ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

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Rec. No.

Householder's planning application form

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended.

23 SPRINGATE ROAD, SOUTHWICK.

2 Type of property (please tick)

Detached House	☐	Terraced House	☐	Other (please give details)	☑
Semi-detached House	☐	Flat	☐	SEMI-DETACHED BUNGALOW.	

3 Please describe the development you are applying for.

PROPOSED REAR EXTENSION.

4 Applicant (in block capitals)

Full name : MR & MRS HIBBERD.

Address (including postcode):

23 SPRINGATE ROAD,
SOUTHWICK,
WEST SUSSEX.

Phone Number:

Home: [redacted]

Work:

Extension:

Fax Number:

Agent (if any)

Full name : ATTERBURY MOORE ASSOC.

Address (including postcode):

THE OLD STABLES, CLAPHAM
COMMON, CLAPHAM, WORTHING,
W. SUSSEX. BN13 3UR.

Phone Number:

Home: 01903 871131.

Work:

Extension:

Fax Number:

5 **Please enclose four copies of this form and four sets of plans.**
Please number

	Plan number	Scale
Location plan		
Block plan	IN°. A1 PLAN.	AS SHOWN.
Floor plan		
Elevations		
Other		

6 **Will the development involve cutting down any trees?** Yes ☐ No ☑
If "Yes", please show these clearly on the block plan.

7 **Will the development (including any new or altered access affect a public footpath or any other public right of way?** Yes ☐ No ☑

8 **Does this application require a fee?** (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

If "Yes", please state the fee enclosed (See note 4) £ 135·00

Signature: [redacted] **Date:** 16/05/07.

Please print your name: C. MOORE.

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

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 16/05/07.

Please print your name: C. MOORE.

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

The Old Stables
Clapham Common
Clapham
Worthing
West Sussex BN13 3UR

phone: 01903 871131
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e mail: info@atterburymoore.co.uk

date: 16th May 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0729/07
DATE RECEIVED 18 MAY 2007

DESIGN STATEMENT

Site Address: 23 Springate Road, Southwick

Proposed Works: Proposed single storey rear extension

Existing

The existing dwelling is a semi-detached bungalow. The property has an existing sun room extension at the rear. This will be demolished as part of the works.

The amount and scale:

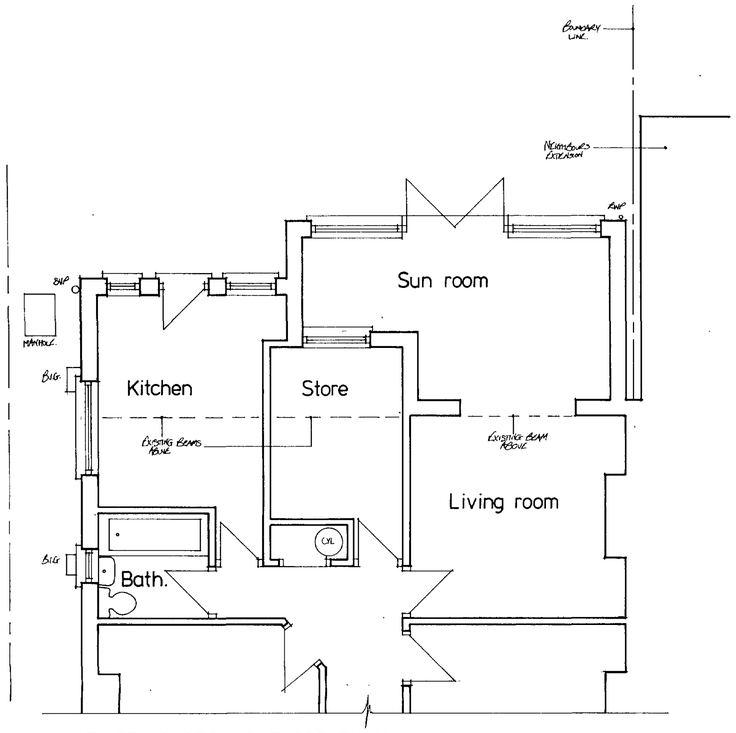
The proposal will extend the property 3.1m on the south side and 4.05m on the north side. The width of the extension will be 9.2m with a height of 2.8m. The proposal will increase to floor area by 27.3m³.

