ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Addossdot
DATE RECEIVED 28 SEP 2007

Lawful Development Certificate Proposed Section 192

A1. Applicant Details

Organisation

	Title	Forename	Surname
Name	Miss	Jo	Shuttleworth

A1.1 Address Details

Name or flat number	
Property number or name	21
Street	New Road
Locality	
Town	Shoreham-By-Sea
County	Sussex
Postal Town	
Postcode	BN43 6RA

A1.2 Communication Details

	Nat Code	Extn No.
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation			
	Title	**Forename**	**Surname**
Name	Mr	J	Johnson

A2.1 Address Details

Name or flat number	
Property number or name	216
Street	Cowley Drive
Locality	Woodingdean
Town	Brighton
County	Sussex
Postal Town	
Postcode	BN2 6TH

A2.2 Communication Details

	Telephone No.	**Extn No.**
Telephone No.	07753530422	
Daytime Telephone No.	07753530422	
Fax No.		
Email Address	flinch101@hotmail.com	
DX Number		

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0588/07
DATE RECEIVED 28 SEP 2007

1. Site Address Details

Address Details

Name or flat number	
Property number or name	21
Street	New Road
Locality	
Town	SHOREHAM-BY-SEA
County	West Sussex
Postal Town	
Postcode	BN43 6RA

2. Description of the Proposed Development

2.1 Brief proposal description.

Single storey flat roof kitchen extension to rear of property

Duration of Proposal

2.2 Has the proposal been started? _ Yes X No

2.3 If yes, when did it start?

2.4 Is the proposal permanent? X Yes _ No

2.5 If not permanent, how long is the period expected to last?

3. Building or other operations

Detailed description of building or other operations.

The proposal is a single storey flat roof kitchen extension measuring 2.375m(L)x2.870m(W)x2.3m(H) giving a total extension area of 15.67m3 to the end of terrace property which has not had any pervious development. Proposed materials are as follows: WALLS Externally white render on 100mm blockwork with 75mm cavity with 50mm insulation with 100mm blockwork with skim coat internally ROOF 3 Layer built up felt system on ply on 200x50mm truss with 150mm insulation between with 12.5mm plaster and skim coat internally WINDOWS Timber framed full height folding doors with double glazed units GUTTERS AND RAIN PIPES Aluminium round sections - Colour black No new access is proposed and the development is to be contained within existing unaltered boundaries

4. Change of Use

Detailed description of the scale and nature of the proposed use.

The existing and proposed Use Class in the Schedule to the Town and Country Planning (Use Classes) Order 1987 is C3 Dwelling houses.

5. Lawfulness of Existing Uses/Buildings

Details of why the existing or last use, or the existing building is lawful

We consider the proposal can be allowed under Permitted Development for the following reasons: The extension is 15.67m3 in volumn and is no bigger than 10% of the existing house in volume or 50m3, whichever is the greater (for a terraced house). The extension is no higher than the highest part of the existing house and as it is within 2m of a boundary, no part is higher than 3m for a flat roof and does not bring the house no closer to an existing road than it is at present.

6. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If the applicant is not the owner, please give details

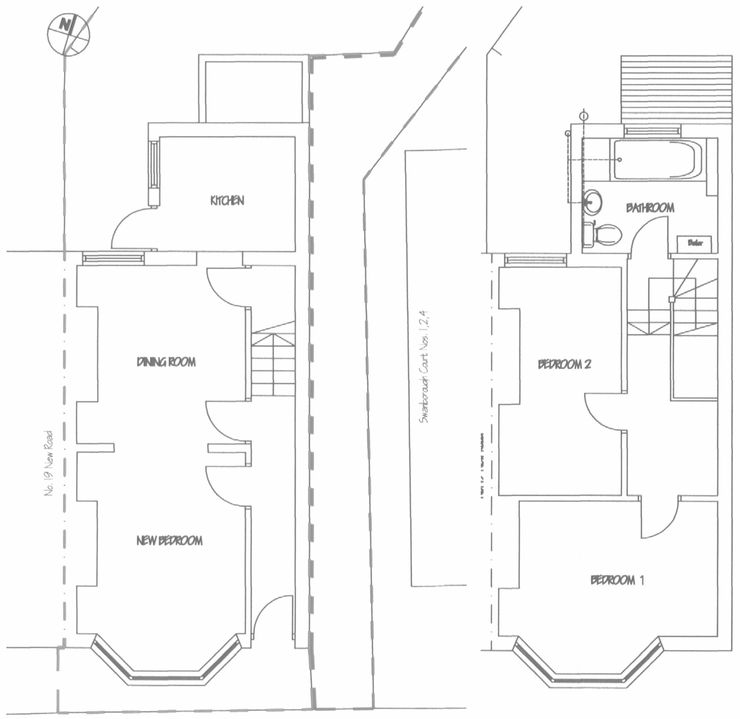
7. Supporting Evidence

Additional information in support of the application

Drawing Number 0702 SK-01 showing the existing and proposed plans, elevations and sections.

