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

PLANNING DI...
PLAN No. Adc058/08
DATE RECEIVED 17 DEC 2008

Householder Application for Planning Permission for works or extension to a dwelling.
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:	MS
First name:	MIRANDA
Last name:	HARDING
Company (optional):	
Unit:	
House number:	44
House suffix:	
House name:	
Address 1:	JOHN STREET
Address 2:	
Address 3:	
Town:	SHOREHAM by SEA
County:	WEST SUSSEX
Country:	
Postcode:	BN43 5DN

2. Agent Name and Address

Title:	MR
First name:	KEITH
Last name:	JONES
Company (optional):	KEITH JONES ASSOCIATES
Unit:	
House number:	
House suffix:	
House name:	EDEN STUDIO
Address 1:	HOLLAND ROAD
Address 2:	
Address 3:	
Town:	STEYNING
County:	WEST SUSSEX
Country:	
Postcode:	BN44 3GJ

3. Description of Proposed Works

Please describe the proposed works:

RAISE ROOF AND WALLS (BY 1 METRE) TO IMPROVE 1ST FLOOR ACCOMMODATION.

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☑ No

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

Has the work already been completed? ☐ Yes ☑ No

If Yes, please state when the work 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: 44 House suffix: _____

House name: _____

Address 1: JOHN STREET

Address 2: _____

Address 3: _____

Town: SHOREHAM by SEA

County: WEST SUSSEX

Postcode (optional): BN43 5DN

5. 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

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

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. 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 possible: ☐

Officer name: KEITH MORGAN.

Reference: 44 John Street. / Keith Jones.

Date (DD MM YYYY): _____ (must be pre-application submission)

Details of the pre-application advice received:

PROPOSAL ACCEPTABLE IN PRINCIPLE. RECOMMENDED THAT OPPORTUNITY BE TAKEN TO REPLACE EXISTING CONCRETE ROOF TILES WITH SLATE TILES.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☐ Yes ☑ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☑ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☑ No

If Yes, please describe:

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	WHITE PAINTED RENDER.	TO MATCH EXISTING	☐	☐	77808 /203
Roof	CONCRETE TILES.	ROOF SLATES.	☐	☐	77808 /203
Windows	DOUBLE GLAZED WHITE uPVC FRAMES.	ONE NEW WINDOW TO MATCH EXISTING COLOUR+PATTERN.	☐	☐	77808 /202, 203
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:

LOCATION PLAN A4. SCALE 1/1250
BLOCK PLAN A4. SCALE 1/500.
A4 PHOTO SHEETS X 3.
A3. SITE PLAN N° 77808/200 scale 1:100
A3. PLANS EXISTING & PROPOSED. 77808/01, 02, 201, 202.
A3. ELEVATIONS EXISTING & PROPOSED 77808/03, 203.
A4. DESIGN/ACCESS STATEMENT.

11. 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]	05/12/2008

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):

11. 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: [redacted]

Date (DD/MM/YYYY): 05/12/2008

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):

12. 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 original and 3 copies of a 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 other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☑

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☑

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): ☑

13. 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): 05/12/2008 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	[redacted]	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01903 814614	

Country code:	Mobile number (optional):
	07966 132 285

Country code:	Fax number (optional):
	01903 814614

Email address (optional): keith@jonesarchitects.co.uk

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

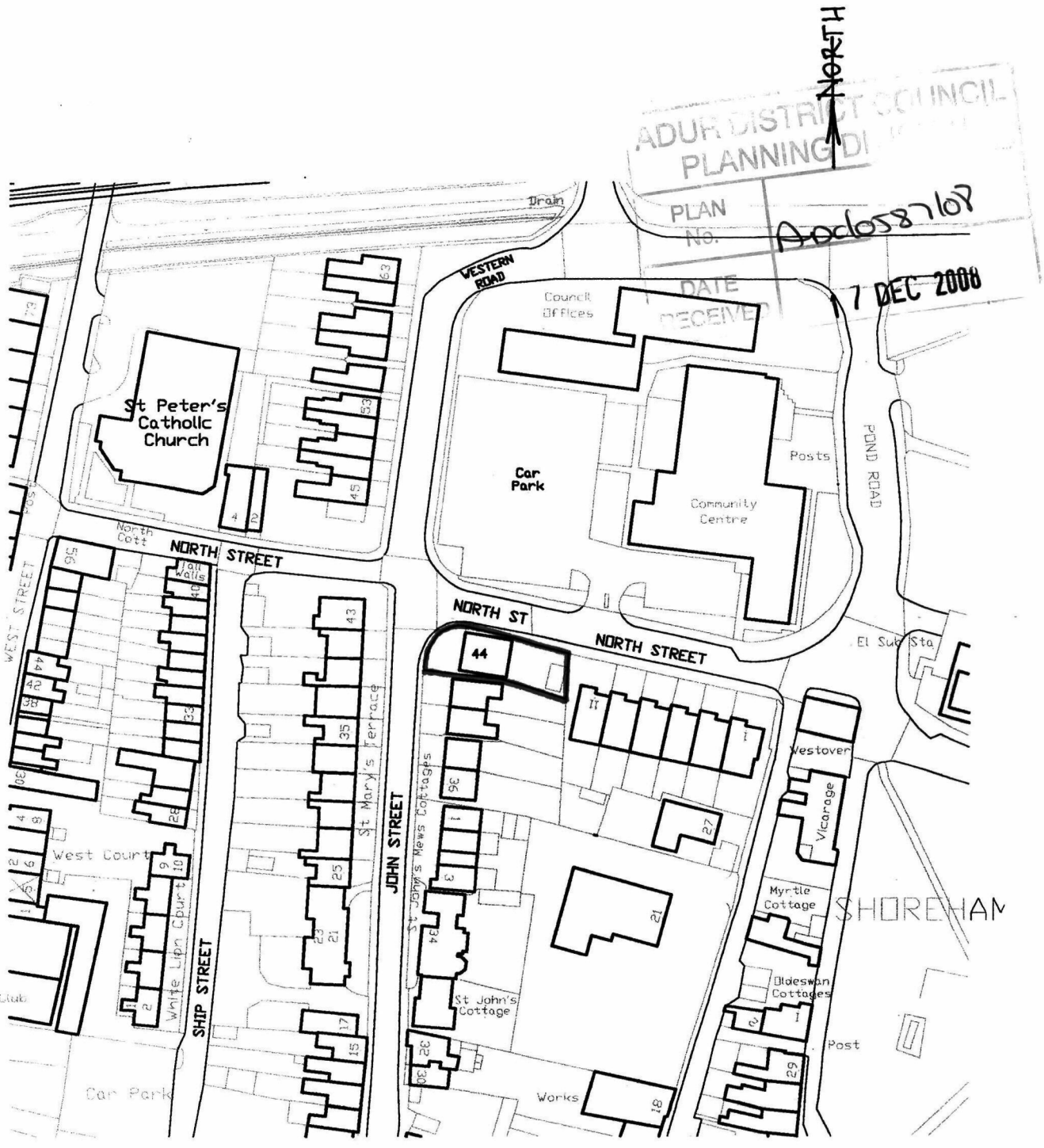
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

