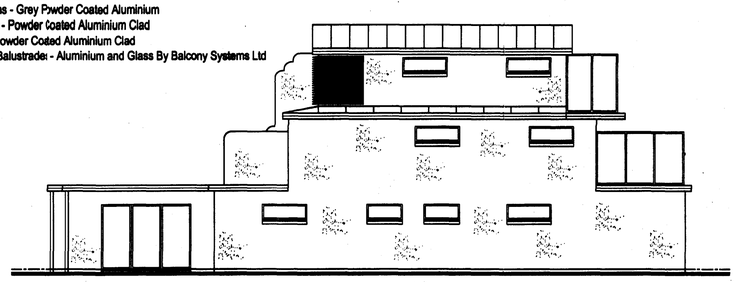
FOR:
Mr and Mrs B. Kearney

drawn by: G. Scott	drawing no: D2008-1500-001
checked by:	
date: 10.2008.	
scale: 1:50	rev: C

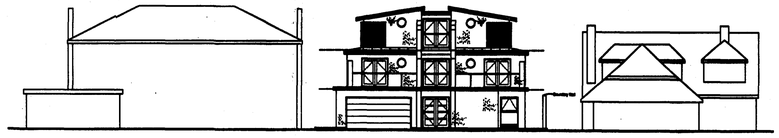
EXTERNAL FINISHES:-
1. Flat Roofs - Polyroo Fibreglass
2. Walls - Silicon White Render
3. Roof Trims - Grey Powder Coated Aluminium
4. Windows - Powder Coated Aluminium Clad
5. Doors - Powder Coated Aluminium Clad
6. Balcony Balustrades - Aluminium and Glass By Balcony Systems Ltd



