ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.

FOR OFFICIAL USE ONLY
Appl. No ADC02467
Date Received 07 FEB 2007
Fee 265
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name Mr. & Mrs. P. Mason	Name . R.J.REYNOLDS Architectural Services.
Address 1 Paythorne Close Southwick West Sussex BN42 4YB	Address 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN 43 5XL
Tel. No.	Tel. No. 01273 462889

2. Type of Application (see Note 2)	State Yes or No	If yes, state those matters to which this application relates (tick where appropriate)
(a) Full planning permission (including changes of use)	Yes	(i) Siting ☐
(b) Outline planning permission	No →	(ii) Design ☐
(c) Renewal of a temporary permission	NO	(iii) External appearance ☐
(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	NO	(iv) The means of access ☐
(e) Permission to develop land without complying with a condition imposed on a planning permission.	No	(v) Landscaping of the site ☐

If yes, state the date and number of the permission and outline the particular condition
Date
Application No.
Condition No.

3. (a) Full address or location of the land to which this application relates

1 Paythorne Close Southwick West Sussex

(b) State whether applicant owns or controls any adjoining land — State Yes or No: No — If yes, this land must be edged blue on the location plan

(c) Area of site 235 ~~es~~/sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)	Proposed demolition of single storey extensions and construction of a new semi detached 3 bedroom house

(e) State whether the proposal involves:-

	State Yes or No
(i) New building(s) or structure(s)	Yes
(ii) Alteration or extension of building(s)	Yes
(iii) Construction of a new) vehicular access to a highway) pedestrian	No / No
(iv) Alteration of an existing) vehicular access to a highway) pedestrian	No / No
(v) Closure of existing access	NO
(vi) Change of use only	NO

4. Particulars of Use of Buildings or Land: state (a) Present use Residential
(b) If vacant, the last use

5. Additional Information

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See Note 5)	No	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	No	If yes, how many units? Please indicate their position on plans	
(e)	Does the proposed development involve the felling of any trees?	NO	If yes, indicate their position on plans	
(f)	Does the proposed development involve any public right of way within the site?	NO	If yes, indicate the position on plan	
(g)	Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area?	Yes	If YES a separate application for Listed Building Consent or Conservation Area Consent may be necessary.	

(h) (i) How will surface water be disposed of? (i) To soakaway
(ii) How will foul sewage be disposed of? (ii) To main sewer
e.g. mains, cesspit, etc.)

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive)
Drawings 15[illegible] P1; & P2. Plans 1:100 & 1:50, Elevations1:100 Block & Site Location Plans 1:500 & 1:1250.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ 265.00

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE February 2007 SIGNED [redacted]

on behalf of Mr. & Mrs. P. Mason
(insert applicant's name if signed by an agent)

9. Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995
N.B. A signed certificate MUST accompany this application (See Note 9).
If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

(a) Owner means a person having a freehold interest or tenancy to unexpired [illegible] which was not less than 7 years

1. Certificate A(a)
I certify that

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*2. None of the land to which the application relates is or is part of an agricultural holding.

OR

3. ~~ I have / The applicant has given requisite notice to every person other than * myself / himself/herself who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows~~

~~Name of Tenant Address at which Notice was served Date on which Notice was served~~

*Delete where inappropriate

Signed [redacted]

