ADUR DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

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

92 Old Fort Road
Shoreham by Sea
Sussex
BN43 5HB

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	A/dc/07/1207
DATE RECEIVED	04 OCT 2007

2 Type of property

Detached House

3 Please describe the development you are applying for.

front extensions over exsting ground floor

4 Applicant (in block capitals)

Name

Todd Cooper. Giuseppe Sironi

Address

92 Old Fort Road
Shoreham by Sea
BN43 5HB
SUSSEX

Telephone

Fax

Email

Agent (if any)

Full Name

owen powell architects

Address

17 Reigate Road
Brighton
Sussex
BN1 5AJ

Telephone

01273 550185

Fax

Email

5 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here.

	Plan Number	Scale
Location Plan	0730/1	1:1250
Block Plan	0730/2	1:500
Floor Plan	0730/3,4,5,6,7,8,11,12	1:100
Elevations	0730/9,10,13,14	1:100
Other		

6 Will the development involve cutting down any trees? 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? No

8 Does this application require a fee? Yes
(See note 3)

If "No", please choose the option that applies
(See note 3)

If "Yes", please state the fee enclosed £ 135.00
(See note 4)

Signature: [redacted] **Date:** 27 SEPT 07

Please print your name: C. OWEN-POWELL

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:** 27 SEPT 07

Please print your name: C. OWEN-POWELL

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/0061/07
DATE RECEIVED 04 OCT 2007

owen powell architects

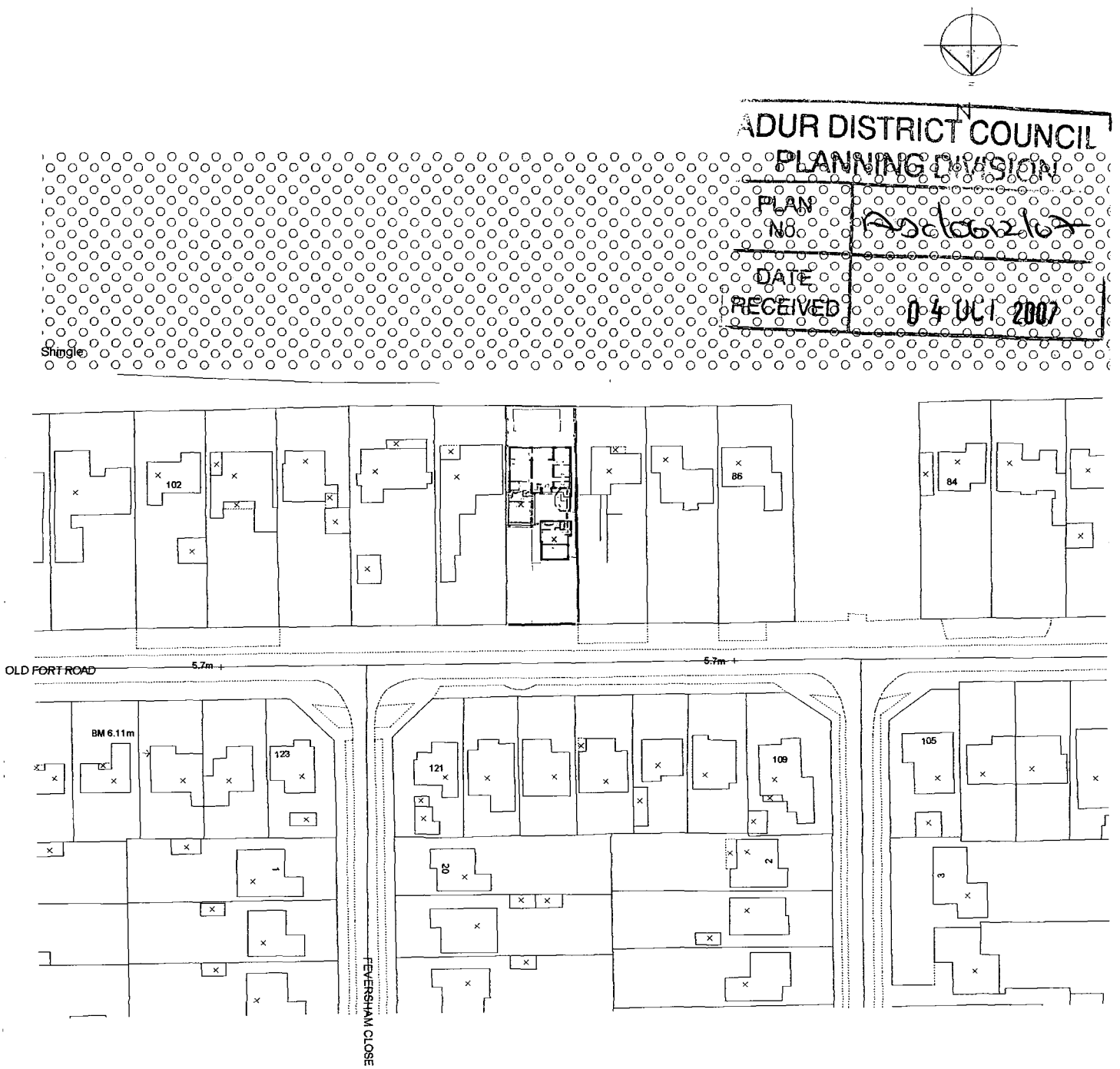
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222
e-mail owen-powell@btconnect.com