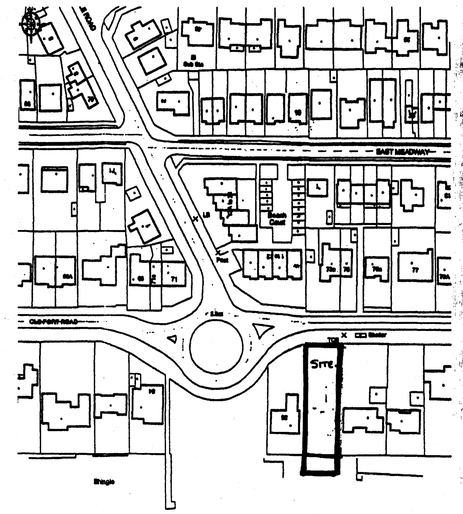
Front (North) Elevation 1:100



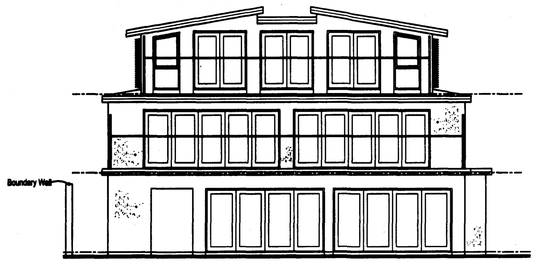
Side (West) Elevation 1:100



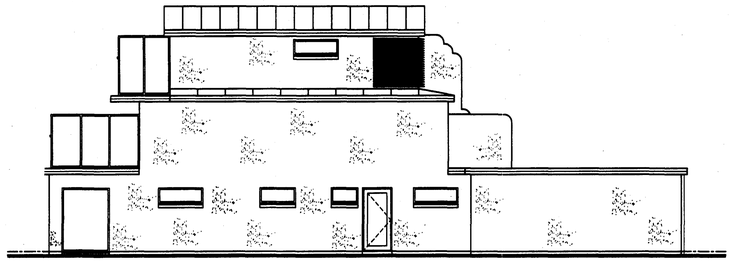
Street Elevation 1:200



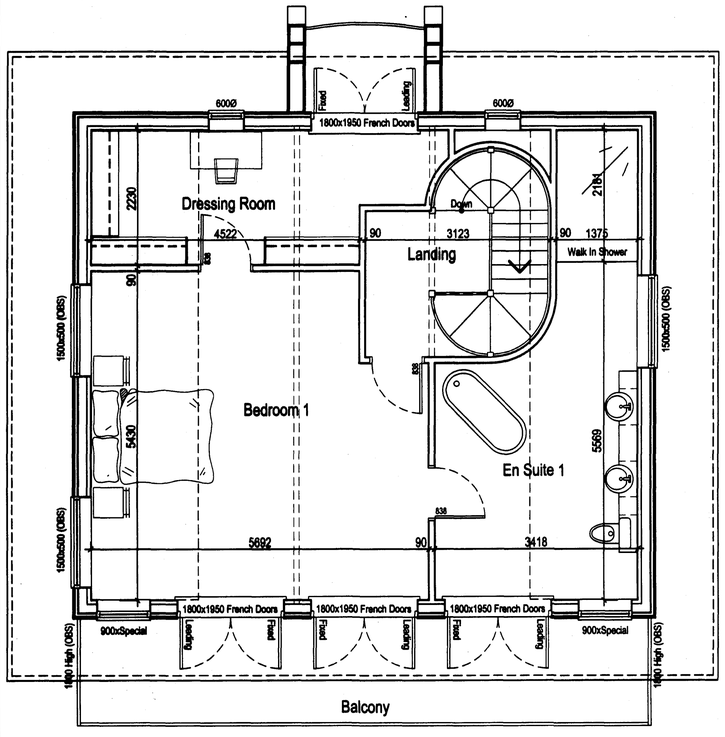
Location Plan 1:1250



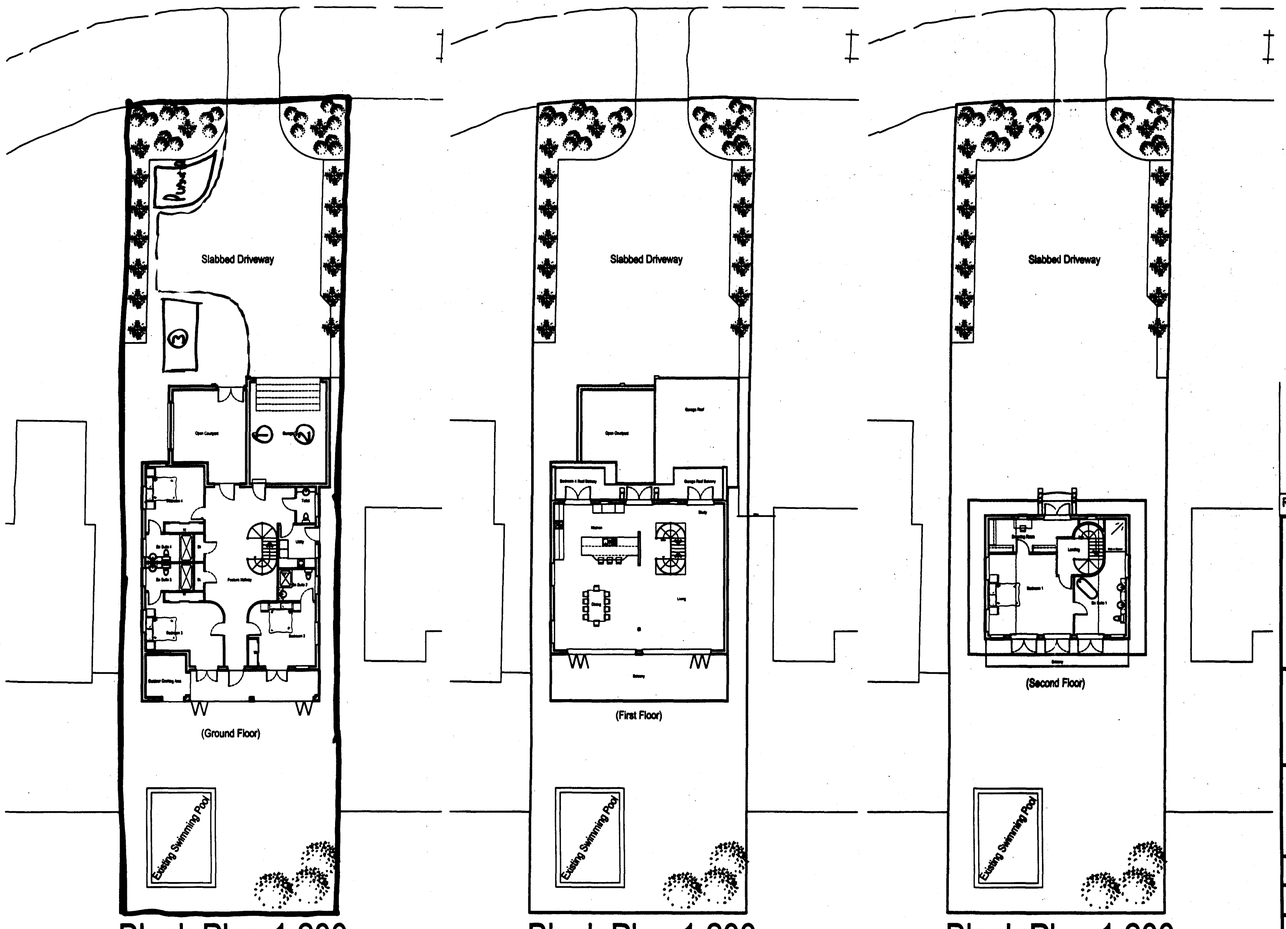
Rear (South) Elevation 1:100



Side (East) Elevation 1:100



Second Floor Plan 1:50



Block Plan 1:200

Block Plan 1:200

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