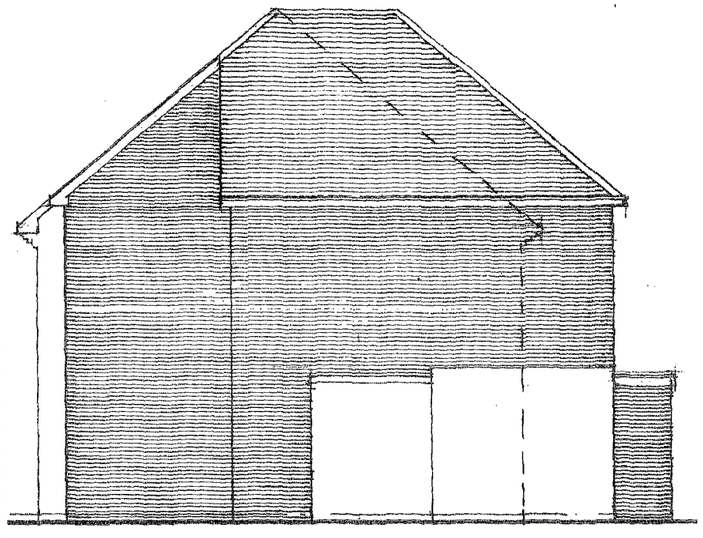
On behalf of Mr. & Mrs. P. Mason

Date 5th. February 2007

EP 47.0 June 95

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
P. Mason Esq.	1 Paythorne Close Southwick West Sussex Proposed Demolition of existing single storey house extensions to form a new 3 bedroom end of terrace house	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Proposed Plans & Elevations.		

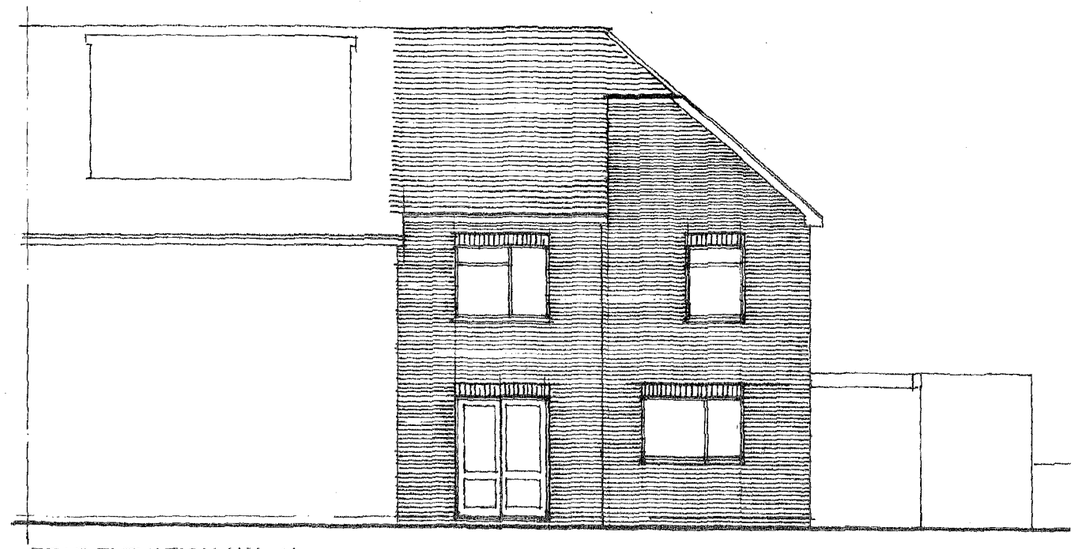
drawing	1564/P2	scale	1 :100;	date	Jan. 2007	revisions						



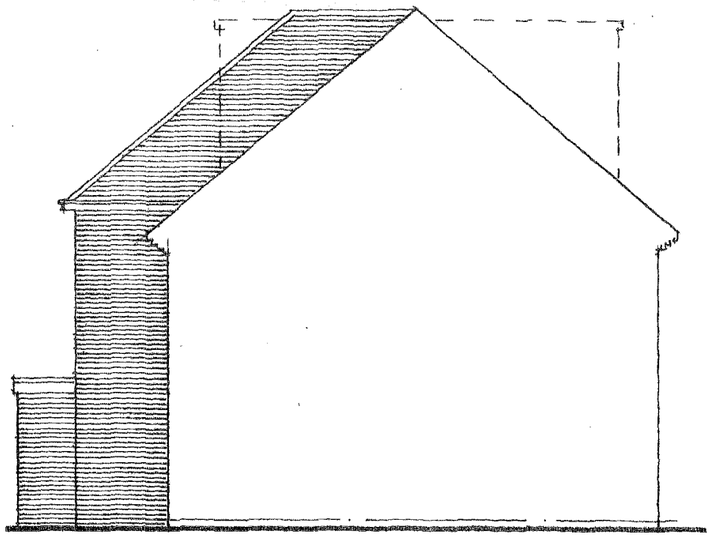
SIDE ELEVATION (South)

A×1007267

07 FEB 2007



REAR ELEVATION (West)