27 September 2007
Our ref: 0727

PROPOSED ALTERATIONS AND EXTENSION – 92 Old Fort Road, Shoreham
Design and Access Statement

1	Use:
	92 Old Fort Road is a single family detached property facing the shingle beach. The two storey property has two single storey roadside extensions incorporating a large double garage and a separate one bedroom flat. There is a swimming pool in the paved garden on the sea elevation. The house was built in the 1970s and has not been refurbished since that date and ideally needs bringing up to date and the accommodation improving and extending.
2	Access
	The access from Old Fort Road, which is a quiet residential street with level access, will be retained as existing, with off road parking and a double garage.
3	Amount:
	The arrangement of the internal accommodation is awkward and does not maximise the potential of the space in the house. There was originally a large 'spa' area on the lower floor which is now out of commission. Therefore, aside from the separate flat at the front, the house has only two main bedrooms on different floors, and there is only one living room on the first floor, and this includes the dining and kitchen accommodation in one space. Consequently this detached house in its own grounds has only 3 habitable rooms; the fittings are obsolete and the whole does not reflect the needs of contemporary living The proposals are therefore to rationalise the space, building out over the two flat roof front extensions to create a spacious home, with living room space which has more clearly differentiated functions but still flows through the upper floor, and four bedrooms and three bathrooms.
4	Layout:
	To achieve this size of house, the actual additional square footage bring added is only 83sqm, as by reconfiguring the space, better use if being made of the rationalised room layouts.
5	Appearance:
	The design seeks to maintain the momentum of the introduction of contemporary architectural design to this seafront site and follow a couple of recent 21st century projects in close proximity and the aim is to lift the very mediocre and suburban character of many of the undistinguished properties adjacent The theme of the design is in sympathy with the original butterfly roof design of the 1970s and shares similar concepts and values The two extensions at the front are in the form of two "cubes'; a timber one over the apartment, and a crisp white one over the garage, with no walls lining up below so they 'float', with the white cube projecting through a linking timber slatted wall of garage door and double height entrance door on one plane. On the elevations facing the sea the elevation will not alter greatly from the existing, except to 'frame' the generally glazed elevation in a tighter more cuboid shape to match the front elevations, and to omit the spiral staircase. There will be no extra balcony area.

6	Scale:
	The proposed footprint of the building will decrease by 450mm along the garage side elevation, and the front of the garage is to be set back 1200mm from the existing line. Otherwise the proposed scale alterations to the house are to be considered in the light of the orientation of the houses along Old Fort Road, their relationship to the sea, and the depths of the plots. As the desired views on this side of the road are out to sea, the secondary and effectively 'back' elevations presented to Old Fort Road, combined with the long plots, give a non homogeneous view of large pitched roof double garages of varying sizes and locations, some very close to the pavement. For example, the various front extensions, including a conservatory, to the immediately adjacent house, no 94, extends forward to stop only some 9m from the back edge of pavement. This property is already set back 17m from the pavement. However the building line of this property is at a relatively average position on the plot and by building above the existing flat roofs, with the first floor cubes pushed back, and taking into account the 45 degree line from the two nearest habitable room windows on the neighbouring properties, we do not consider the scale to be dominant in the road, unlike some recent adjacent houses. The somewhat unplanned suburban frontages are indeterminate as to whether they are the backs or the fronts of the house, and this scheme proposes a deliberate 'front' elevation with the garage doors set back and subservient to the main elevation cubes above. The two new cubes keep a domestic scale to the building; the new front bedroom pod has been repositioned 3.2m back from the exg line of the apartment unit, and will be 1.5m in from the boundary on this side. The timber screening on the flank elevation behind is inset a further 500mm, leaving a gap of 2m from the boundary for this length of timber and glass wall.
7	Landscaping:
	Unlike many of the houses along this side of the road, with hard paved car standings, no 92 has a mature landscaped and designed garden. The new timber and white cube extensions will therefore be further enhanced by this garden.