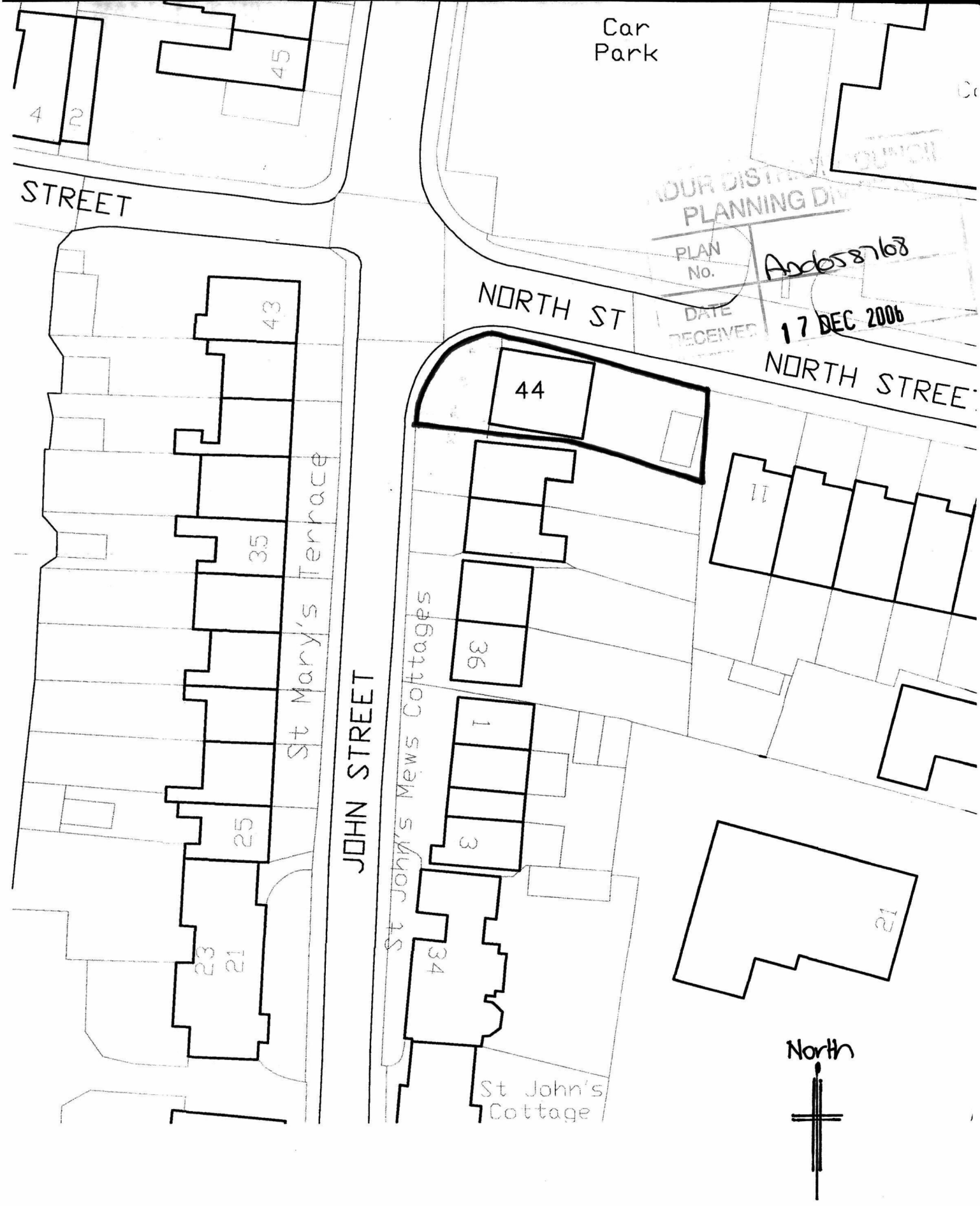
Email address:



1:1250

44 JOHN STREET
SHOREHAM by SEA, BN43 5DN

LOCATION PLAN – Scale 1:1250



44 JOHN STREET
SHOREHAM by SEA, BN43 5DN

BLOCK PLAN – Scale 1:500



PHOTO VIEW FROM NORTH-WEST
(From junction of John Street with North Street)

PLANNING D...
PLAN No. A0058708
DATE 17 DEC 2008

44 JOHN STREET
SHOREHAM by SEA
BN43 5DN



PHOTO VIEW FROM JOHN STREET (From West)