SIDE ELEVATION (North) Sreened by existing house

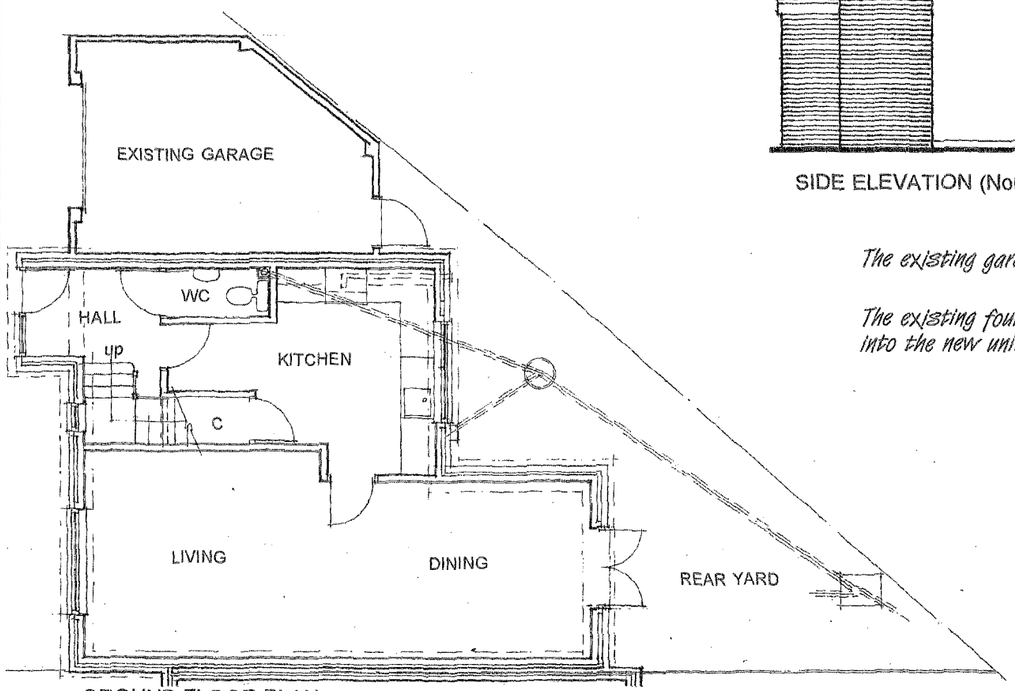
PLANNING NOTES:

The new house unit is to be constructed using matching face brick work, roof tiling, windows and doors as the existing house.

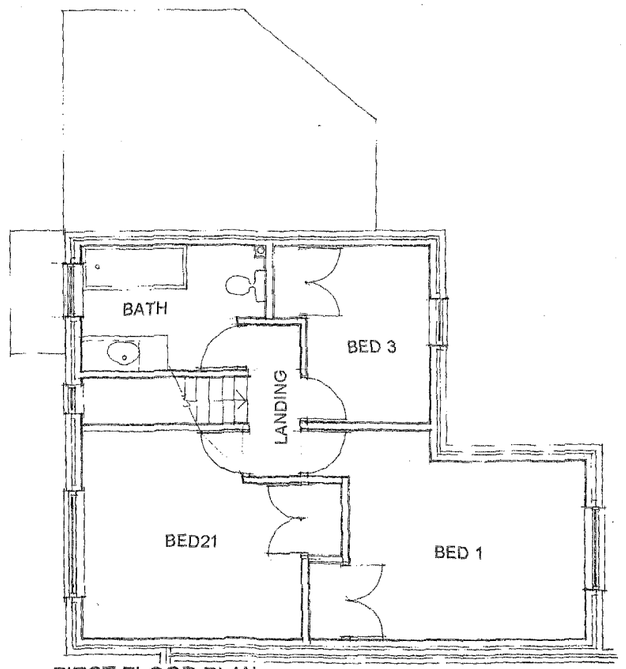
The existing house ridge line is to be extended to meet the ridge of the new property to match the style of a similar property at No 6 Paythorne close with a hipped end

The existing garage is to be retained with the bin area storage

The existing foul drainage is to be extended with a new manhole and connections into the new unit.