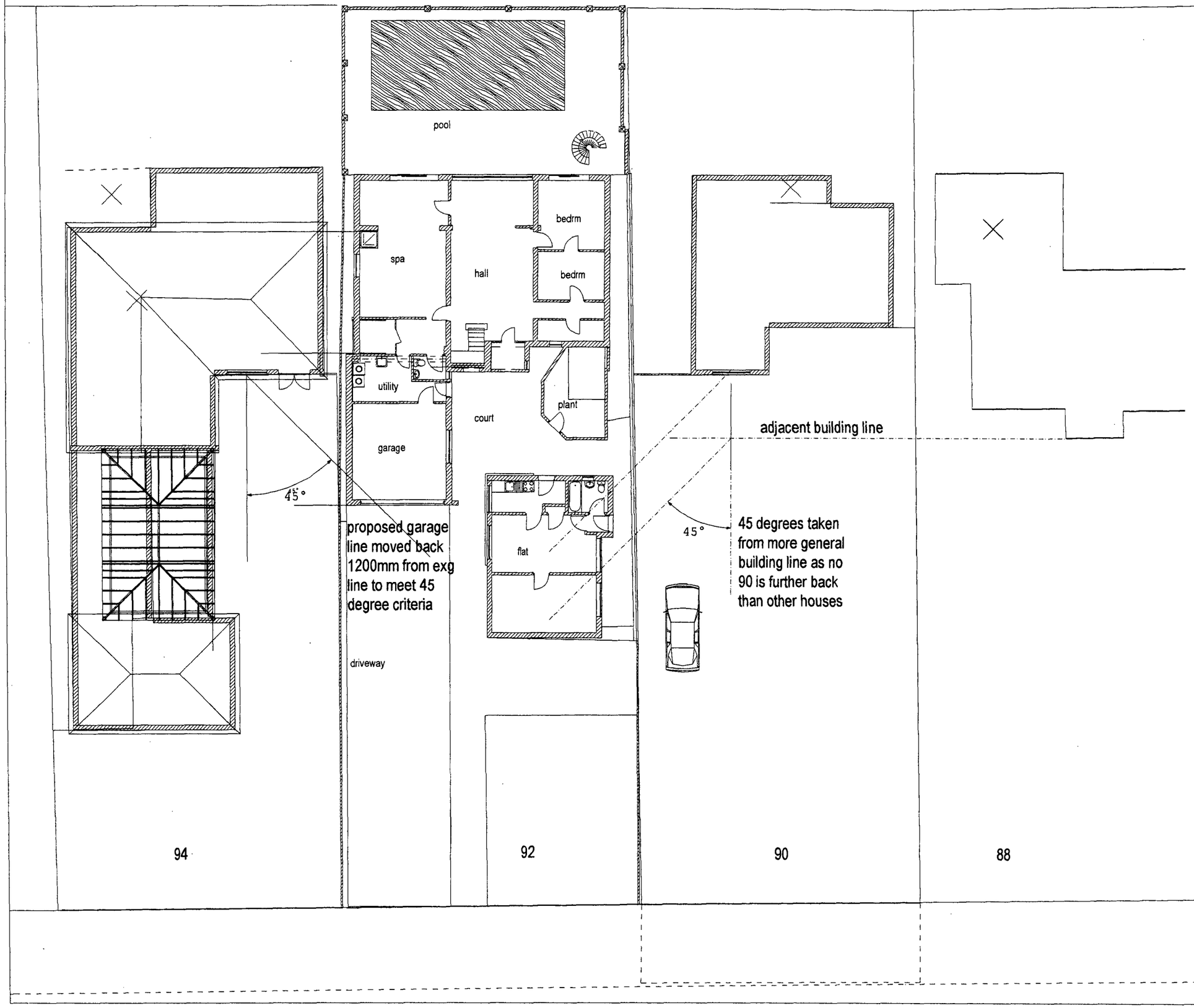
owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

92 OLD FORT ROAD, SHOREHAM
EXTENSION AND REFURBISHMENT

LOCATION PLAN

1:1250 Sept 07

0730/1



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0512/07
DATE RECEIVED 04 OCT 2007

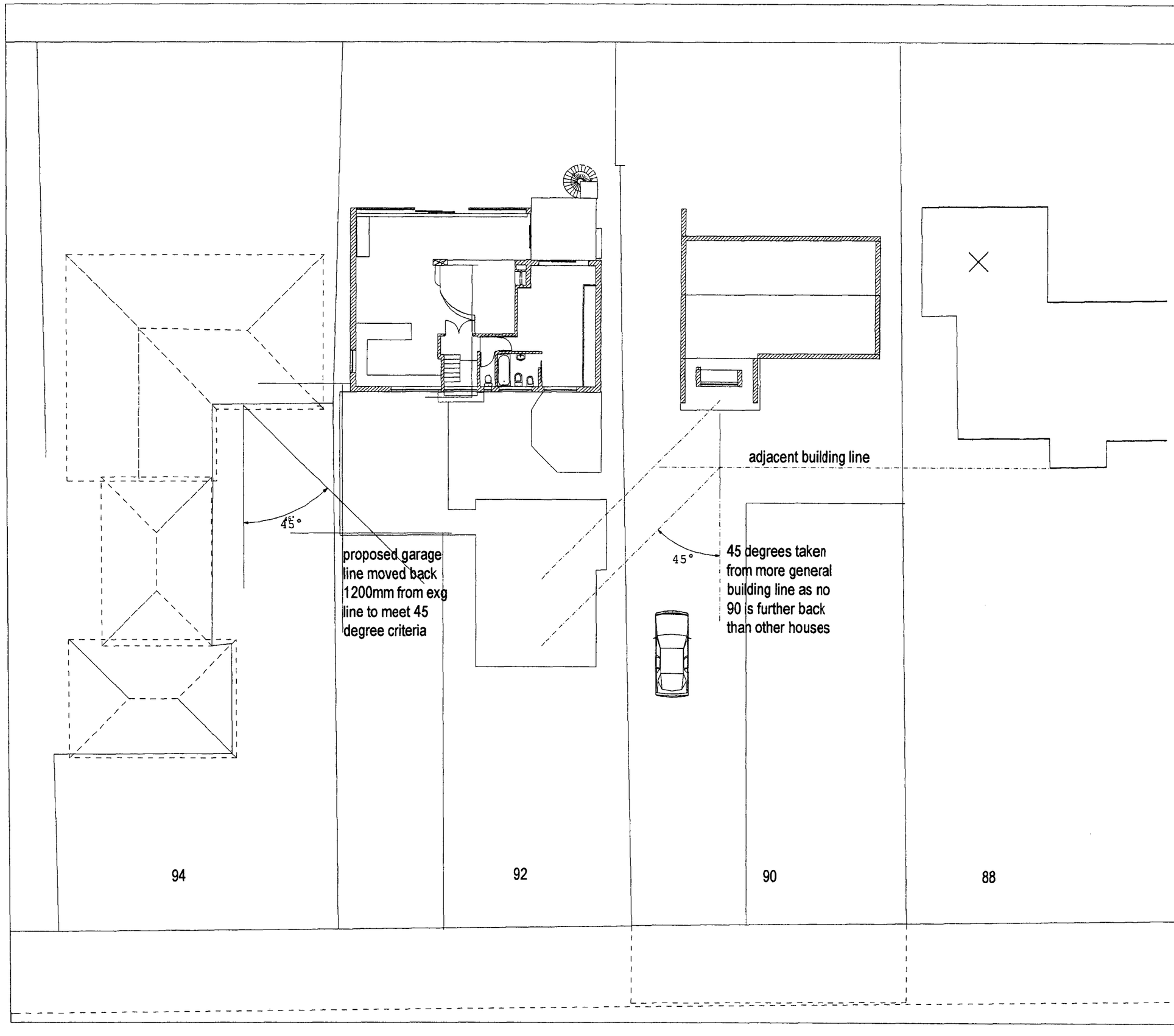
92 OLD FORT ROAD, SHOREHAM
EXISTING GROUND FLOOR SHOWING 45 DEGREE ANALYSIS TO NEIGHBOURS

