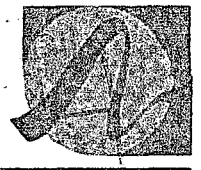
Planning Services, Adur District Council

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



Application for Planning Permission.
Town and Country Planning Act 1990

Adc0584/08

DATE 23 DEC 2008

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:	ANDREW SIMON
Last name:	FOSTER.
Company (optional):	
Unit:	
House number:	1
House suffix:	
House name:	~~ADUR D~~
Address 1:	ADUR DRIVE
Address 2:	
Address 3:	
Town:	SHOREHAM - BY - SEA.
County:	WEST SUSSEX.
Country:	UK
Postcode:	BN43 6PN

2. Agent Name and Address

Title:	MR
First name:	ROBERT
Last name:	FOSTER.
Company (optional):	
Unit:	
House number:	1
House suffix:	
House name:	
Address 1:	ADUR DRIVE
Address 2:	
Address 3:	
Town:	SHOREHAM-BY-SEA
County:	W. SX.
Country:	UK.
Postcode:	BN43 6PN.

3. Description of the Proposal

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

CONVERSION OF A SEMI-DETACHED HOUSE INTO TWO SELF CONTAINED FLATS.

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: 1 | House suffix:

House name:

Address 1: ADUR DRIVE

Address 2:

Address 3:

Town:

County: SHOREHAM - BY - SEA

Postcode (optional): BN43 6PN

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

Easting: | Northing:

Description:

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: ADRIAN ?

Reference:

Date (DD/MM/YYYY): 09/12/2008
(must be pre-application submission)

Details of pre-application advice received?

ORAL DISCUSSION AND ADVICE.

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)

~~SEE~~

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:

~~FIRST~~ GROUND FLOOR : UNDER EXTERNAL STAIRCASE (ENCLOSED)

FIRST FLOOR : AREA AT BOTTOM OF EXTERNAL STAIRS BEHIND FENCE.

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

If Yes, please provide details:

AS ABOVE.

8. Neighbour and Community Consultation

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

If Yes, please provide details:

Nº 3 ADUR DRIVE INFORMED

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	~~BRICKWORK TO MATCH~~ EXISTING		☑	☐	
Roof			☑	☐	
Windows			☑	☐	
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. 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	3	3	Ø
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] 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):

SEE PLAN N°. PROPOSED ALTERATIONS.

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 [x] 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
- [x] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

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

b) Designated sites, important habitats or other biodiversity features:

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

c) 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:

DOMESTIC HOUSE

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

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

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

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.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

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

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

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	☑	1					2
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							2

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 $(A+B+C+D)=$ 2

Existing Housing

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

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 $(E+F+G+H)=$ 3

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): -1

19. 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	NOT	APPLICABLE	
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
	NOT	APPLICABLE		

22. Site Area

Please state the site area in hectares (ha) 0.03

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):
And[redacted]		12/12/2005

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):

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:	☐
		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:	Date (DD/MM/YYYY):	
[redacted]		12/12/2008	(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
[redacted]	[redacted]

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
07808	588233,

Country code:	Fax number (optional):

Email address (optional): theree_t_foster@hotmail.com

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:

PLAN WB 9

OS Sitemap®



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

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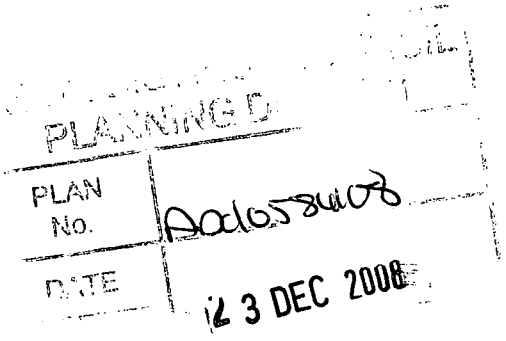
1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PN

Mr Andrew Foster
1 Adur Drive, Shoreham-by-Sea
BN43 6PN



Conversion to two flats –overall justification

Overall reasoning

We are planning to divide the existing house to provide two flats, one for each of our sons, one of whom is single, the other has a partner but no children. We are therefore aiming these flats at starting homes for young couples or single occupants.

We understand that whilst this is currently a family home, there is a growing need for smaller homes for individuals and couples with no children and we will create two such accommodations. We are facing a live situation where our children, even with our help cannot afford to buy such a home and need the opportunity for affordable one bedroom flats which meet both their living and economic needs.

Specific Issues

Overall house metreage

Our calculations show that the overall area of the existing property is 91.4 sq. metres, which falls under your recommendations for a suitable property for conversion, but we would argue that as the property is end of terrace enabling us to have an outside staircase this increases the internal size available for each flat enabling us to achieve two very reasonable size flats.

Residential road, primarily houses

We realise that there are issues around maintaining the majority of houses in a road as family homes and controlling the number of houses converted to flats. However, there are a number of 'unoffical' conversions to two flats already, one of them opposite our house, namely 2, Adur Drive which has been converted to 2A and 2B, Adur Drive. Also there are a number of houses in the road which have become 'rooming houses', divided into, effectively bedsitting rooms with shared bathroom and kitchen, an example being No. 10. Also, it is only the fact that this property is end of terrace, allowing side access to the plot and house, and installation of external stairs that lends it to this conversion. Please note that the stairs will be on the side and, therefore, not impact the look of the row of terraces from the front.

Internal Room sizes

Ground Floor Flat

Bedroom and living space both meet the specified requirements, when the conservatory is included. In the long term we would like to replace the conservatory with a more decorative one making it more square and pleasing to the eye. We have chosen to make the living room at the back to make use of the garden exit (via French doors to the conservatory), and also enables the use of 'american style', open kitchen/living area which is the preferred style of our sons and their other young friends, even though this in not the biggest room downstairs.

I f we were to change this round it would not 'flow' so well as we would have to close of the open kitchen, put a door from the hall and lose the access from the living area to the conservatory and garden. It would also reduce access from living area to kitchen.

The proposed Kitchen is 4.85, which falls below your recommendations, but we would justify as it is the original kitchen for this property, which was designed as a family home and certainly functions well as a kitchen currently.

1st Floor Flat

We have an issue with the size of living room in the first floor flat, as to comply with the stacking of rooms for the two flats we will have to utilise the slightly smaller room, which has an area of 12 sq. metres, rather than the required 14. We would justify this by the fact that the downstairs works much better and also the fact that we have kept the hall area quite large in order to utilise it as a hall with a small, screened off area as a home/ desk/ office for PC and files as this is a requirement for the living styles of our sons. I would argue that the extra couple of metres of, effectively, living space in the hall can be added to the total living area bringing it up to the required 14 sq. metres. Our alternative of making the hall smaller and the lounge and bedroom area bigger would meet the specifications in the literal sense but we feel would make much less usable living space. It allows the PC etc to be removed from the living room, freeing up space. Our son also plans to convert the roof void to a room, which he would like to use as a living room, unfortunately, we cannot afford, at this time to do this work so cannot include this in our plans. Our main aim at the moment is to provide a 'low-cost, working flat for our son, with a view to him extending into the roof space at a later date, which will turn it into a 2 bedroom flat with a very good size living area. The second issue is the size of the kitchen, which will measure 4.2 sq. metres. We would justify this, as we think that the space, for a young person, would be better used to increase the size of the hall to allow the home office area. The kitchen size does allow for a small but very 'workable' kitchen.

Parking

The area to the front of the house has been block paved and turned into parking, which will supply parking for two cars to be allocated to the ground floor flat. The existing garage will be allocated to the first floor flat.

Loft Insulation

The loft will be insulated to meet current standards.