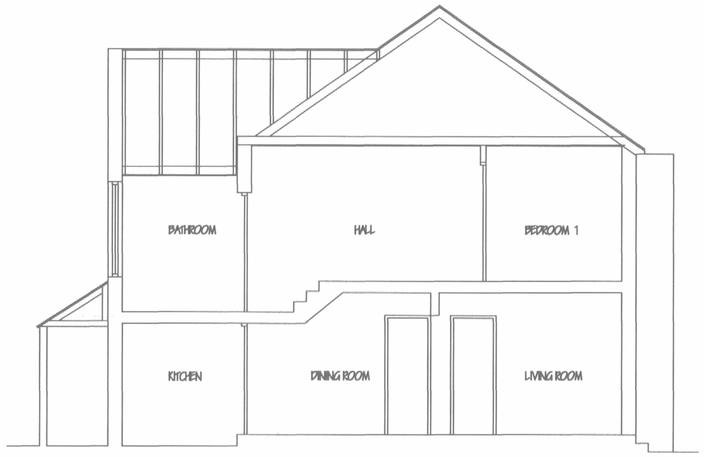
Warning: Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193 (7) enables the council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

Signature **Electronically submitted; no signature required.**

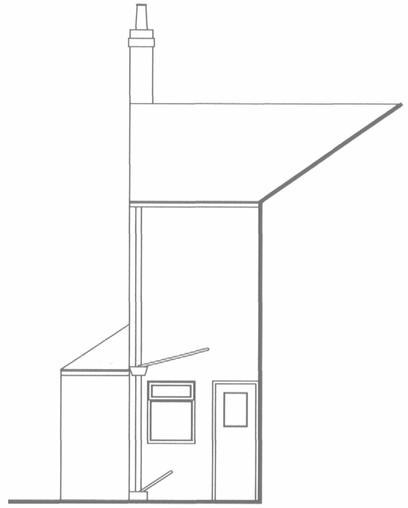


EXISTING GROUND FLOOR PLAN

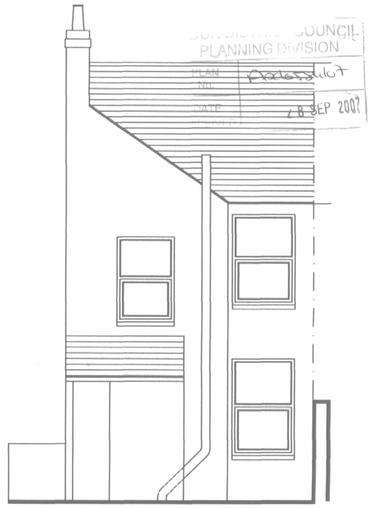
EXISTING FIRST FLOOR PLAN



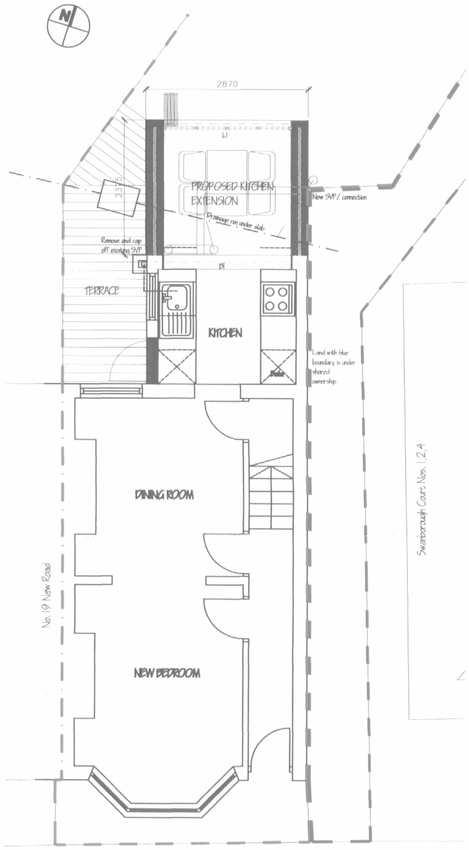
EXISTING LONG SECTION



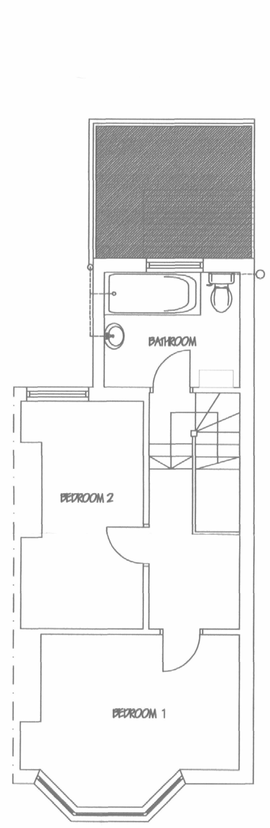
EXISTING SIDE ELEVATION



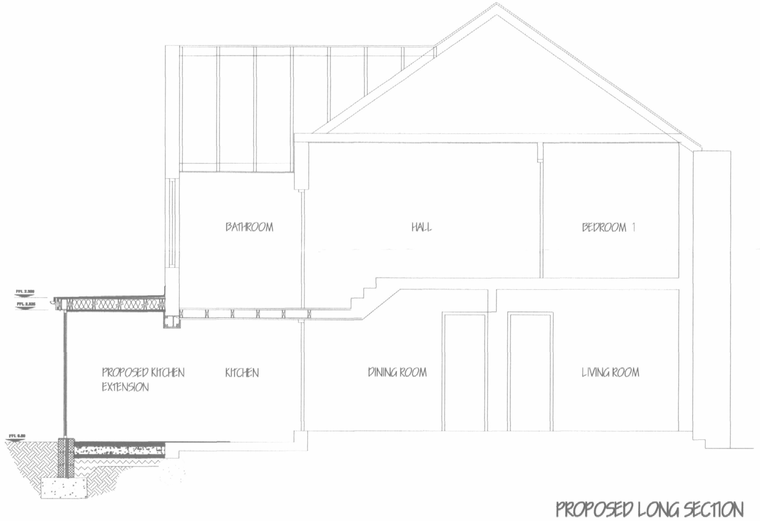
EXISTING REAR ELEVATION



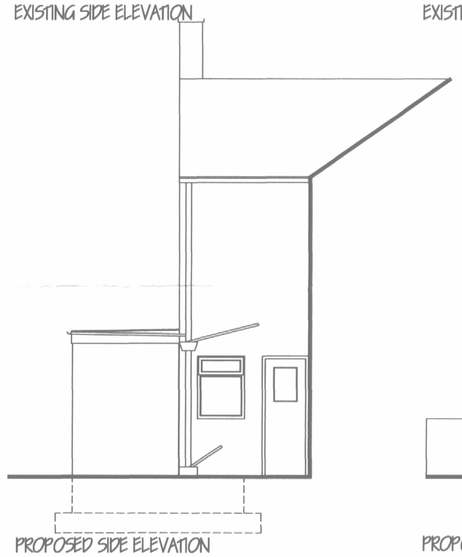
PROPOSED FLOOR PLAN



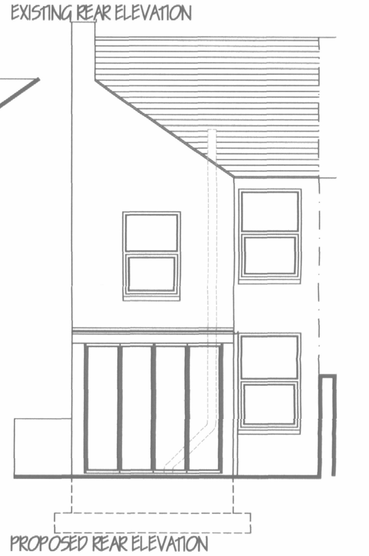
PROPOSED FLOOR PLAN



PROPOSED LONG SECTION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Building Regulation Notes

GENERAL

BRITISH STANDARDS

Where applicable all materials are to comply with the relevant British Standards and the work to be carried out in strict accordance with the relevant Codes of Practice issued by the British Standards Institute. Ensure all materials are fitted/ installed in strict accordance with manufacturers' details and recommendations.

LOCAL AUTHORITY / BUILDING REGULATIONS

The work is to be carried out in strict accordance to and with the approval of the Local Authority, administered by the Building Control Officer. All work is to be carried out in strict accordance with the current Building Regulations, including any amendments and updates.

Structural: Double rafters to trim all round Velux window apertures.

NOTE: Existing structure bearing additional load to be exposed and checked for adequancy.

Part A - Structure -
All structural items to structural engineers items and calculations.