owen powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:200

0730/3



ON DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06612/07
DATE RECEIVED 04 OCT 2007

92 OLD FORT ROAD, SHOREHAM
EXISTING FIRST FLOOR SHOWING 45 DEGREE ANALYSIS TO NEIGHBOURS

owen powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

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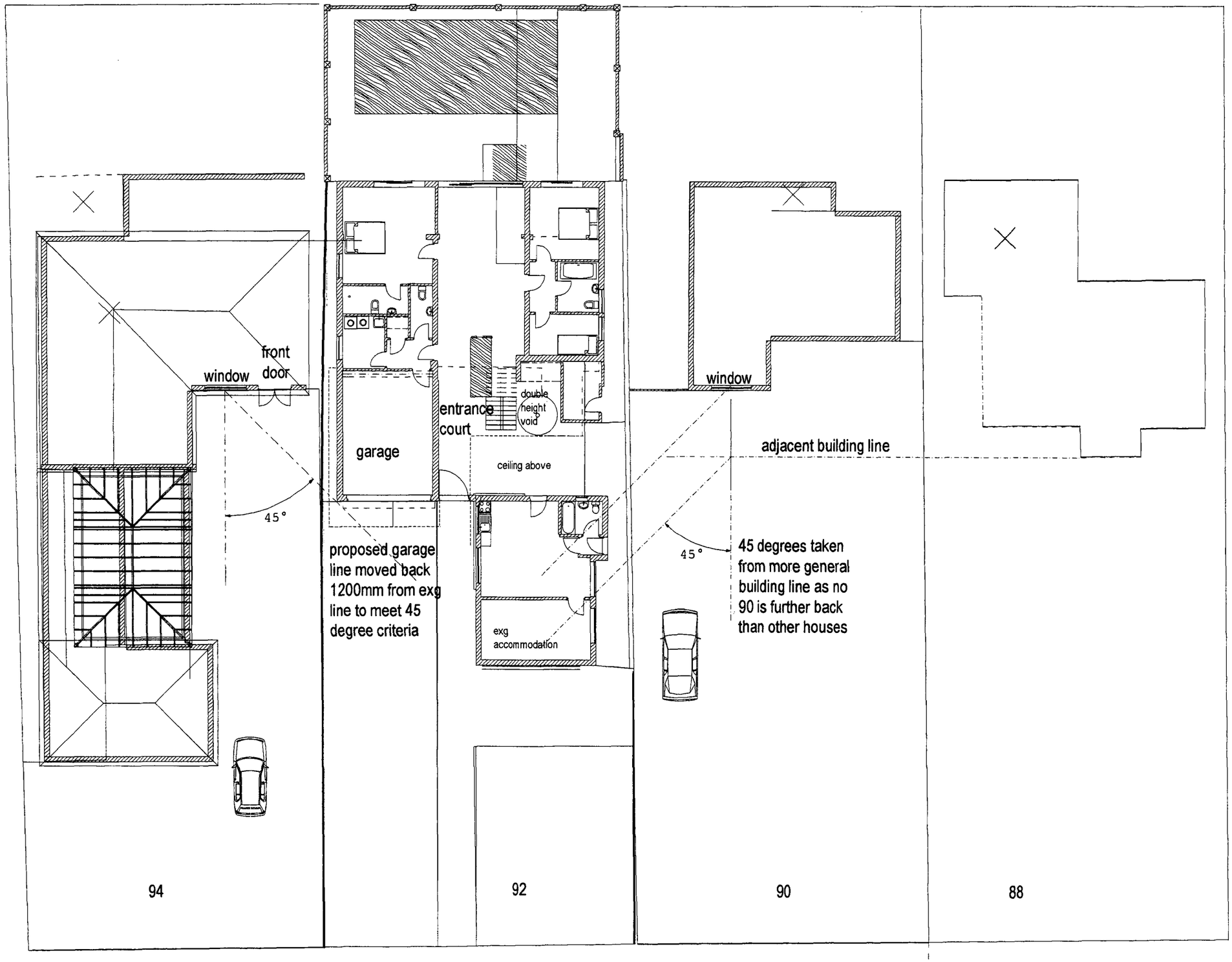
0730/4