Andrew S Foster
1 Adur Drive
Shoreham-by-sea
West Sussex
BN43 6PN

Appendices : All work will comply to current Building Regulations.

(A) : Remove existing front door and side window, rebuild brickwork to match existing. and replace side window with new D/Glazed unit for new ground floor bathroom with obscured glass to match existing.

(B) : Construct studwork wall and door in existing hall to form wall for new ground floor bathroom (100x50 treated timber and plaster board facing).

(C) : Make opening in ground floor side elevation to form new front door. New front replacement door to match existing.

(D) : Remove section of boundary wall to allow for access to new front door. Construct new opening in wall and gate to height of existing fence.

(E) :Remove path to side elevation and construct new soil waste pipe from new ground floor bathroom, using OSMA 100mm pipe and run to rear inspection chamber. Test and reinstate concrete path.

(F) : Construct brick built external staircase with metal handrail for access to First floor entrance.

(G) : Remove first floor window in side elevation and make opening for new First floor access, make good to match existing.

(H) : Remove section of wall and fence to front elevation and construct new entrance for access to external stairs.

(I) : Install new kitchen in first floor bedroom.

(J) : Parking with garage for first floor flat to rear of property with access via lane at side.

(K) : Parking for two vehicles to front of property for ground floor flat on drive over existing lowered kerb.

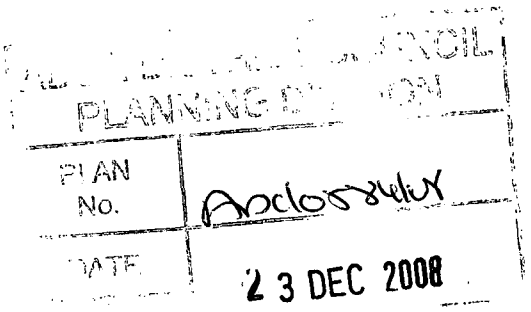
Garden to be divided in two, with the rear half of existing garden being allocated to first floor flat and the remainder to ground floor flat, allowing access directly from ground floor accommodation to their garden area.

Please note all sound tests required for building regulations will be carried out between property and adjacent buildings and any recommendations will be complied with.

Pointer 50°50'05.53" N 0°15'48.14" W elev 1 m
Streaming 100%
© 2008 Infoterra Ltd & Bluesky
© 2008 Tele Atlas
©2007 Google
Eye alt 85 m

PROJECT

Andrew S Foster
1 Adur Drive
Shoreham-by-sea
West Sussex
BN43 6PN



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(B) : Construct studwork wall and door in existing hall to form wall for new ground floor bathroom (100x50 treated timber and plaster board facing).

(C) : Make opening in ground floor side elevation to form new front door. New front replacement door to match existing.

(D) : Remove section of boundary wall to allow for access to new front door. Construct new opening in wall and gate to height of existing fence.

(E) :Remove path to side elevation and construct new soil waste pipe from new ground floor bathroom, using OSMA 100mm pipe and run to rear inspection chamber. Test and reinstate concrete path.

(F) : Construct brick built external staircase with metal handrail for access to First floor entrance.

(G) : Remove first floor window in side elevation and make opening for new First floor access, make good to match existing.

(H) : Remove section of wall and fence to front elevation and construct new entrance for access to external stairs.

(I) : Install new kitchen in first floor bedroom.

(J) : Parking with garage for first floor flat to rear of property with access via lane at side.

(K) : Parking for two vehicles to front of property for ground floor flat on drive over existing lowered kerb.

Appendices : 1,2 and 3.

1 : Distance from external stairs (marked 1 on plan) to boundary wall = 0.36m

2 : Distance from external stairs (marked 2 on plan) to boundary wall = 0.62m

3 : Distance from external stairs (marked 3 on plan) to boundary wall =0.92m

Garden to be divided in two, with the rear half of existing garden being allocated to first floor flat and the remainder to ground floor flat, allowing access directly from ground floor accommodation to their garden area.

Please note all sound tests required for building regulations will be carried out between property and adjacent buildings and any recommendations will be complied with.