The use:

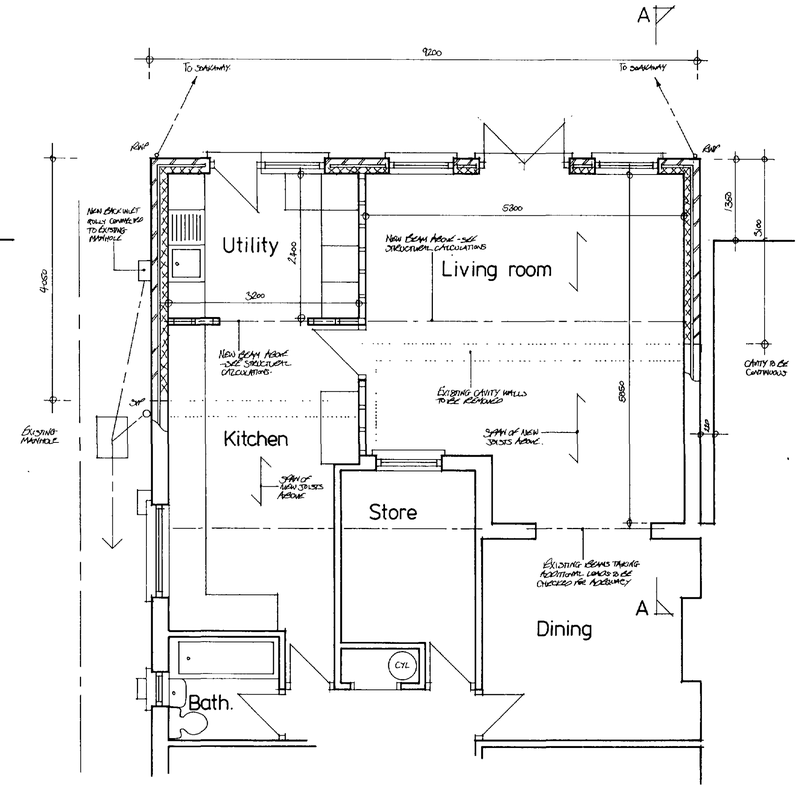
The extension will increase the floor space to the existing kitchen, create a utility room and provide a large living room overlooking the garden.

Appearance:

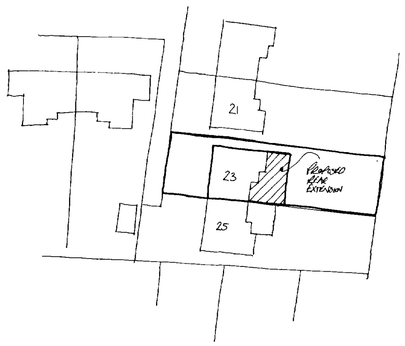
The existing sunroom extension is an awkward shape and the flat roof level above this extension and the flat roof over the kitchen differ. Also the ceiling heights differ in every room due to the flat roof levels. The client is keen to demolish the sunroom and part of the kitchen extension and rebuild a new extension with a continuous flat roof to achieve continuous ceiling heights throughout the dwelling. The proposed extension will be constructed with facing brickwork, will have a felt flat roof and the windows / doors will be UPVC.



