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

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc0286/08
DATE 24 JUN 2008

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

ublication of planning applications on council web sites
ease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form
nd in supporting documents may be published on the council's website.
any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection
ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: | Surname: Maio

Company name:

Street address: Dovecote Cottage
Upper Brighton Road

Town/City: Sompting
County: West Sussex
Country:
Postcode: BN14 9JU

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: James | Surname: Roberts

Company name: Roberts & Wrigley Associates

Street address: 27a Goring Road
Goring By Sea

Town/City: Worthing
County: West Sussex
Country: England
Postcode: BN12 4AR

	Country Code	National Number	Extension Number
Telephone number:	01903	240169	
Mobile number:			
Fax number:			

Email address: rwassociates@tiscali.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Proposed conversion of the workshop, store and three covered parking bays into habitable accommdation.

Has the work already been started without planning permission? (●) Yes ( ) No

If Yes, please state when the works were started: 31/05/2007

Has the work already been completed without planning permission? ( ) Yes (●) No

Site Address Details

l postal address of the site (including full postcode where available)

Description:

ıse:	Suffix:
ıse name:	Dovecote Cottage
eet address:	Upper Brighton Road
vn/City:	WORTHING
ınty:	West Sussex
ıstcode:	BN14 9JU

ıscription of location or a grid reference
ıust be completed if postcode is not known):

sting:	515691
rthing:	105157

Pedestrian and Vehicle Access, Roads and Rights of Way

a new or altered vehicle ıcess proposed to or from e 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, extinguishment and/or creation of public rights of way? ◯ Yes ◉ No

Pre-application Advice

ıs assistance or prior advice been sought from the local authority about this application? ◯ Yes ◉ No

Trees and Hedges

ıe there any trees or hedges on your own property or on adjoining ıoperties which are within falling distance of your boundary? ◯ Yes ◉ No

ıll any trees or hedges need to be removed or pruned in order to carry out your proposal? ◯ Yes ◉ No

Parking

Will the proposed works affect existing car parking arrangements? ◉ Yes ◯ No

If Yes, please describe:

oss of covered parking bays

Council Employee / Member

s the applicant or agent related to any member of staff or elected member of the council? ◯ Yes ◉ No

0. 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)

◯ The agent ◉ The applicant ◯ Other person

1. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Flint Work

Description of *proposed* materials and finishes:

Flint Work to match existing

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber Frame

11. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber Frame

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

12. Certificates (Certificate A)

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.

Title: Mr First name: James Surname: Roberts

Person role: Agent Declaration date: 05/05/2008 ☐ Declaration made

12. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(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: ○

Title: Mr First Name: James Surname: Roberts

Person role: Agent Declaration date: 05/05/2008 ☐ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☐

Date 05/05/2008

R&W Associates

PLANNING DIVISION
PLAN No. Add028608
DATE 24 JUN 2008

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

Amount.

It is proposed to convert the existing store and 3 covered parking bays into habitable accommodation.

Layout.

The proposed conversion will provide an additional kitchen, dining area and games room. The existing house will remain unchanged.

Scale

The scale of the building will be unaffected from the outside, while the internal layout has been changed.

Landscaping

Not Applicable.

Appearance

The external appearance and materials of the building are to match the existing house with the use of flint, timber boarding and brickwork.

Use.