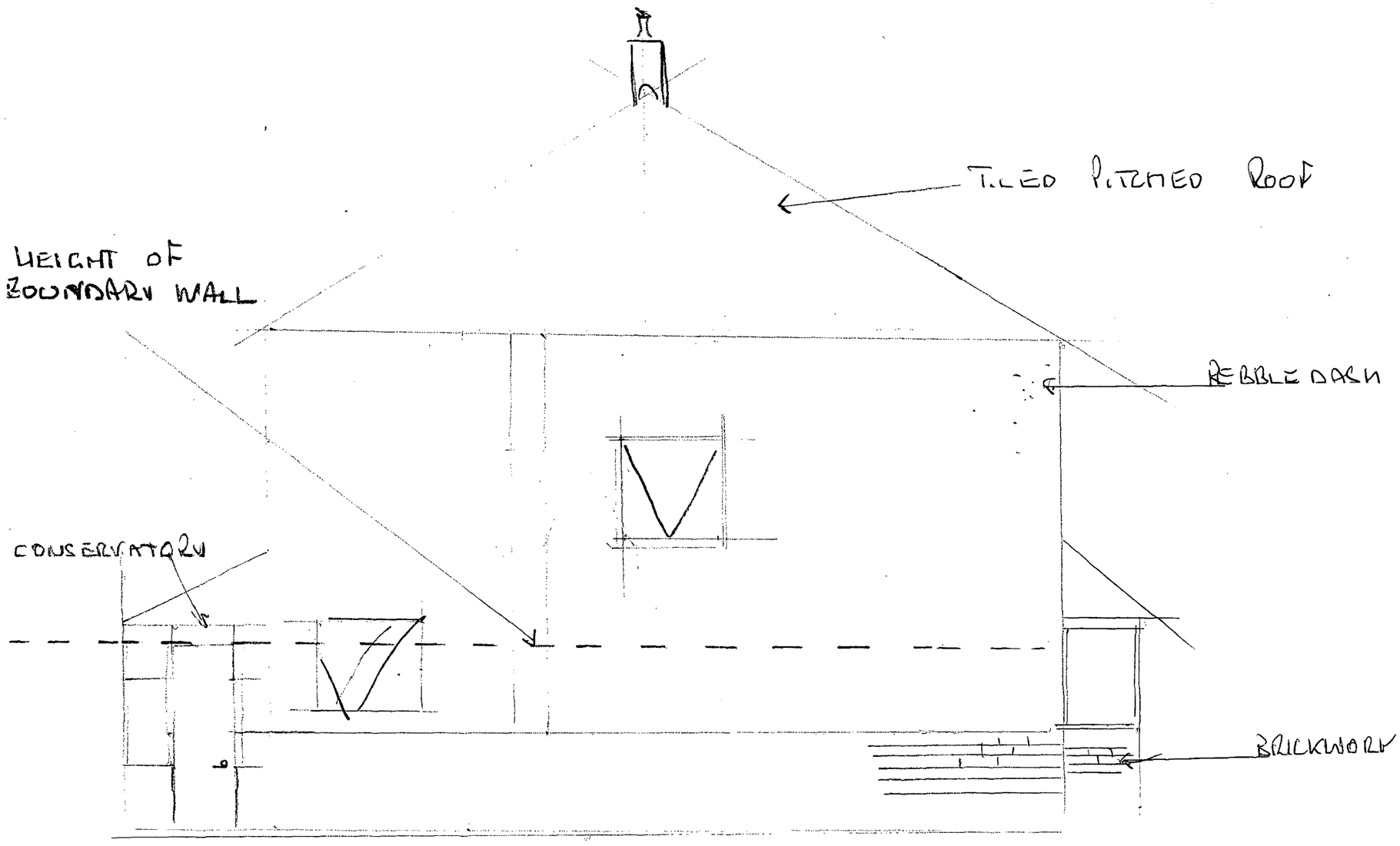
PLAN NO. 1

SIDE ELEVATION

SCALE 1:50

N

EXISTING



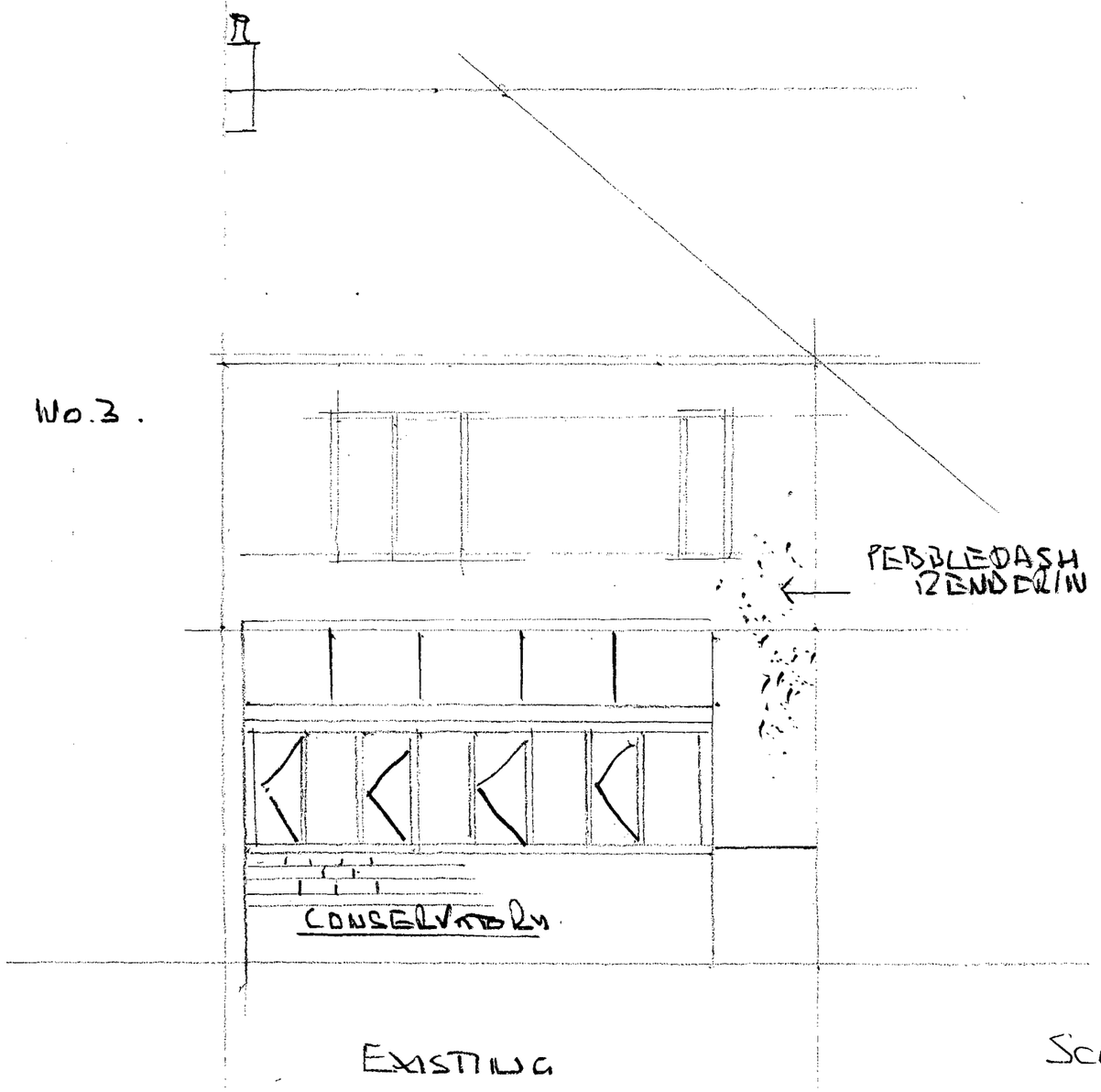
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0358/08
DATE 23 DEC 2008

MR A FOSTER
1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PN

PLAN NO 2

REAR ELEVATION

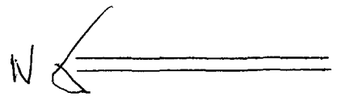
NO CHANGE



No.3.