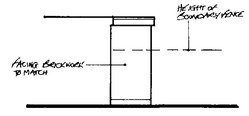
EXISTING GROUND FLOOR PLAN



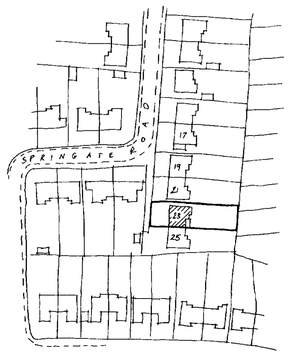
PROPOSED GROUND FLOOR PLAN



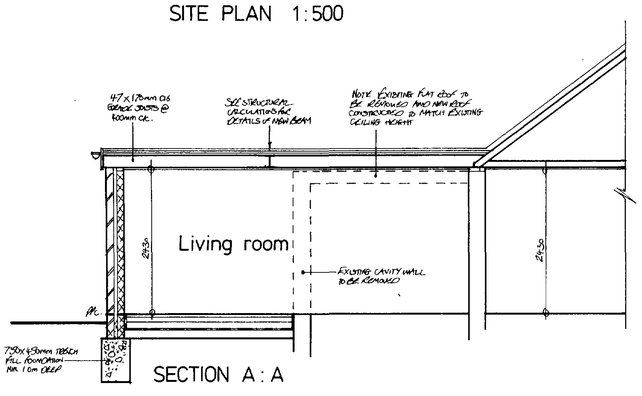
SITE PLAN 1:500



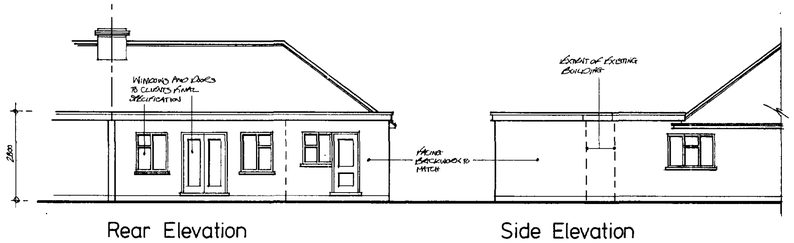
Side Elevation



LOCATION PLAN 1:1250



SECTION A : A



Rear Elevation Side Elevation

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works

All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.

Any discrepancies found with this drawing should be reported to the client prior to works continuing

No work to encroach over the boundary of the neighbour's property.

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions

The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996

No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix) All foundations to be minimum 1 0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.

All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.

All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary

There are no trees or hedges in the vicinity that will affect the depth of the proposed foundations.

External Walls

Cavity walls comprising matching facing brick outer leaf with min 85mm cavity filled with 85mm Dritherm. Inner leaf 100mm Thermalite "Shield 2000" or equal and approved blockwork min 2 8 N/mm^2 All walls constructed using 1 1:6 mortar or 1:5 masonry cement mortar. Finished with 13mm lightweight plaster internally. Providing a U value of 0.30 W/m^{2}K.

Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed

Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course.

Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved

All walls constructed with wall ties built in at 450mm centres vertically and 900mm centres horizontally in staggered rows. Doubled up at corners and reveals Cavities closed at eaves level with slate and to be continuous

All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.

Internal Walls

Internal stud partition walls as shown to be constructed of maximum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12 5mm plasterboard finished with set Provide 100mm mineral wool between studs for sound insulation purposes.

Ground Floors

Minimum 85mm screed reinforced with chicken wire (mix 1 3 or 4) on 100mm Celotex flooring grade insulation (GA3000) on 100mm concrete ground floor slab (1 2 4 mix over 1200 gauge polythene damp proof membrane on blinded hardcore minimum100mm thick with penmeter insulation to slab. All to achieve a U value of 0 22 W/m^2 K

Where existing suspended timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

Flat Roof

Note: The existing flat roofs to the rear of the building are to be completely removed as the client has requested that all the ceilings are to be one level throughout the bungalow

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112

Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) with 1 layers of 100mm Celotex GA3000 insulation fixed between joists (leaving 50mm air space above) Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 40mm Celotex GA3000 insulation fixed to underside of joists finished with 12 5mm foil faced plasterboard finished to client's approval Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres All to achieve a U value of 0.20 W/m^2 K.

Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation.

Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at1 .2m centres screw fixed securely.

High level tile ventilators to be installed in the existing pitched roof (at junction with new flat roof) to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide.

Beams and Lintels

Catnic onalmilar approved lintels tc be used over door and windcw openings with min 150mm bearings All voids within lintels to be filled with 150mm fibreglass

Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation

New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm^2 trickle ventilator

Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently and ducted to external air

All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m^2 K

All new doors with more than 50% of glazing to have a min U value of 2.2 W/m^2 K All other doors to have a min U value of 3 0 W/m^2 K.

Utility room to be provided with an extract fan capable of extracting not less than 30 litres per second that may be operated intermittently and ducted to external air.

Foul Water Drainage

All plumbing to BS EN 12056 (BS5572). All below ground drainage to BS8301.

Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to back inlet gully below grating level. Back inlet gully to be connected to manhole with 100mm diameter UPVC drain laid to 1 40 fall and surrounded in pea beach

Surface Water Drainage

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.

New soakaway min 5.0m away from any building to be 1m^3 below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene Drain to be 100 dia UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS8206

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should 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 BS 7671 electrical installation certificate to be issued for the work

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Ad/0220/07
DATE RECEIVED	18 MAY 2007

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atterbury moore associates
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Fax: 01903 871132
E mail: info@atterburymoore.co.uk

Address of works:	23 Springate Road, Southwick
Drawing title:	Proposed Rear Extension
Date: March 2007	Revisions.
Scales: 1:50,100,500,1250	Dwg No 01 — Job No AD-104