PLANNING
PLAN No. A0d0587/08
DATE 17 DEC 2008

44 JOHN STREET
SHOREHAM by SEA
BN43 5DN

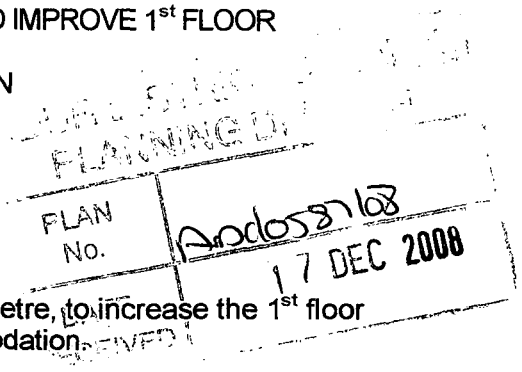


PHOTO VIEW FROM JOHN STREET (From West)

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06587/07
DATE 17 DEC 2006

44 JOHN STREET
SHOREHAM by SEA
BN43 5DN

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION
PROPOSED ALTERATION TO HOUSE – RAISE ROOF & WALLS TO IMPROVE 1st FLOOR ACCOMMODATION
44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX, BN43 5DN



DESIGN & ACCESS STATEMENT

USE
The proposal is to raise the roof and walls of the house by one metre, to increase the 1st floor headroom and therefore to improve the existing 1st floor accommodation.

AMOUNT

The proposed alteration will raise the existing roof ridge and eaves levels by 1 metre.

LAYOUT

The existing 1st floor plan will remain fundamentally the same, ie., with one bedroom at the front of the house, a second bedroom at the rear, with a WC, and a landing lobby in the centre at the top of the existing stairs. The level of the first floor will remain the same. The increased roof/ceiling height will provide full headroom over the width of the existing rooms.

SCALE

The existing house is very low, and situated on a corner site. Both to the rear (North St.) and to the side (John St.) the adjacent houses are full height two-storey houses. With the roof raised as proposed, 44 John Street will nevertheless remain of modest proportions beside its neighbours.

LANDSCAPING

The garden will remain much as it is now, with the tall boundary wall, and the existing garden fences unchanged.

APPEARANCE

The extension will have its raised external walls finished with painted render to match the existing walls of the house. The concrete roof tiles will be removed, and replaced with slate roof tiles, in keeping with the surrounding buildings. The roof will be the same pitch and shape as exiting, with the decorative bargeboards retained and re-used on the new roof.

ACCESS

Access will remain as it is, unchanged.

KJ / Dec08

Ref: 77808

North

fence

Crossover

Garage
Forecourt

GARAGE
(44 John Street)

fence

wall

REAR GARDEN

Rear Garden

fence

CONSERVATORY

Pavement

SVP

BATH
ROOM

patio doors

DINING ROOM

RWP

KITCHEN

BEDROOM 3

gate

wall

Cup'd

up

HALL

NORTH
STREET

LIVING ROOM

RWP

42 John Street

GROUND FLOOR PLAN
(Existing)

FRONT GARDEN

44 John Street

Front Garden

fence

wall

Pavement

PLANNING
PLAN No.
DATE
RECEIVED
17 DEC 2008

JOHN STREET

REVISIONS	DATE	DESCRIPTION

JOB TITLE	44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX
CLIENT	MIRANDA HARDING
DRAWING TITLE	SITE PLAN

SCALE	DATE	DRAWN	DRAWING NO.	REV.
1:100			77808/200	

Keith Jones
ASSOCIATES
CHARTERED ARCHITECTS
Eden Studio. Holland Road. Steyning. Sussex. BN44 3GJ
Tel (01903) 814614 . email- keith@ jonesarchitects.co.uk

Wall

Fence 1800 high

REAR GARDEN

North

CONSERVATORY

Pavement

NORTH STREET

SVP

BATH ROOM

patio doors

DINING ROOM

RWP

KITCHEN

gate

Cup'd

BEDROOM 3

up

HALL

LIVING ROOM

RWP

42 John Street

gate

FRONT GARDEN

PLAN No. Addo3/02

DATE 17 DEC 2002

GROUND FLOOR PLAN (Existing)

REVISIONS DATE DESCRIPTION

JOB TITLE 44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX

CLIENT MIRANDA HARDING

DRAWING TITLE EXISTING HOUSE - GROUND FLOOR PLAN

SCALE 1:50 DATE DRAWN DRAWING NO. 77808/01 REV.