EXISTING

SCALE 1:50



PLANNING D...
PLAN No. A0d0584108
DATE 23 DEC 2008

MR A FOSTER
1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PN

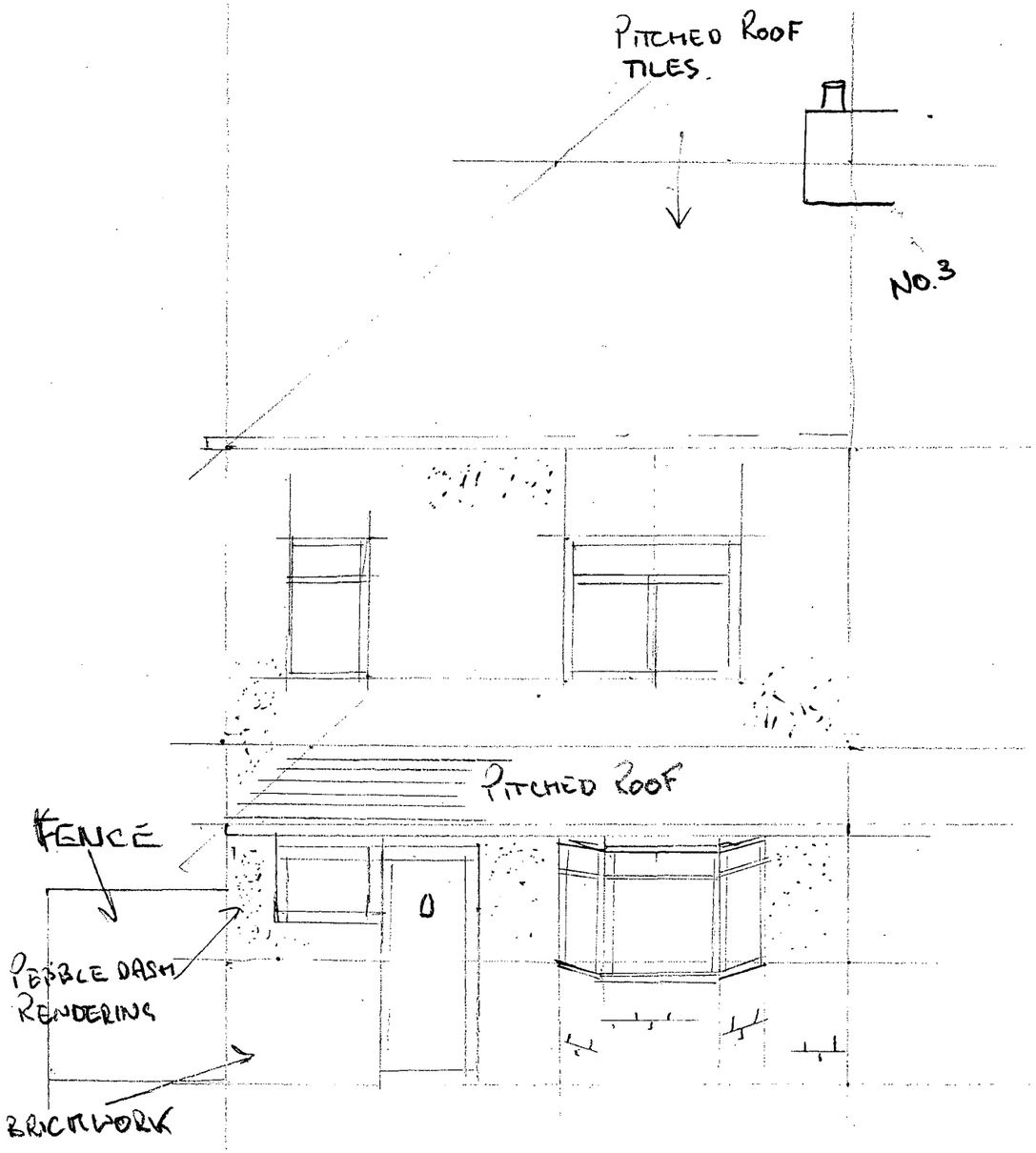
PLAN NO. 3 FRONT ELEVATION

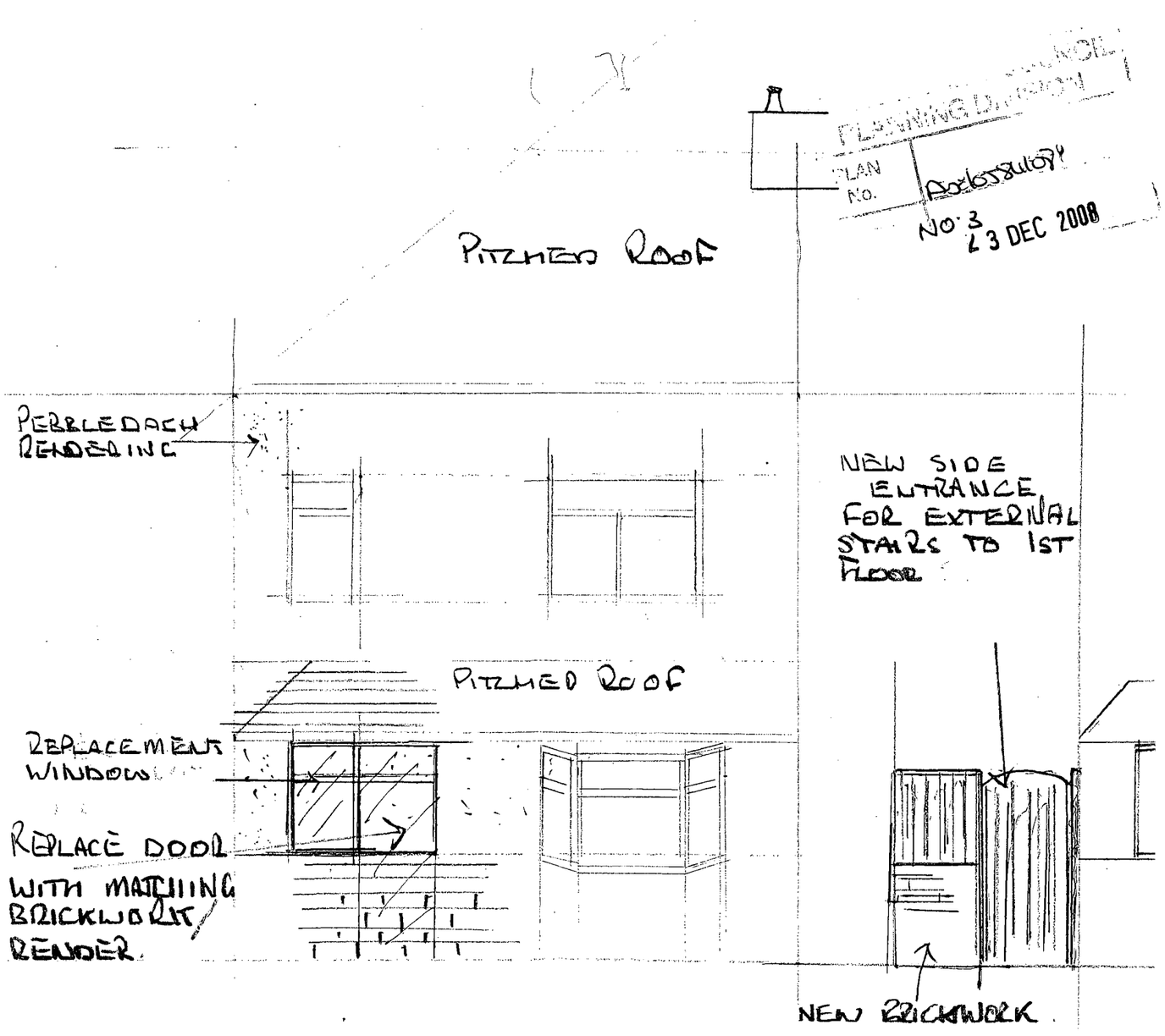
SCALE 1:50

MR. A. FOSTER
1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PN

EXISTING

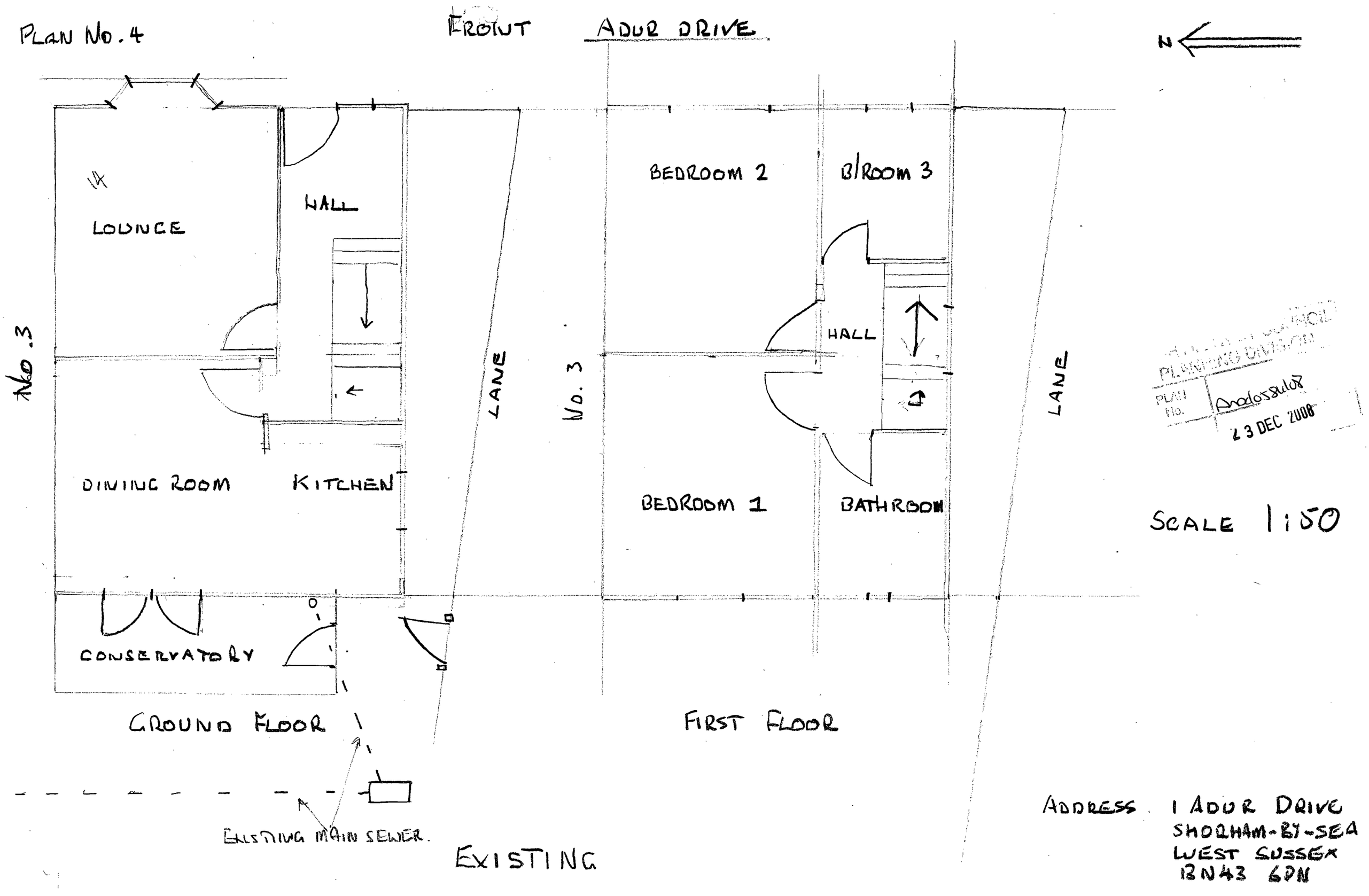
PROPOSED.