92 OLD FORT ROAD, PROPOSED GROUND FLOOR 6 Sept 07 Revised scheme with front boundary building lines moved back from exg (garage on G Fl) and shown in context with neighbouring properties and the nearest adjacent habitable room windows

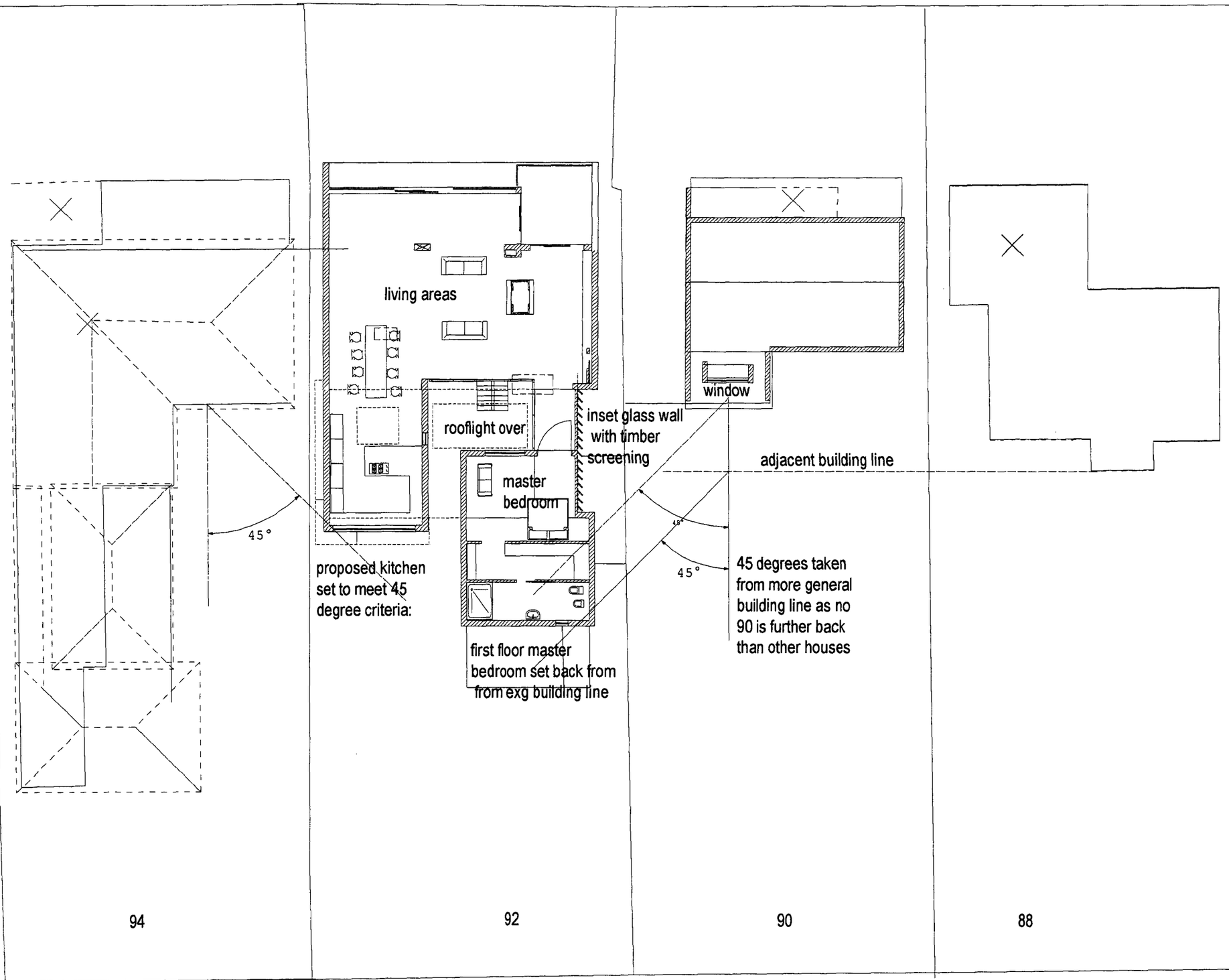
COUNCIL
PLANNING DIVISION

PLAN No.	A2d061207
DATE RECEIVED	04 OCT 2007

92 OLD FORT ROAD,
SHOREHAM
PROPOSED GROUND FLOOR
SHOWING 45 DEGREE
ANALYSIS TO NEIGHBOURS

owen powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07	0730/5
1:200	



92 OLD FORT ROAD, PROPOSED FIRST FLOOR 14 Sept 07 Revised scheme with front boundary building lines moved back from exg (garage on G Fl) and shown in context with neighbouring properties and the nearest adjacent habitable room windows