Keith Jones
ASSOCIATES
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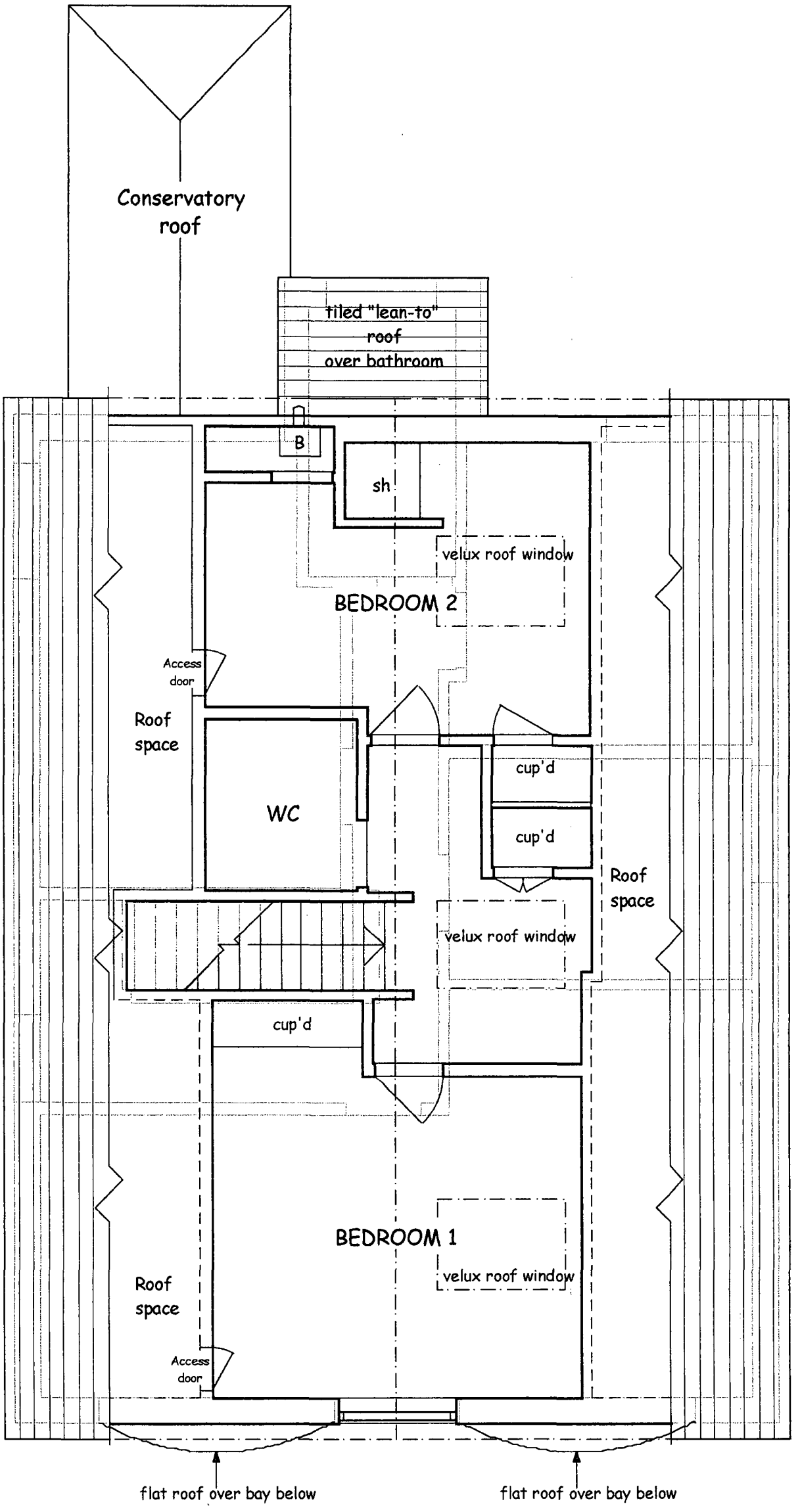
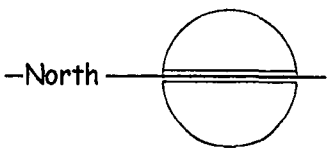
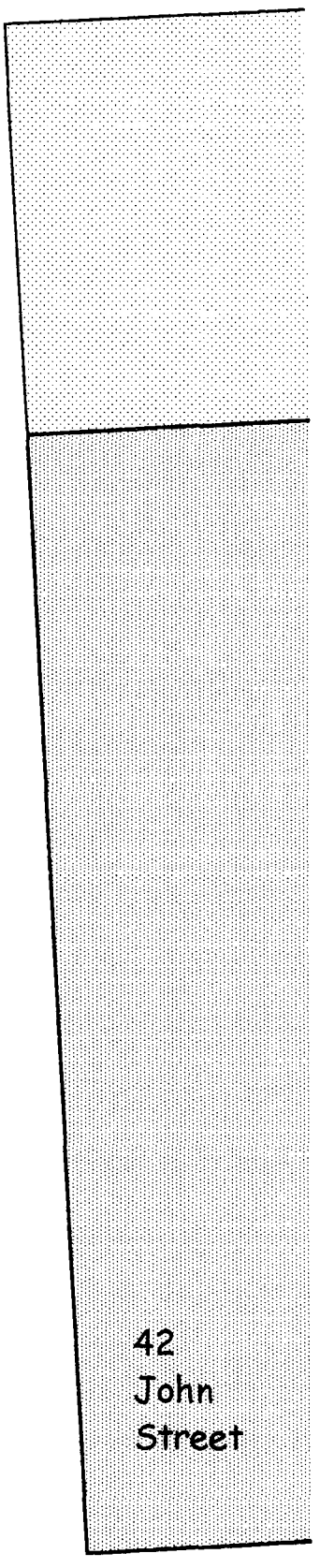
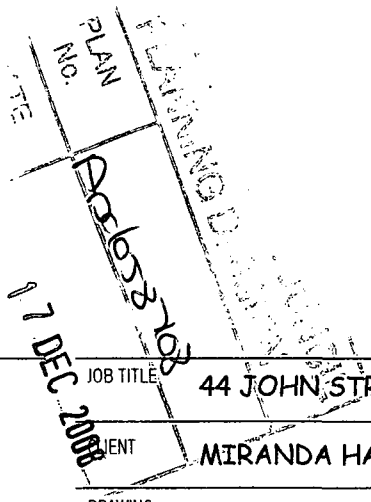
Eden Studio. Holland Road. Steyning. Sussex. BN44 3GJ
Tel (01903) 814614 . email- keith@ jonesarchitects.co.uk









FIRST FLOOR PLAN (Existing)