PLANNING DIVISION
PLAN No. 2010554089
NO. 3
23 DEC 2008

PLAN No. 4



PLANNING DIVISION
PLAN No. Anod0584/08
23 DEC 2008

SCALE 1:50

ADDRESS 1 ADUR DRIVE
SHORHAM-BY-SEA
WEST SUSSEX
BN43 6PN

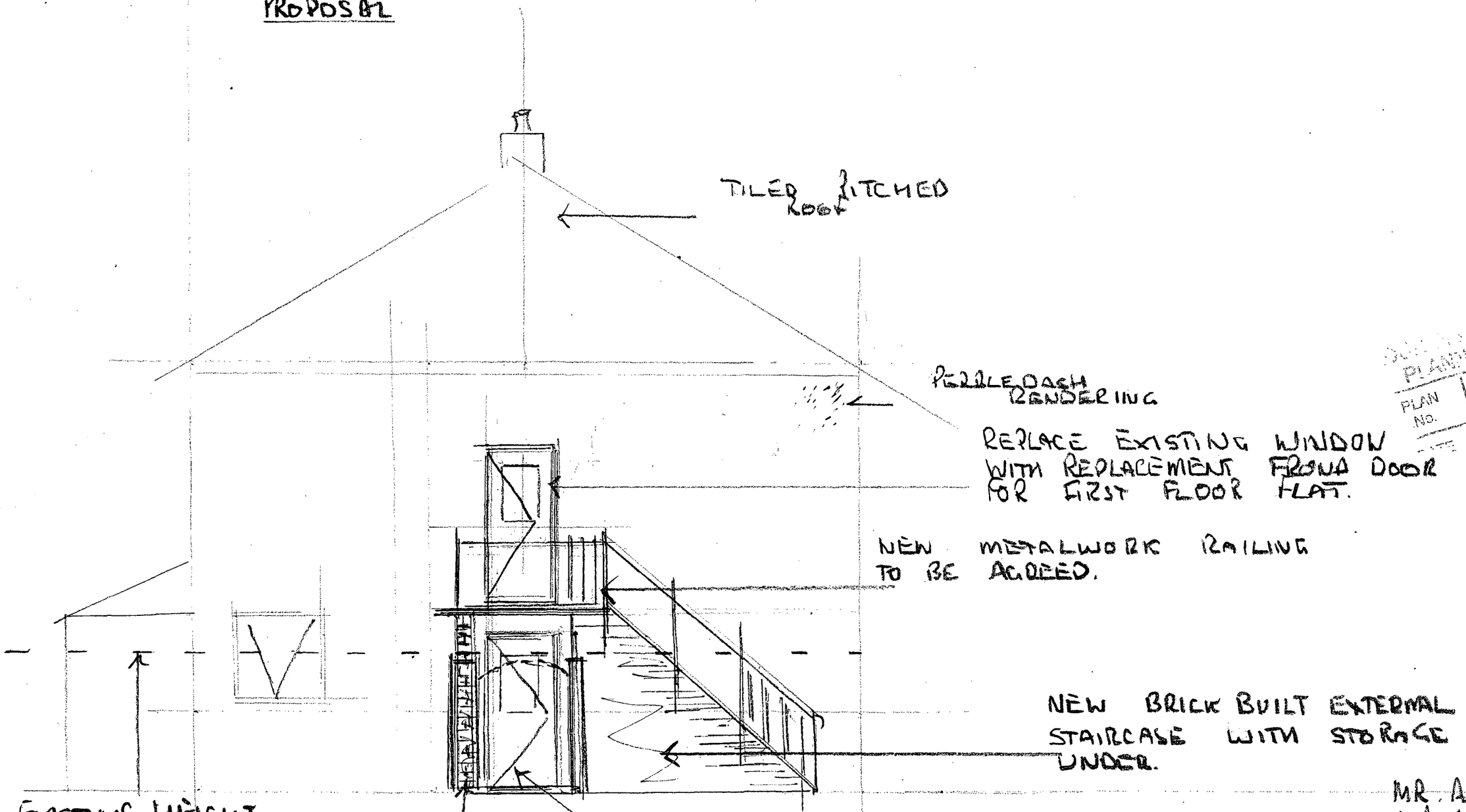
PLAN NO 5

SIDE ELEVATION

SCALE 1:50

N

PROPOSAL



DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06584108
DATE 23 DEC 2008

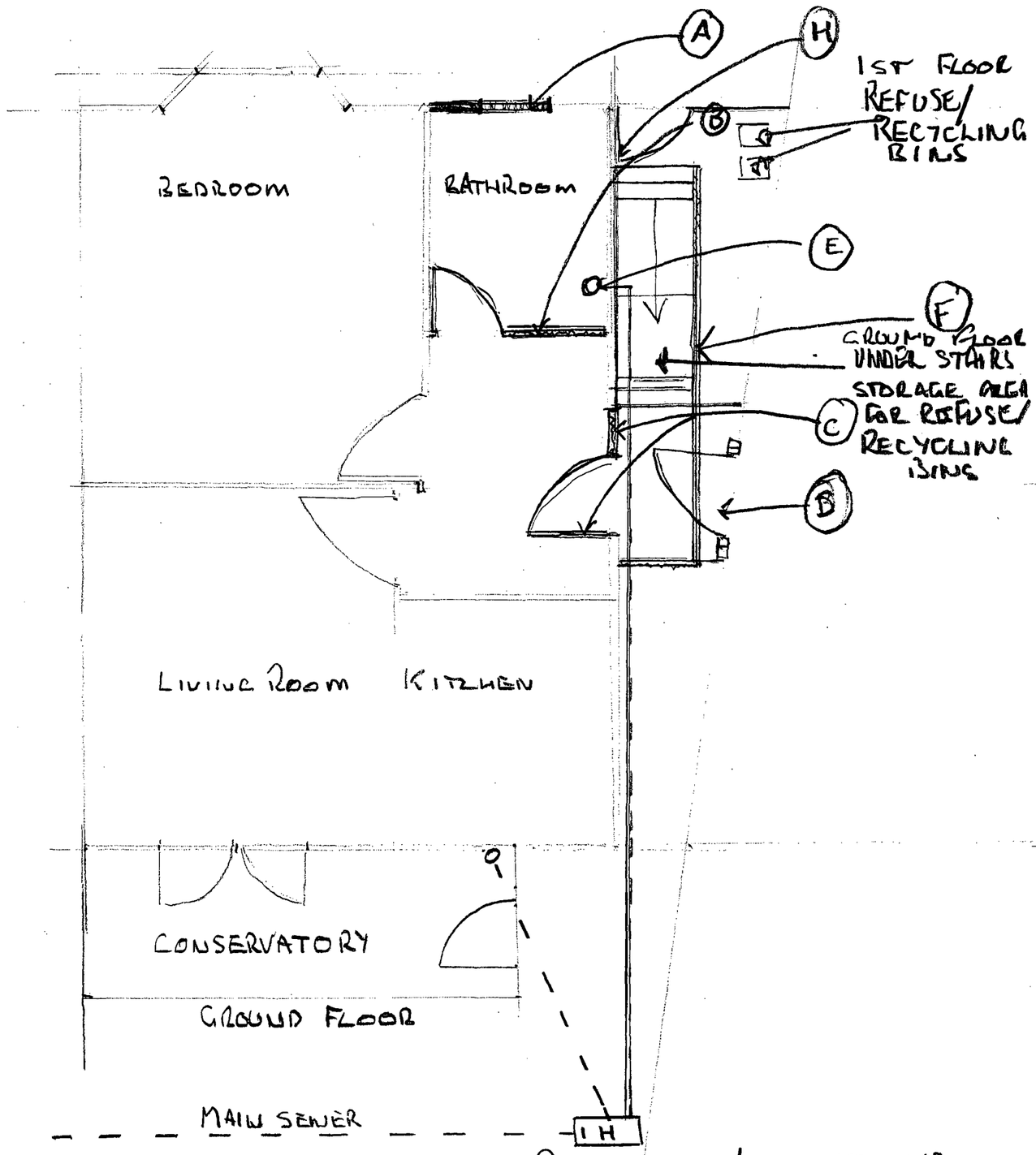
MR. A. FOSTER
1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PN