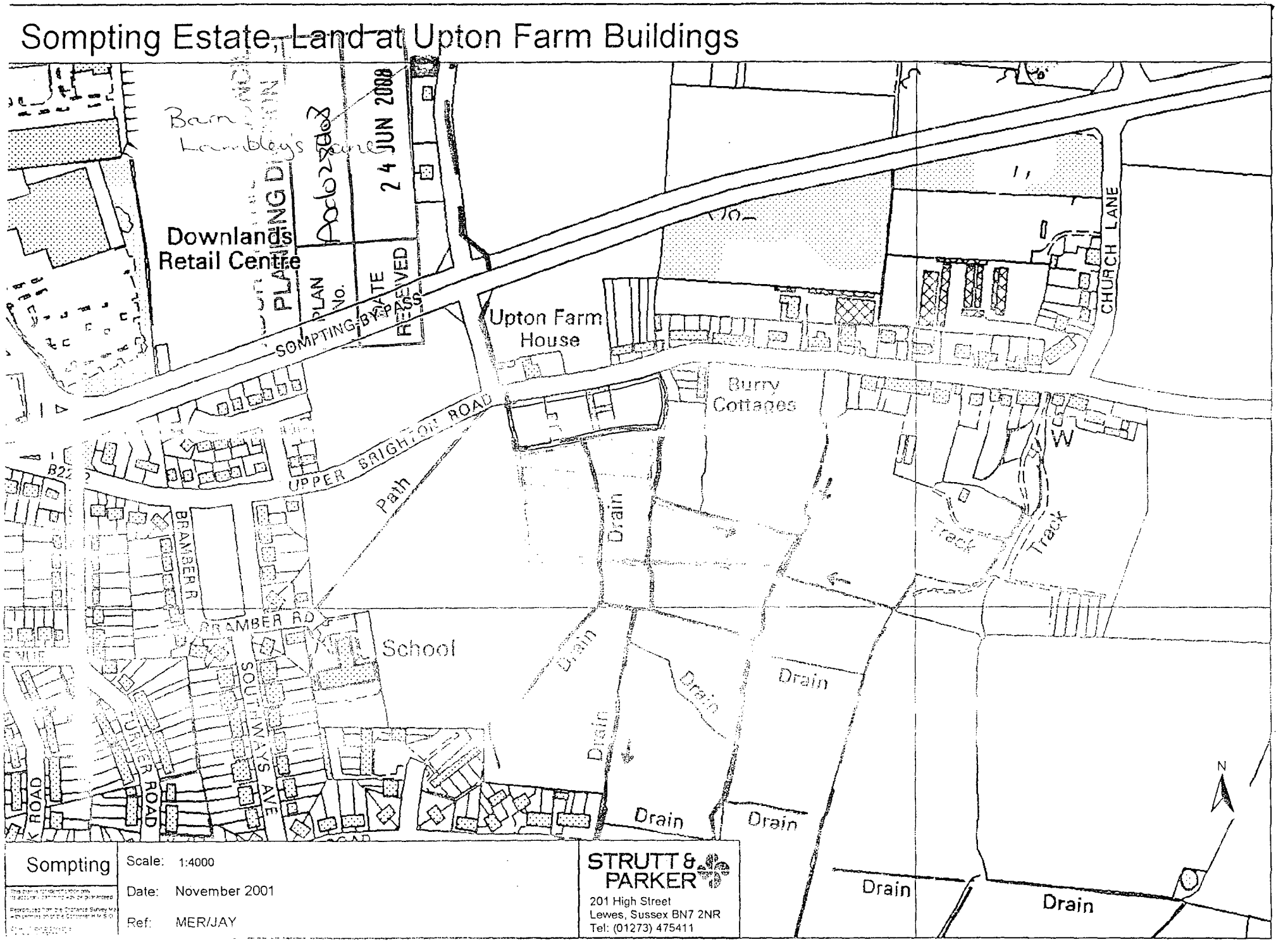
The proposed conversion will be for domestic use.

Access.

Vehicular & pedestrian access is not affected by this proposal.

ROBERTS & WRIGLEY ASSOCIATES
27A GORING ROAD, GORING BY SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240169 FAX: 01903 240169 EMAIL: rwassociates@tiscali.co.uk

Sompting Estate, Land at Upton Farm Buildings



GORDON F DIXON
"LINDEN HOUSE"
RING ROAD, NORTH LANCING
WEST SUSSEX. BH15 0QF
TEL & FAX 01903 752882

PLANNING DIVISION
RECEIVED
24 JUN 2006
AW/0228/06

EXISTING WALL

REMOVE EXISTING WALL DOTTED

EXISTING WALL.