REVISIONS DATE DESCRIPTION

JOB TITLE: 44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX

CLIENT: MIRANDA HARDING

DRAWING TITLE: EXISTING HOUSE - FIRST FLOOR PLAN

SCALE	DATE	DRAWN	DRAWING NO.	REV.
1:50			77808/02	

Keith Jones ASSOCIATES
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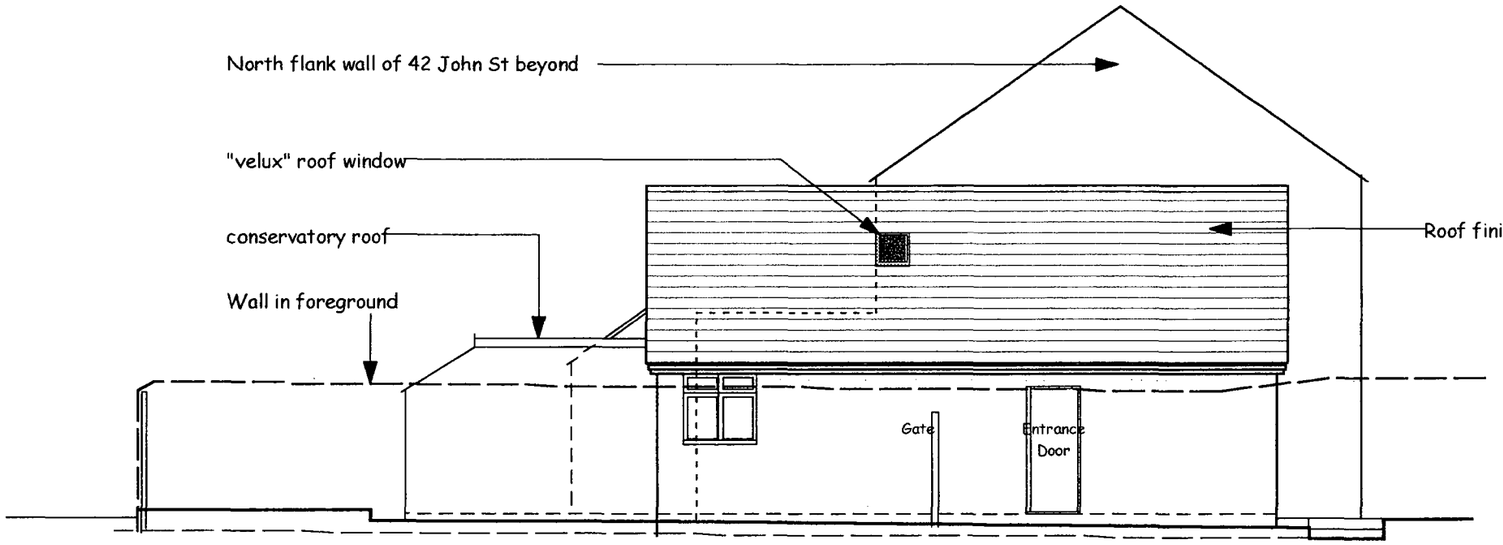
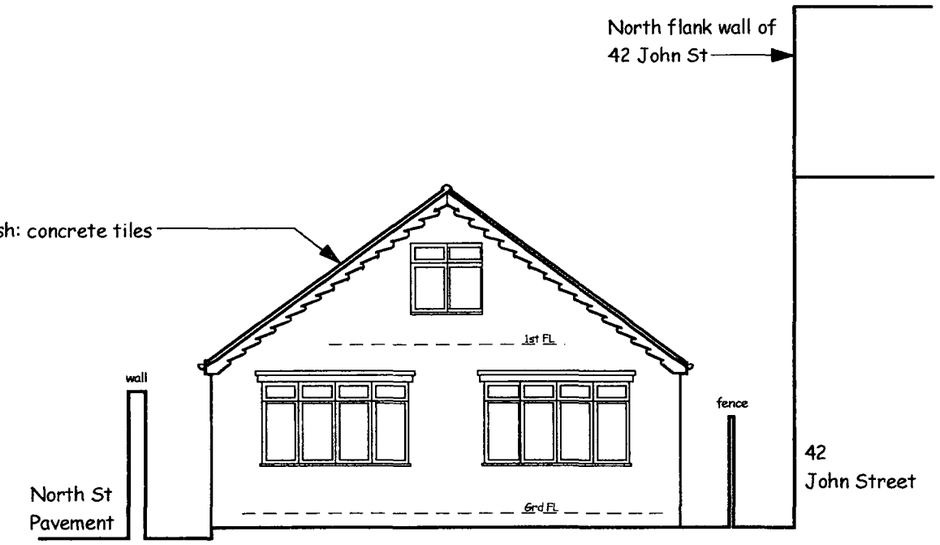
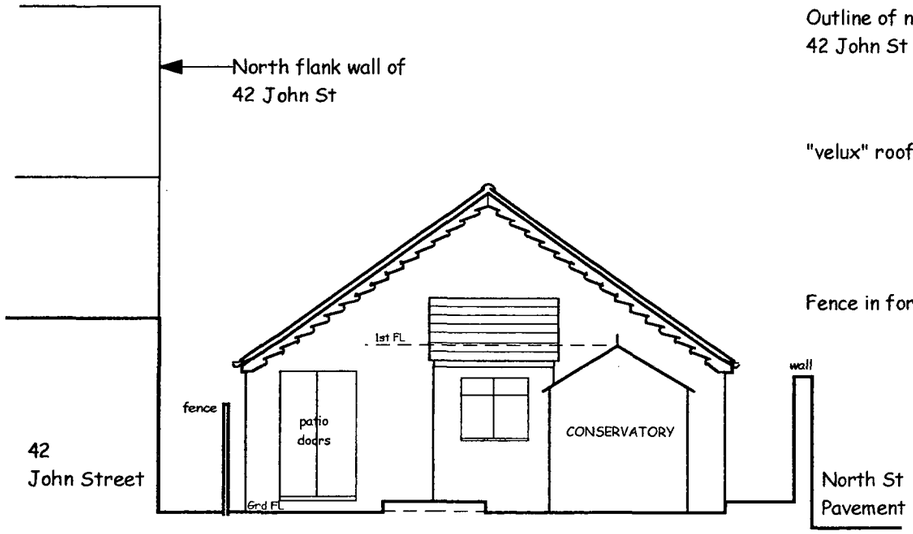
Eden Studio. Holland Road. Steyning. Sussex. BN44 3GJ
Tel (01903) 814614 . email- keith@ jonesarchitects.co.uk