PLAN NO 6

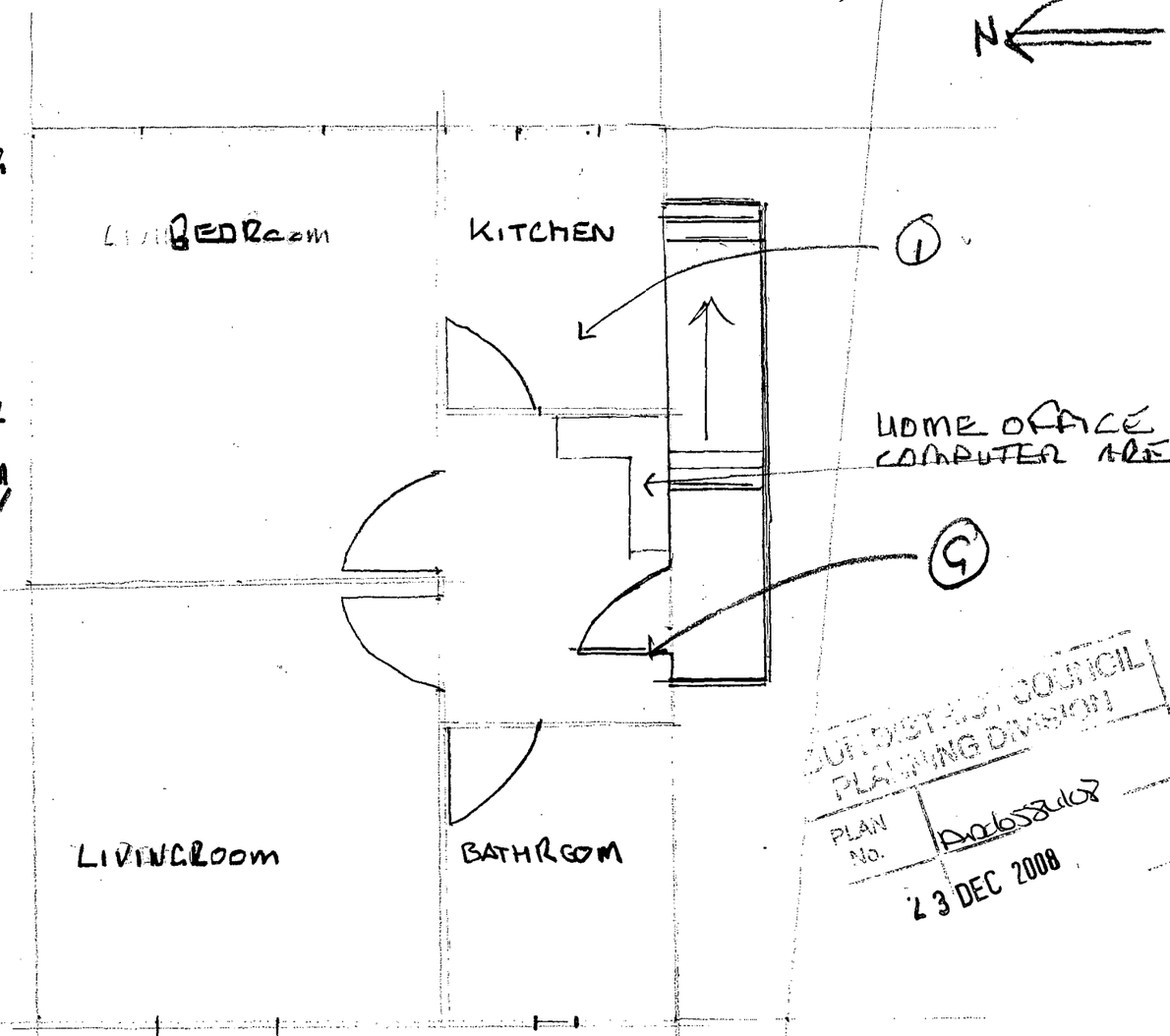
FRONT

ADUR DRIVE

SCALE 1:50



PROPOSED ALTERATIONS



FIRST FLOOR.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Addendum
23 DEC 2008