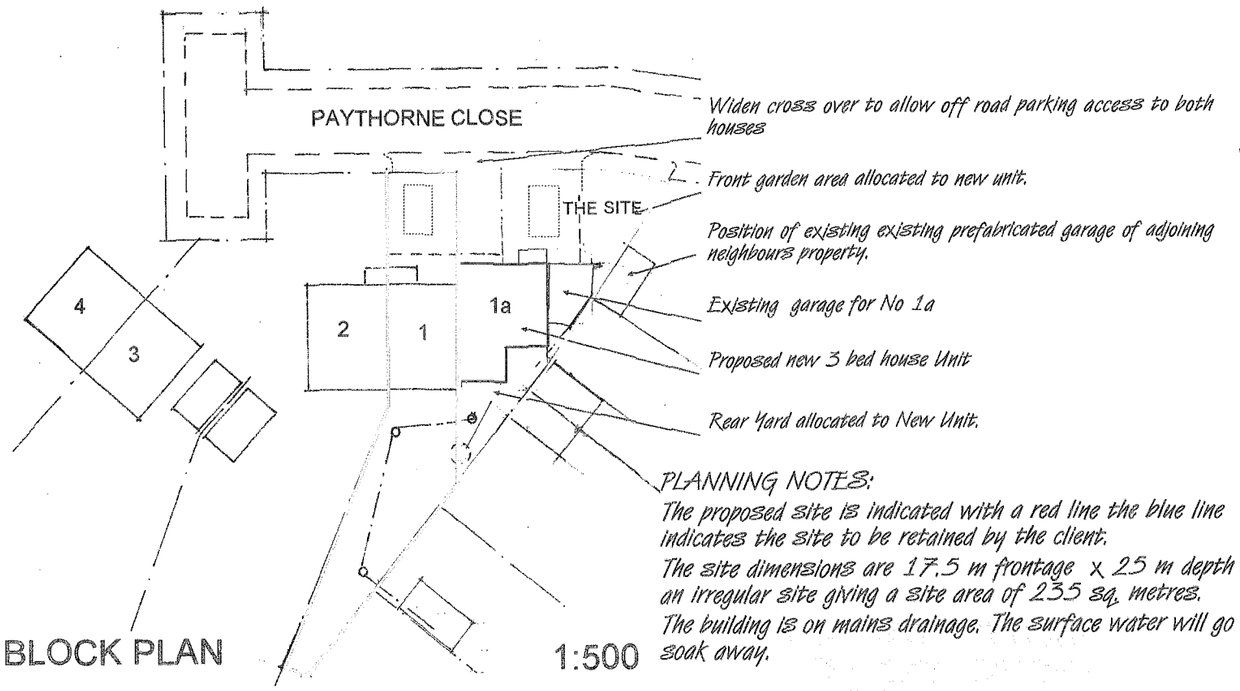


GROUND FLOOR PLAN



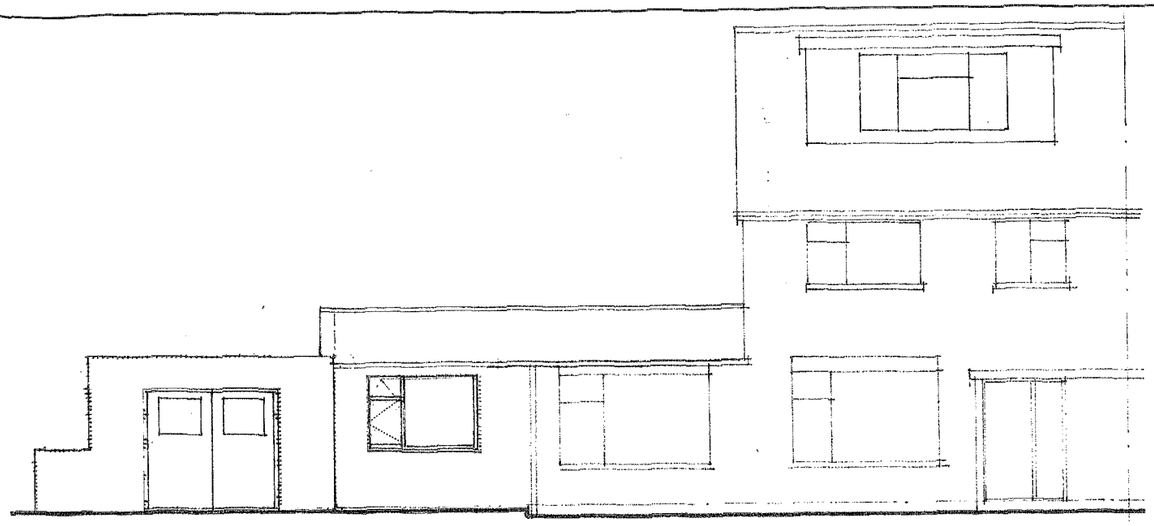
FIRST FLOOR PLAN

CLIENT Mr. & Mrs. P Mason				PROJECT 1 Paythorne Close Southwick West Sussex			R.J..REYNOLDS MBIAT Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992					
DRAWING Site Location & Block Plans, with Existing & Proposed Elevations				Proposed demolition of existing lounge extension, study bedroom to form end of terrace house.								
drawing	1564 / P1	scale	1:500; 1:50 & 1:100	date	Jan 2007	revisions						



BLOCK PLAN 1:500

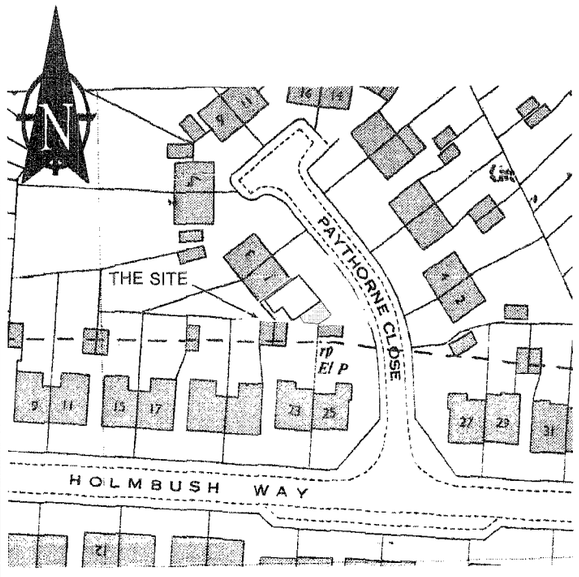
PLANNING NOTES:
The proposed site is indicated with a red line the blue line indicates the site to be retained by the client.
The site dimensions are 17.5 m frontage x 25 m depth of an irregular site giving a site area of 235 sq. metres.
The building is on mains drainage. The surface water will go to soak away.



EXISTING FRONT ELEVATION (East)



PROPOSED FRONT ELEVATION (East)



SITE LOCATION PLAN 1:1250

Accepted 2/07

07 FEB 2007

ACCESS & DESIGN STATEMENT:

DESIGN PROPOSALS: The proposals are to demolish two single storey extensions between the existing house and recently constructed garage and form a new 3 bedroom house as an end of terrace unit styled on adjacent units. The site which tapers from the rear to the front is of an irregular shape and the main garden area will be at the front of the property with a small yard area at the rear.

AMOUNT: The proposal is to make better use of the land and provide 3 bedroom accommodation for the owners family who otherwise will have to move away from the area to obtain accommodation.

ACCESS: The existing house and garden are on a corner plot within a small development of semi detached houses within a narrow close off Holmbush Way. Part of the proposal is to use the front garden areas for off street parking to alleviate congestion.

LANDSCAPING: The rear garden of the new unit is limited and will be a block paved yard area. The front garden which tapers is already landscaped and forms most of the plot area.

SCALE: The new building will match the scale of the existing with a slightly wider frontage. The rear of the building is stepped to follow the site profile. Approximate internal floor area will be 110 sq. metres.

USE: The proposed unit will be residential use only as is the existing close. The use of the land follows the government guidance Policy PPG 3 for redevelopment without using green belt land. The area is designated residential within the local planning zone.

SUSTAINABILITY: The area is within a well established residential area close to the Holmbush shopping complex within walking distance of bus routes. There are local schools also within walking distance. The new unit will be constructed in accordance with the latest building regulations for thermal heat loss saving energy and alleviating the green house gas release.