COUNCIL
PLANNING DIVISION
PLAN No. [illegible]
DATE RECEIVED 04 OCT 2007

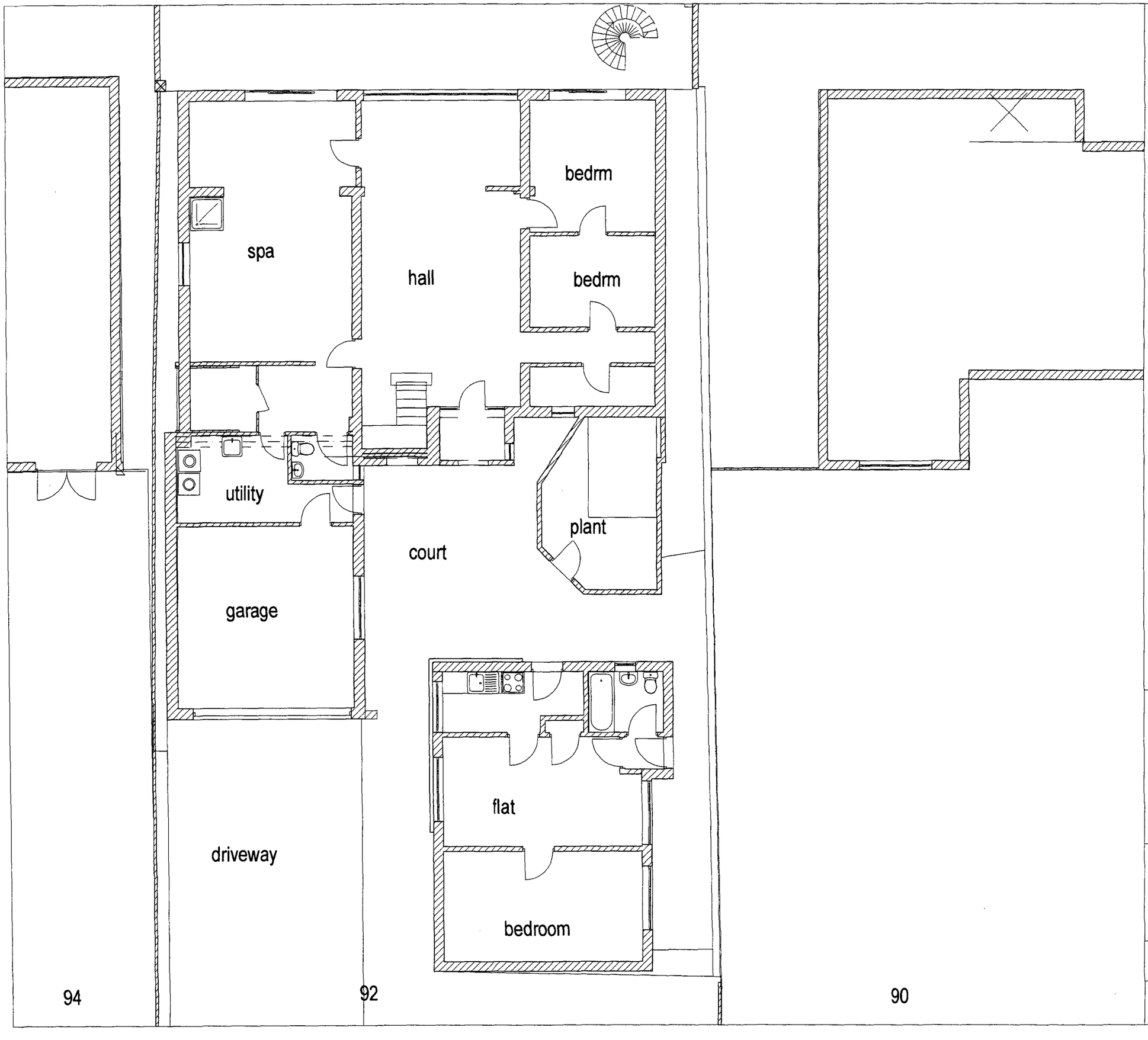
92 OLD FORT ROAD,
SHOREHAM
PROPOSED FIRST FLOOR
SHOWING 45 DEGREE
ANALYSIS TO NEIGHBOURS

owen powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:200

0730/6



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PLANNING DIVISION
PLAN No. Ad0061/07
DATE RECEIVED 04 OCT 2007

0 1 2 3 4 5m

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Notes: All dimensions to be checked on site before commencing work