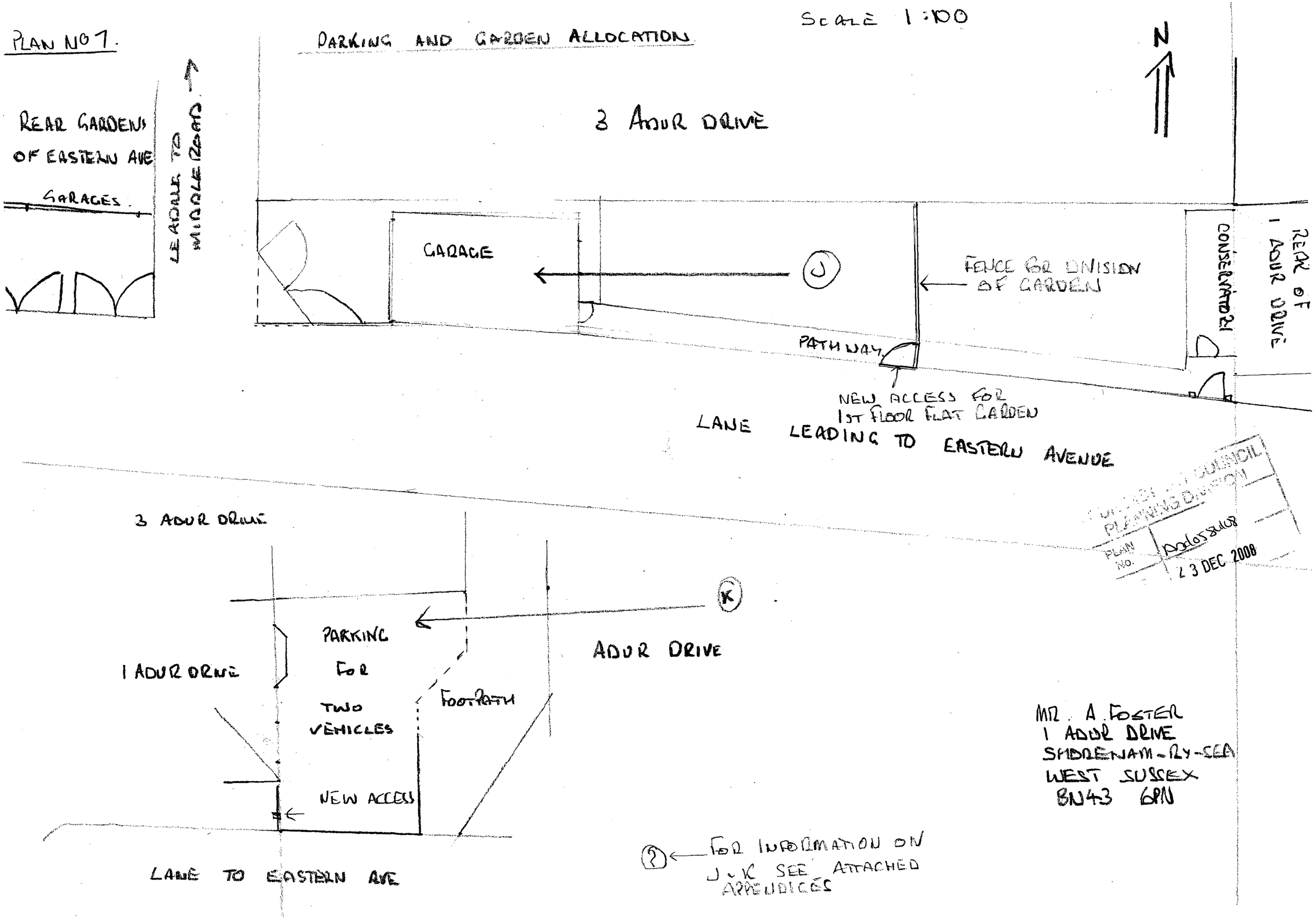
ADDRESS 1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PN

② ← For information on points Ⓐ-Ⓘ see text appendices attached.

PLAN NO 7.

PARKING AND GARDEN ALLOCATION

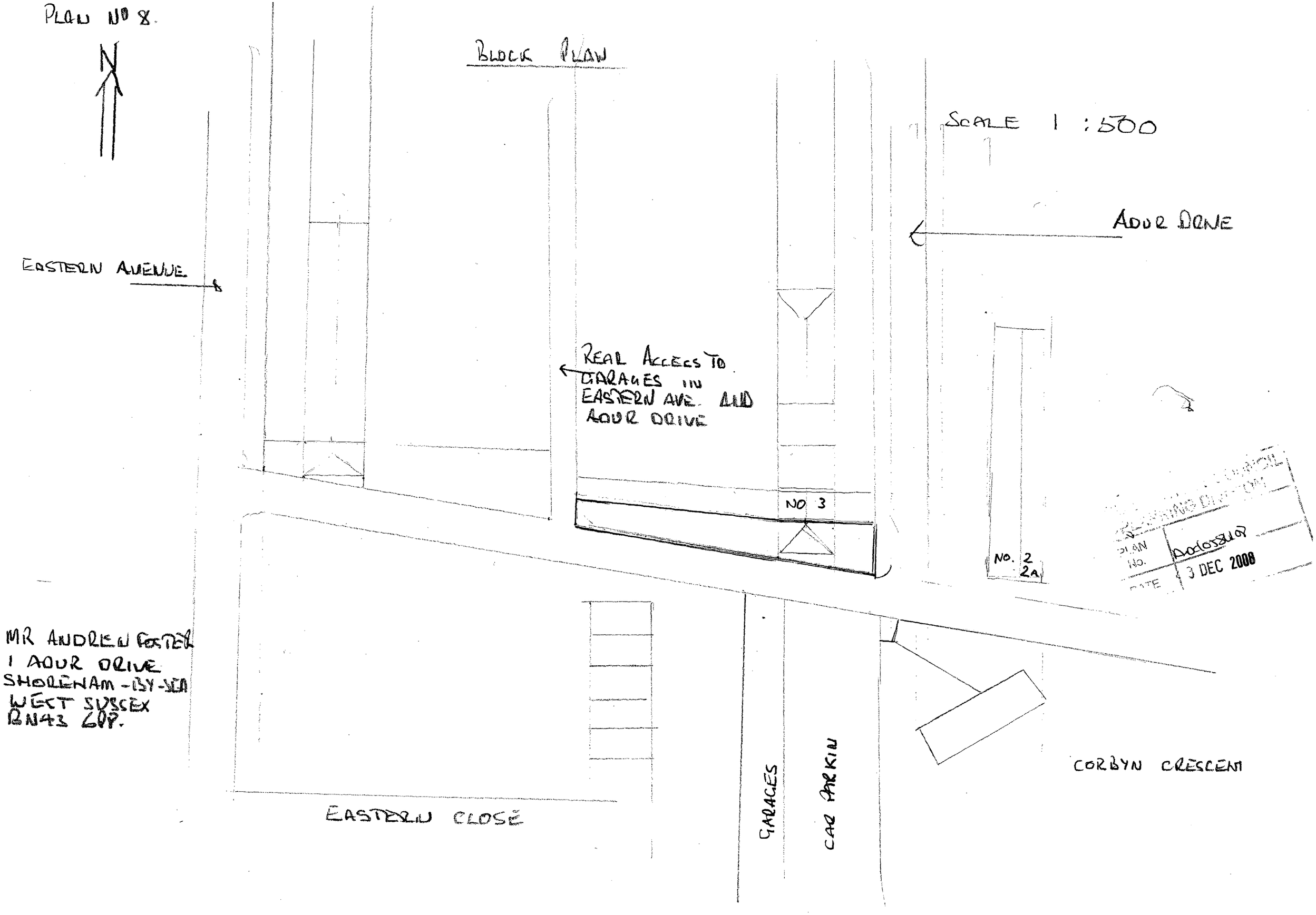
SCALE 1:100



COUNCIL PLANNING DIVISION
PLAN NO. 2 3 DEC 2008

MR. A. FOSTER
1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PN

PLAN NO 8.