4.200m. 4.100 m. 4.200m.

DETAILS NOT AYAILABLE YET FROM S./WATER FOR EX. M. H. C.L. I. L.

E E A I ON OF REYISED ENTRANCE.

EXISTING BOUNDARY WALL TO BE REALIGNED TO PROVIDE 10 m x 2.40 x 10 m V 'BILITY SIGHT LINES.

NEW DRAINAGE DITCH S./W. CHANNEL ACROSS DRIVE

10.m. 3.m.

150mm. ø

I./C. 600mm DEEP.

COVERED PARKING.

3. Nº PARKING BAYS

4.10 m

I./C. 260mm DEEP.

100mm G. 1:50

EXISTING HEDGE

NEW YEHICULAR DRIVE TO HAYE POROUS SURFACE THROUGH OUT.

50.

S.A

100mm ø

I./C. 560mm DEEP. 1:40

100 ø 1:40

I./C. 780mm DEEP.

100 ø

I./C. 550mm DEEP

EXISTING PADDOCK.

S.A.

100mm ø G. 1:40.

I./C. 450mm DEEP.

TWO STOREY BARN CONYERSION.

STABLE BLOCK.

SITE. PLAN, UPTON. FARM. BUILDINGS, SOMPTING.

SCALE 1/500.m.

DRG. 1642/1.

Floor

Floors to be constructed of 18mm tongue & groove flooring chipboard onto floor joists (size and spacing specified by structural engineer). Floor to be insulated with 170mm Crown wool laid between floor joists and supported by insulation supporting wire.
Plastic air bricks are to be provided @ 1200mm centres to allow adequate cross ventilation of the sub floor.
The ventilated air space must measure at least 75mm from the ground covering to the underside of any wallplates and at least 150 mm to the underside of the suspended timber floor or insulation (whichever is the lower).

Ceiling

The ceiling of the extension is to be lined with 12.5mm british gypsum plasterboard, or similar

Doors/Windows

Insulated cavity closers are to be used around all new windows and doors

All new glazing to achieve an average weighted area
U value of 1.8 W/M² °C, Pilkington K glass.

Any Glazing within 800mm of finished floor level, or 1500mm from finished floor level for doors and windows immediately adjacent to doors to be toughened or laminated to comply with BS6206:1981.

Habitable Room Ventilation.

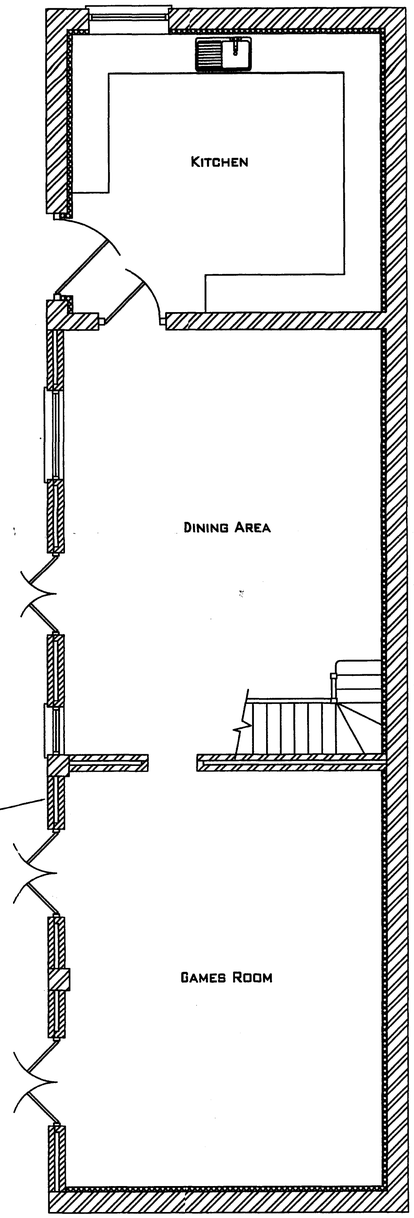
Habitable Room - Rapid Ventilation to be 1/20th of the room area. trickle ventilation minimum 8000mm². Rapid ventilation minimum 1750mm above floor level.