All materials to be installed in accordance with manufacturers' instructions

92 OLD FORT ROAD, SHOREHAM BEACH
Extension and Improvements

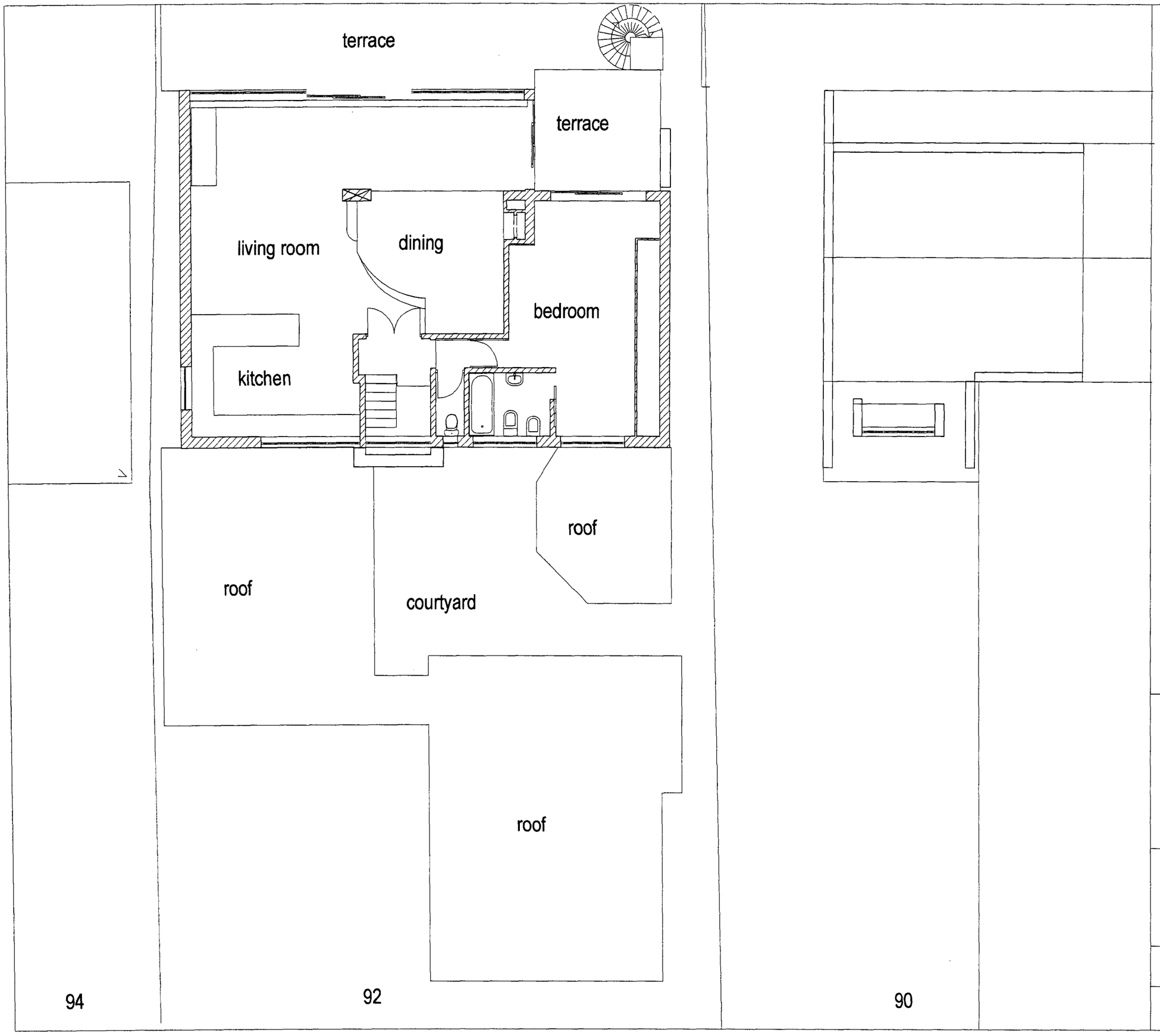
EXISTING GROUND FLOOR PLAN

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:100 @ A3

0730/7



DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Add 0612/07
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0 1 2 3 4 5m

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92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

EXISTING FIRST FLOOR PLAN

powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

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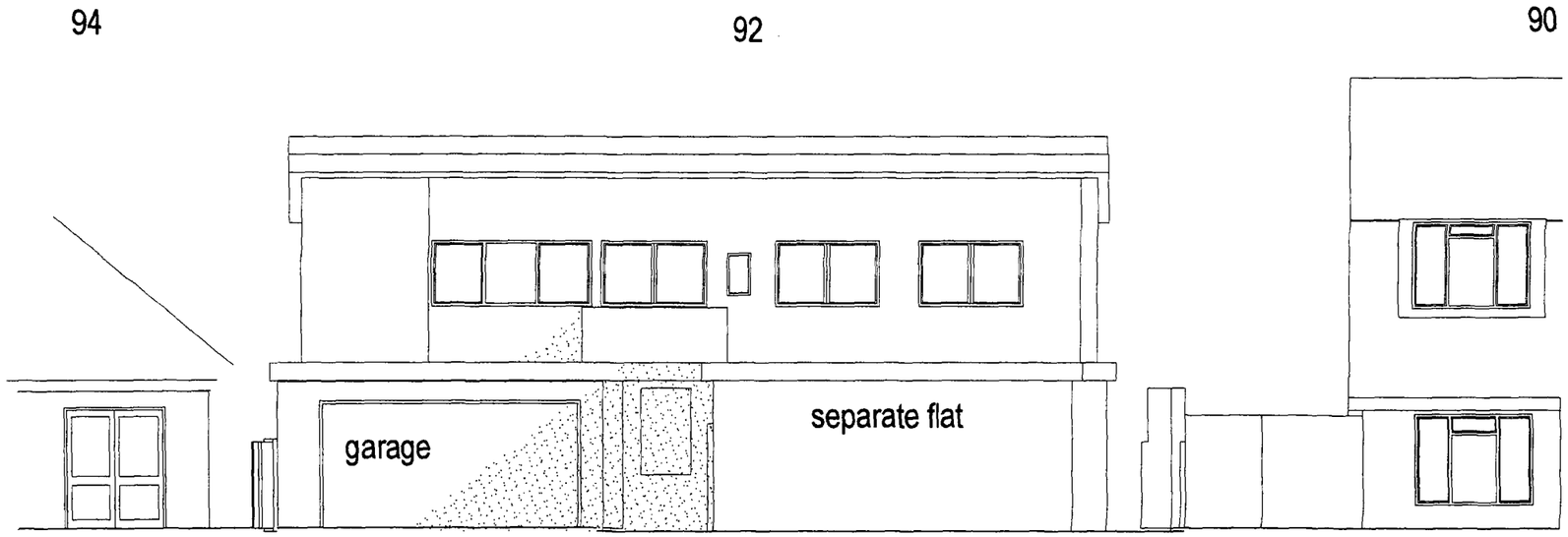
0730/8