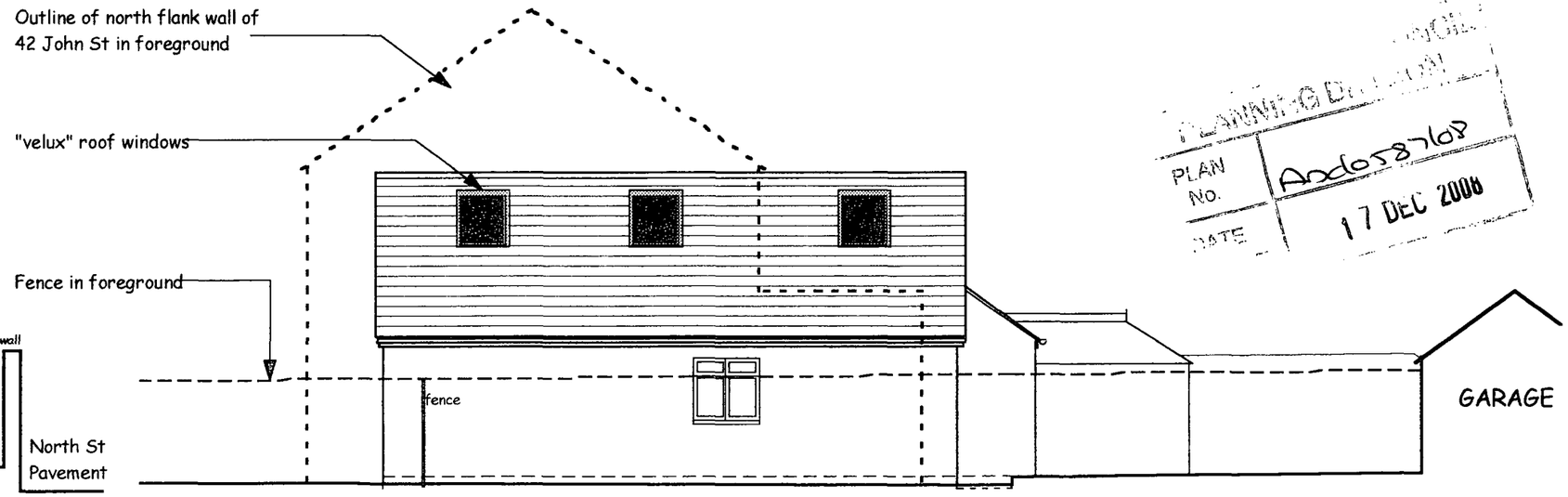
NORTH (Side facing North Street) ELEVATION - EXISTING



WEST (Front) ELEVATION - EXISTING



EAST (Rear) ELEVATION - EXISTING



SOUTH (Side) ELEVATION - EXISTING

PLANNING DIVISION
PLAN No. Ando587608
DATE 17 DEC 2008

REVISIONS	DATE	DESCRIPTION

JOB TITLE 44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX

CLIENT MIRANDA HARDING

DRAWING TITLE EXISTING HOUSE - ELEVATIONS

SCALE	DATE	DRAWN	DRAWING NO.	REV.
1:100			77808/03	

Keith Jones ASSOCIATES
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Eden Studio. Holland Road. Steyning. Sussex. BN44 3GJ
Tel (01903) 814614 . email- keith@ jonesarchitects.co.uk

Wall

REAR GARDEN

Fence 1800 high

North

CONSERVATORY

Pavement

NORTH STREET

SVP

wc

wb

BATH ROOM

bath

patio doors

RWP

Block up doorway

KITCHEN

DINING ROOM

Remove stud wall

(Ex Bedroom 3)