Electrical Work

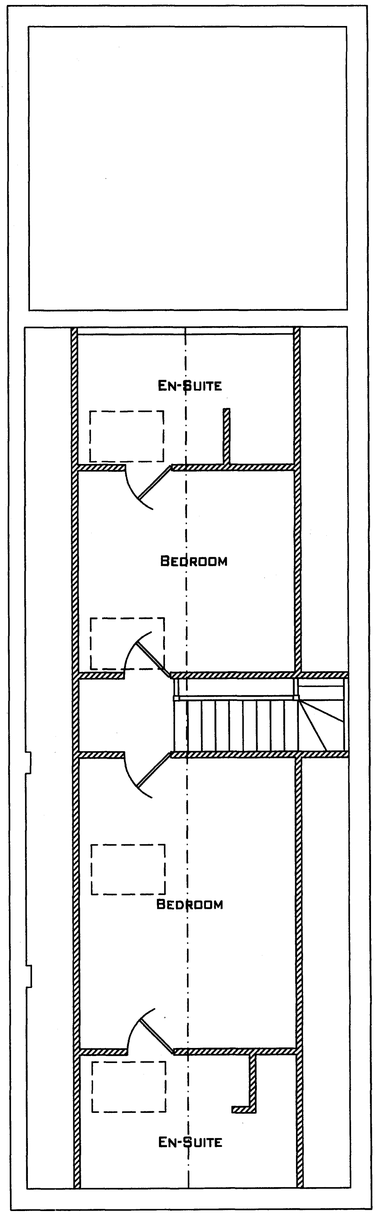
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

External walls to be shiplad onto battens and Breather paper, with 12mm-ply cladding nailed at stud wall (100mm x 50mm studs) Insulate cheeks with 90mm GA3075 Celotex between studs, with a further 12mm fixed to the internal face. internally clad with polythene vapour barrier,



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed South Elevation
Scale 1:100

PLANNING DIVISION
PLAN No. A06286/08
DATE RECEIVED 24 JUN 2006

- All dimensions must be checked on site and not scaled from this drawing, apart from Local Authority.

- No work is to be commenced untill full Planning Permission/ Building Regulations have been approved and any conditions discharged. Any work started prior to approval is entirely at clients/ contractors risk.

- The contractor is responsible for taking and checking all levels, dimensions etc, prior to ordering materials and starting work.

- Where approval of materials by Local Authority is a condition of the Planning Concent, samples must be supplied to the relevant officer or approved in writing before relevant works are commenced.

- It is the responsibility of the building owner, or tenant, to comply with the requirements of 'The Party Wall Act 1996' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.

ROBERTS & WRIGLEY ASSOCIATES
27A GORING ROAD, GORING BY,SEA, WEST SUSSEX, BN12 4AR
TEL: 01903 240169 EMAIL: rwassociates@tiscali.co.uk

CLIENT
MR & MRS MAIO

Company

Site Address
DOVECOTE COTTAGE
UPPER BRIGHTON ROAD
SOMPTING
WEST SUSSEX

DRAWING TITLE
PROPOSED CONVERSION OF THE WORKSHOP, STROE AND THREE COVERED PARKING BAYS INTO HABITABLE ACCOMMODATION.

DRAWN
JAMES ROBERTS

DATE
17TH APR 06

SCALE
1:50 & 1:100

JOB No.
06/000

All Dimensions of existing buildings/ boundarys to be verified on site by contractor, with any discrepancies reported back before commencement of work.
This drawing is the copyright of Roberts & Wrigley Associates and shall not in any way be used or reproduced without written consent.

DRAWING No.
DRAWING 01
PROPOSED FLOOR PLANS

REV.	Date
REV.	Date
REV.	Date