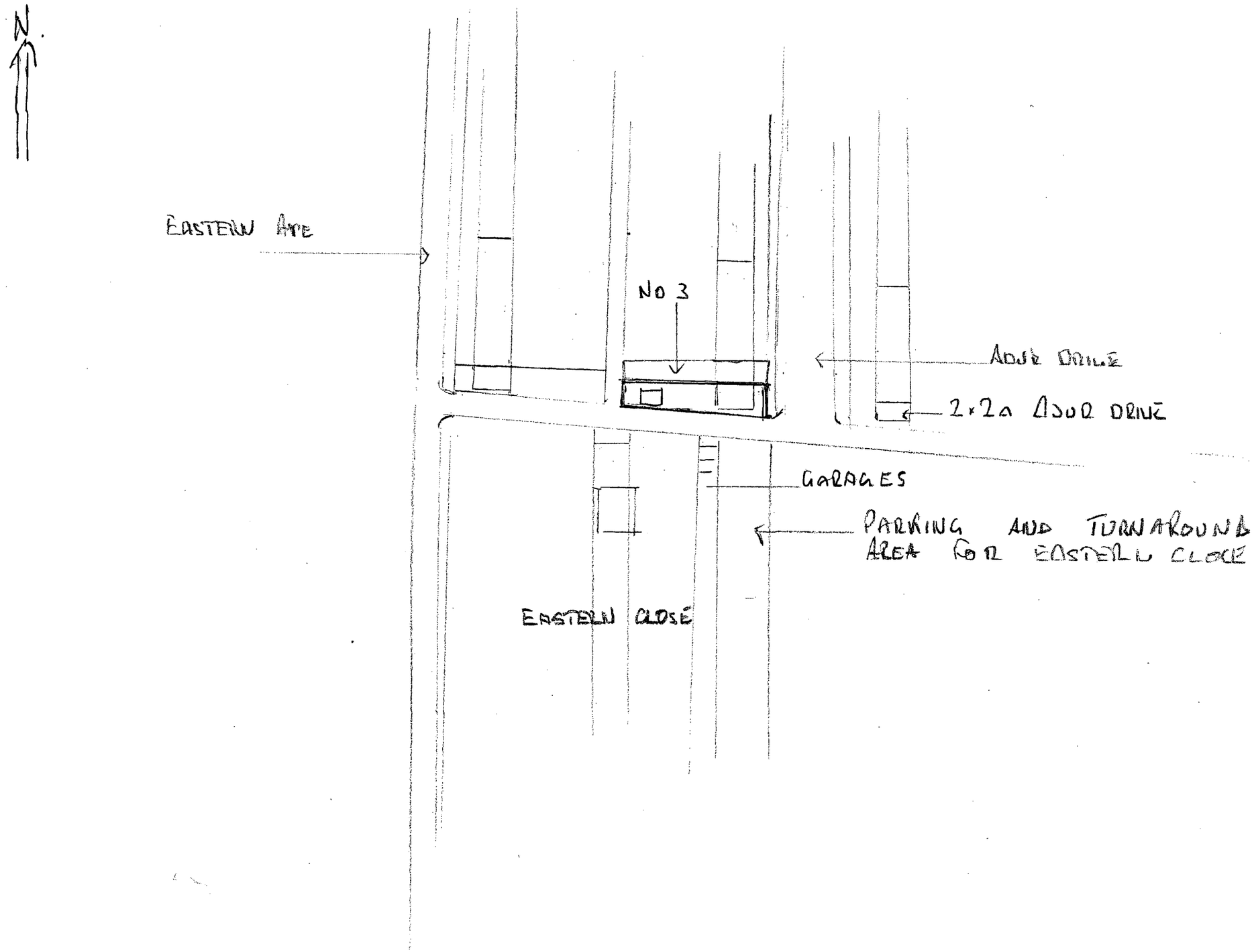


N
BLOCK PLAN
SCALE 1 : 500
ADUR DRIVE
EASTERN AVENUE
REAR ACCESS TO GARAGES IN EASTERN AVE. AND ADUR DRIVE
NO 3
NO. 2
2A
MR ANDREW FOSTER
1 ADUR DRIVE
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6PP.
EASTERN CLOSE
GARAGES
CAR PARKIN
CORBYN CRESCENT
PLAN NO.
DATE
3 DEC 2008

BLOCK PLAN

SCALE 1:1250

PLAN NO 9



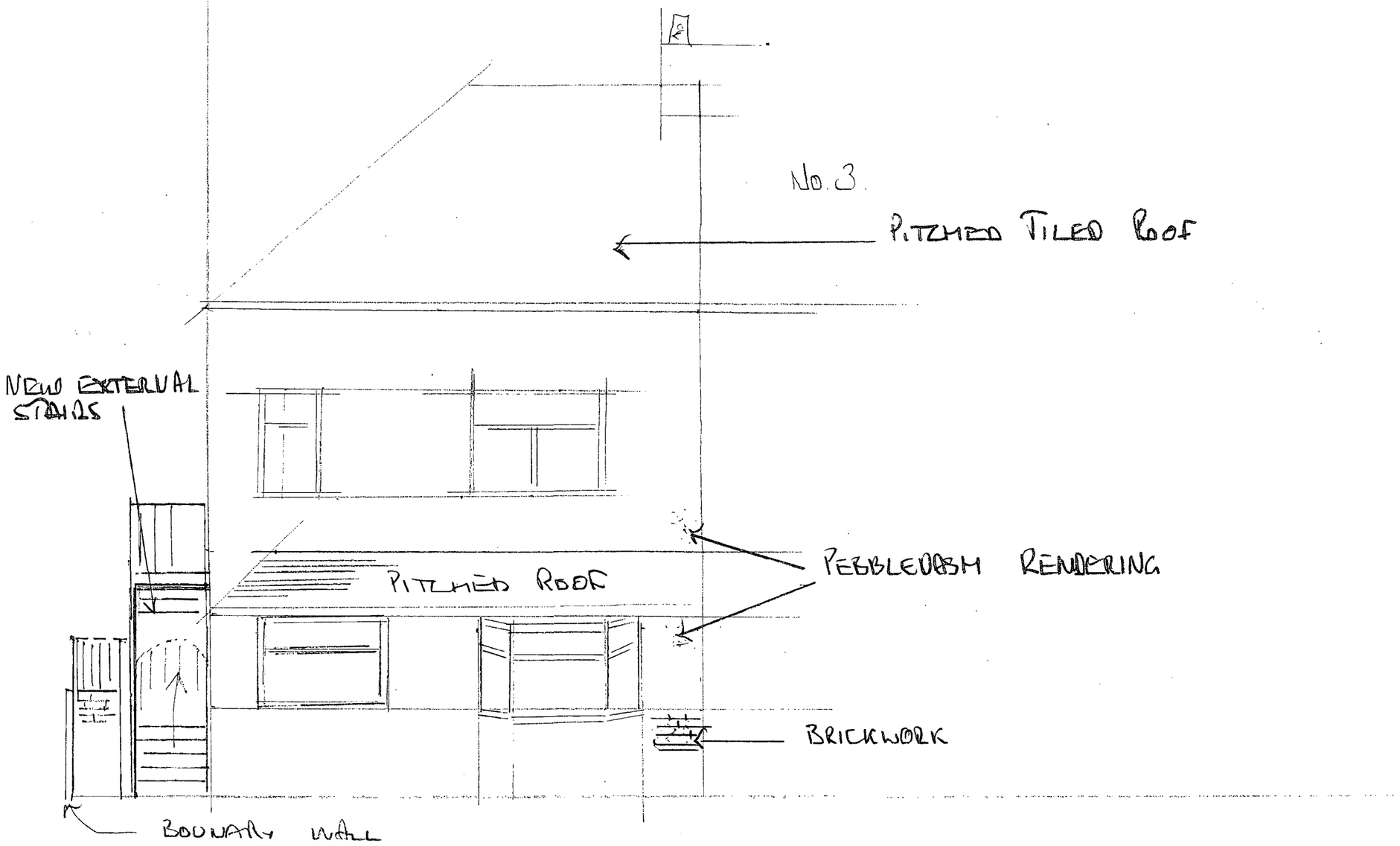
PLANNING DIVISION
PLAN No. A06/38408
DATE 23 DEC 2008

MR. A. FOSTER
1 ADUR DRIVE
SHOREHAM - BY-SEA
WEST SUSSEX
BN43 6PN

PLAN No. 10. FRONT ELEVATION SCALE 1.50

PROPOSED AMENDED TO SHOW EXTERNAL STAIRCASE.

N.



PLAN No. 0010584108
13 DEC 2008

MR. A FOSTER
1 ADUR DRIVE
SHOREHAM - BY - SEA.
WEST SUSSEX
BN43 6PN.