gate

Re-hang door

Cup'd

up

HALL

LIVING ROOM

RWP

42 John Street

gate

FRONT GARDEN

PLAN NO. DATE

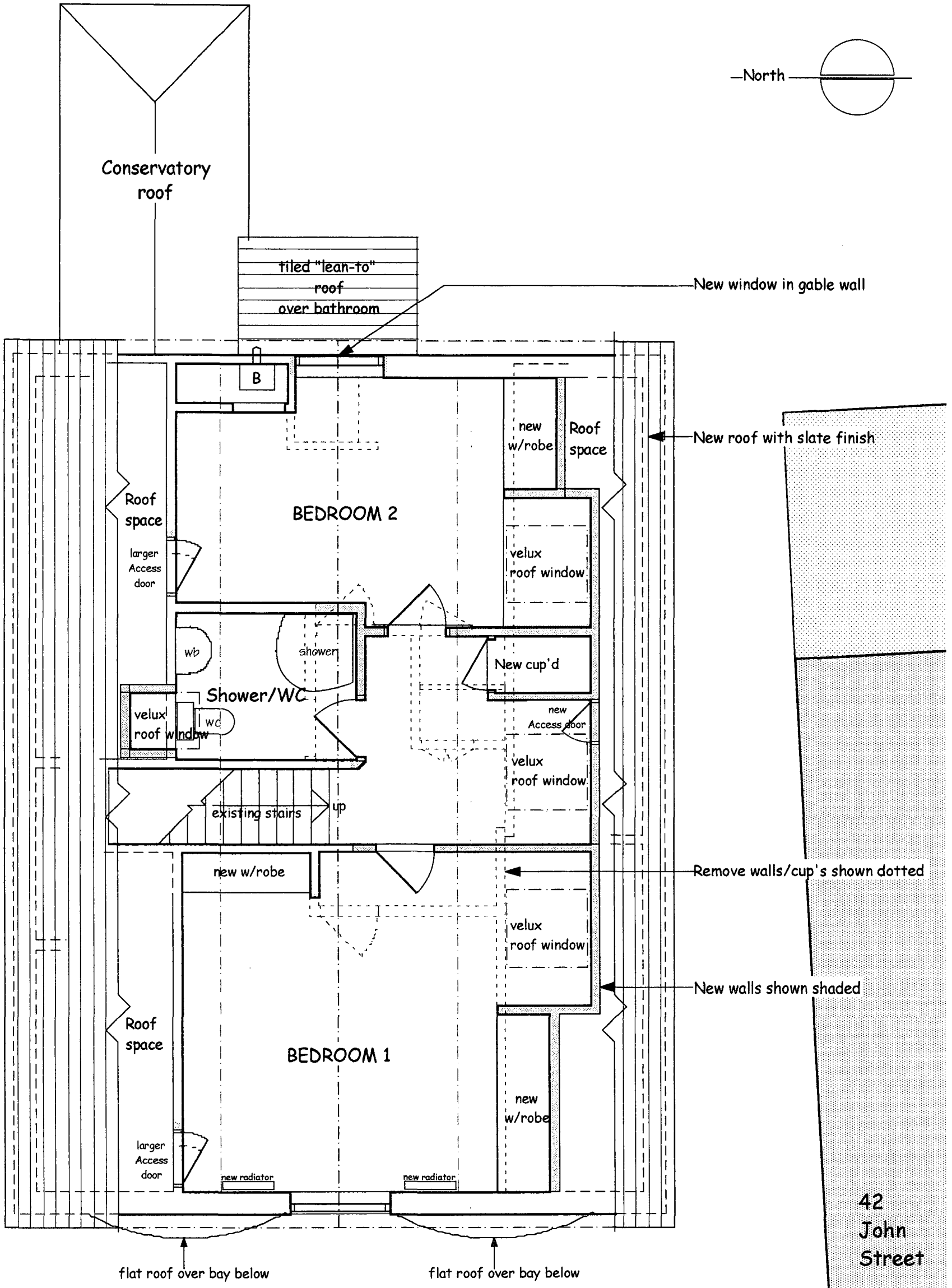
11 OCT 2016

GROUND FLOOR PLAN (Proposed)

REVISIONS DATE DESCRIPTION

JOB TITLE	44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX
CLIENT	MIRANDA HARDING
DRAWING TITLE	PROPOSED ALTERATIONS - GROUND FLOOR PLAN
SCALE	1:50
DATE	
DRAWN	
DRAWING NO.	77808/201
REV.	

Keith Jones ASSOCIATES
CHARTERED ARCHITECTS
Eden Studio. Holland Road. Steyning. Sussex. BN44 3GJ
Tel (01903) 814614 . email- keith@ jonesarchitects.co.uk



PLANNING DEPARTMENT
PLAN NO. 77808/202
DATE 11 DEC 2006

FIRST FLOOR PLAN (Proposed)

REVISIONS DATE DESCRIPTION

JOB TITLE 44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX

CLIENT MIRANDA HARDING

DRAWING TITLE PROPOSED ALTERATIONS - FIRST FLOOR PLAN

SCALE	DATE	DRAWN	DRAWING NO.	REV.
1:50			77808/202	

Keith Jones ASSOCIATES
CHARTERED ARCHITECTS
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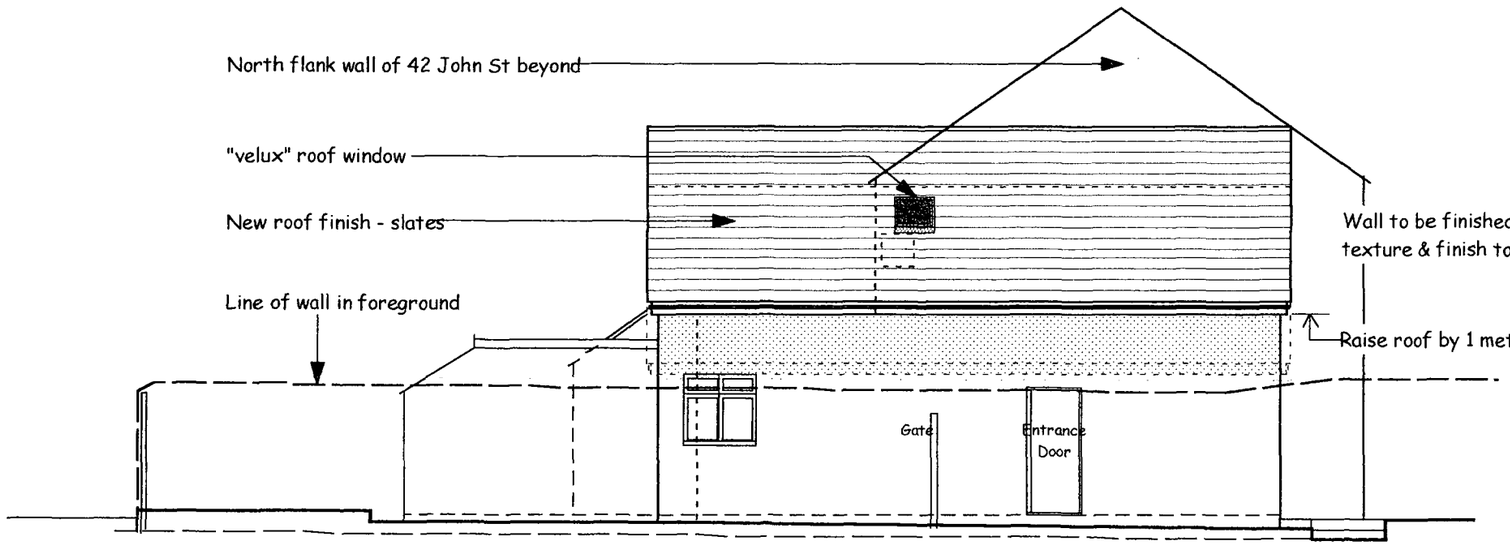
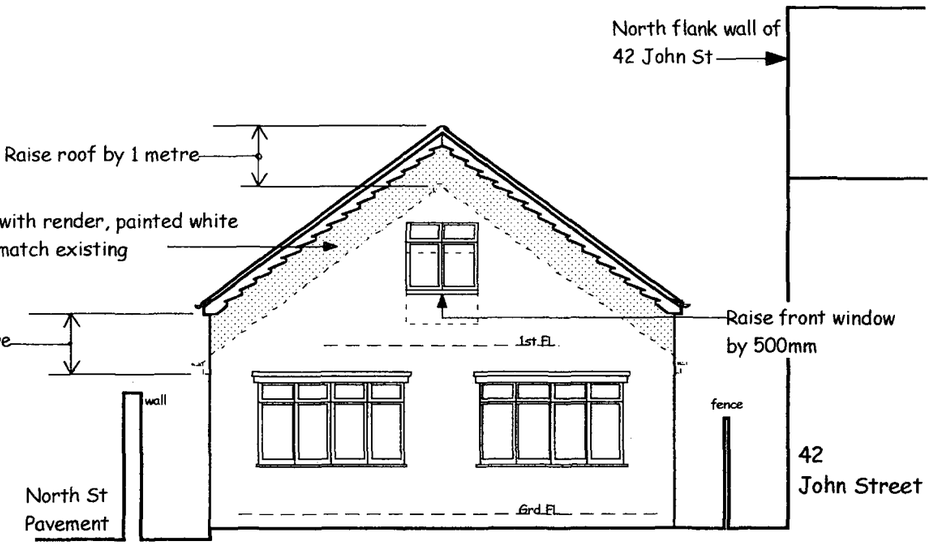
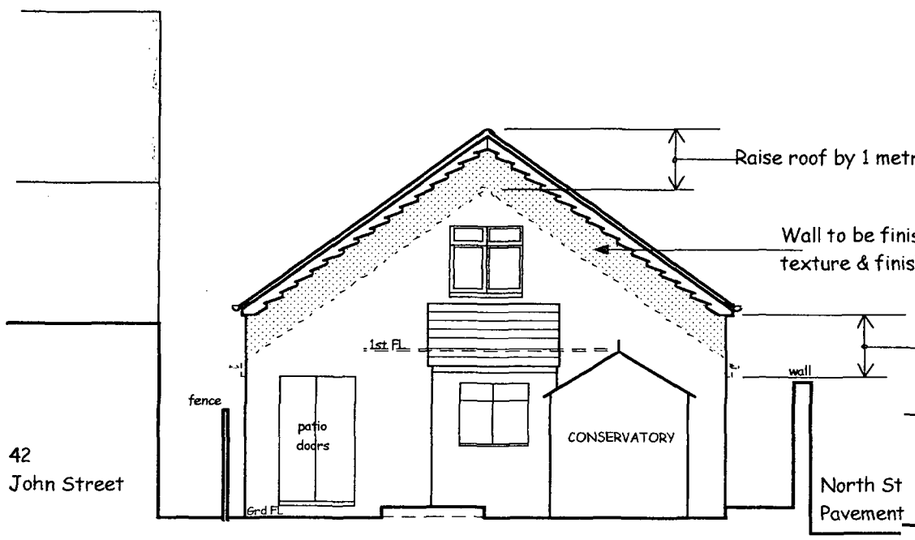