Part B - Fire -
All supporting steel work to have 1/2hr fire resistance protection with 1no. 15mm fireline board. Plaster board to kitchen walls and ceiling to be fireline board - See construction notes.

Part C - Site Preparation -
n/ a

Part D - Cavity Insulation -
75mm Rockwall insulation to new walls.

Part E - Sound -
n/ a

Part F - Ventilation -
Kitchen to have mechanical extract ajving 30l/ s extract rate and windows to be fitted with trickle vents to give 2500mm.sq. background ventilation.
New eaves and ridge to be fitted with ventilators to allow through flow of air over insulation to avoid condensation.

Part G - Sanitary Requirements -
Toilet to be relocated and connected into new SVP into existing sewer system as shown.

Part H - Drainage -
All new drainage to discharge into new stub stack and into existing foul system. W.c to have 100mm dia sealed trap and to discharge into new stub stack fitted with Durap air admittance valves as indicated. Basin and sink to have 38mm dia. 100mm deep sealed traps discharging into existing gully.

Part J - Heating -
Existing systems to be extended and to be agreed on site. Existing boiler is to be removed from bathroom and replaced and located in kitchen. Boiler to be installed to written manufactures instructions and in accordance with the regulations

Part K - Staircase -
n/ a

Part L1 - Conservation of Fuel and Power -
Flat roof to achieve U value of 0.25w/ m.sq.
New walls to achieve U value of 0.30w/ m.sq.
Windows to achieve U value of 2.2w/ m.sq.

Part M - Access to and use of the Building
N/A

Part N - Glazing -
All new windows to be supplied and installed by FENSA approved installers and are to be double glazed with clear glass to all panes. Any new glazing below 800mm from floor level or below 1500mm from floor level within doors or 900mm horizontally of doors to be laminated safety glazing to comply with BS6206 and part N of the current building regulations

Part P - Electrical Safety -
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671:2001 or an equivalent standard. These installtion works are to be undertaken by a person registered with an electrical self certification scheme, or alternatively by a suitable qualified person, with a certificate of compliance produced by that person to Building Control upon completion of works.

SWITCHES & SOCKETS

All light switches, plug sockets and electrical switches to be set between 450mm and 1200mm above finished floor level and comply with Part M of the current Building Regulations.
Ensure consumer units and all controlling services are set at low level to provide easy access for wheelchair users. All electrical work will meet part P and be designed, installed, inspected & tested by a competent electrician who, if required, will issue the appropriate BS7671 Electrical Installation Certificate.

VENTILATION

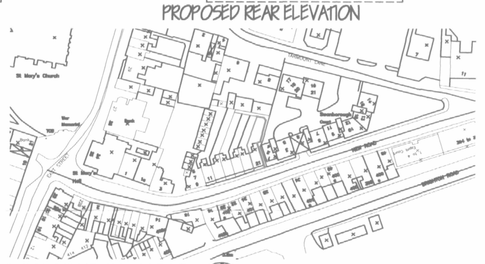
Ventilation of rooms to comply with Part F1 & J of the current Building Regulations. Provide ventilation as follows:
Habitable room-
Rapid ventilation (e.g. openable windows, typically 1.75 above floor level) to be 1/20th floor areas.
Background ventilation to be 8000mm Sq.
Mechanical ventilation is not required
KITCHEN Rapid ventilation (e.g. openable windows) no min. size.
Background ventilation to be 4000mm Sq.
Mechanical ventilation to be 30l/ sec.

Ensure all new windows & rooflights are in strict accordance with manufacturer's details and recommendations.
Trickle vents to be fitted in windows and to provide background ventilation via mba vent facility or "Hit and miss" vents to allow min of 5000mmsq certified background ventilation.

Provide equivalent to 5mm continuous ventilation strip at ridge. Ensure / provide 25mm ventilation strip (or equivalent) to existing eaves. Provide 25mm ventilation strip above Velux roof windows to ensure continuous flow or sloping ceiling areas.

SOIL / DRAINAGE

40mm UPVC waste to bath/ shower + basin, 100mm dia. UPVC waste to WC, all connecting into existing SVP with vent pipe extended to terminate 900mm above all windows. 75mm deep seal traps (anti-vac if necessary). Radiating pipes at bends. Fit extractor fan with 15 litres per second flow rate, + 15mm min. overrun.


St. Mary's Church
The Shrubbery
Bath
Bowling Green
Old Mill House
Mill House
Mill Road
Shoreham Beach
Mill Road
Shoreham Beach
Sea Wall
Sea Wall
Groyne
Groyne
Groyne