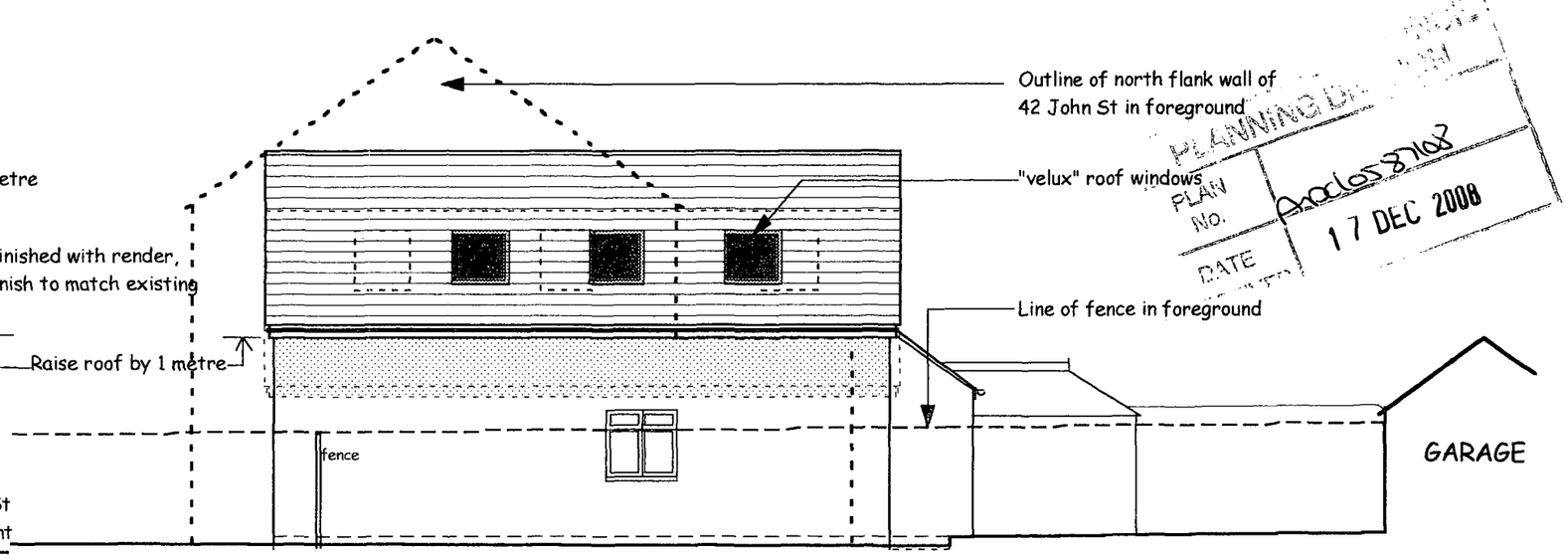
NORTH (Side facing North Street) ELEVATION - PROPOSED



WEST (Front) ELEVATION - PROPOSED



EAST (Rear) ELEVATION - PROPOSED



SOUTH (Side) ELEVATION - PROPOSED

PLANNING DIVISION
PLAN No. A06058708
DATE 17 DEC 2008

REVISIONS	DATE	DESCRIPTION

JOB TITLE 44 JOHN STREET, SHOREHAM by SEA, WEST SUSSEX

CLIENT MIRANDA HARDING

DRAWING TITLE PROPOSED ALTERATIONS - ELEVATIONS

SCALE 1:100 | DATE | DRAWN | DRAWING NO. 77808/203 | REV.

Keith Jones ASSOCIATES
CHARTERED ARCHITECTS
Eden Studio. Holland Road. Steyning. Sussex. BN44 3GJ
Tel (01903) 814614 . email- keith@ jonesarchitects.co.uk