EXISTING NORTH (FRONT) ELEVATION

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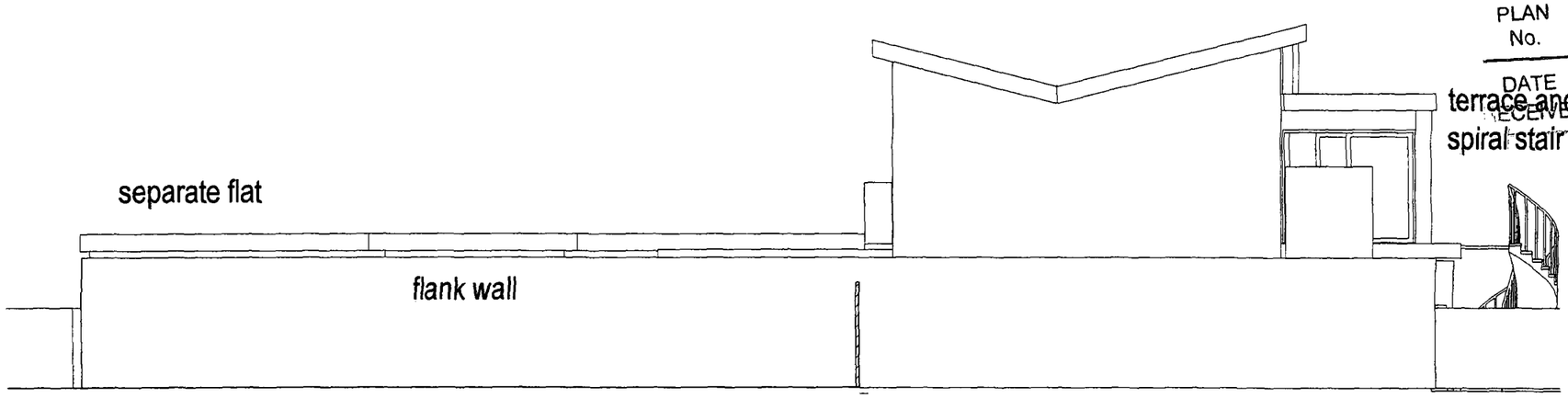
PLANNING DIVISION
PLAN No. Ajc/0612/07
DATE RECEIVED 04 OCT 2007



EXISTING EAST (SIDE) ELEVATION

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

EXISTING NORTH AND EAST
ELEVATIONS

0 1 2 3 4 5m

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Sept 07

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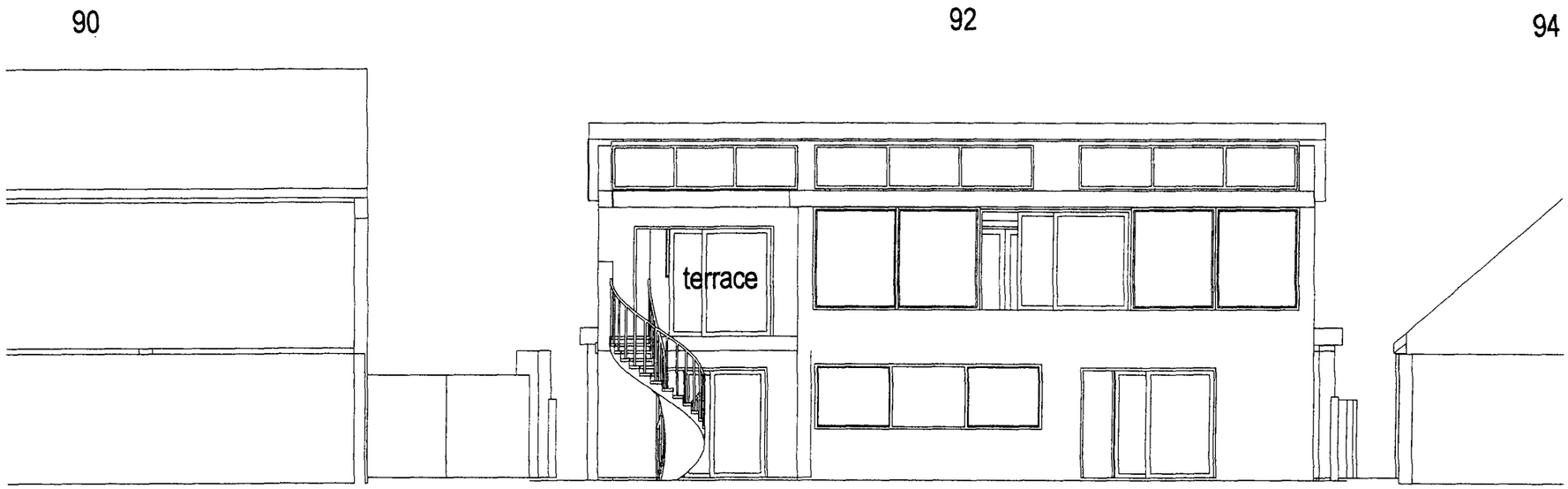
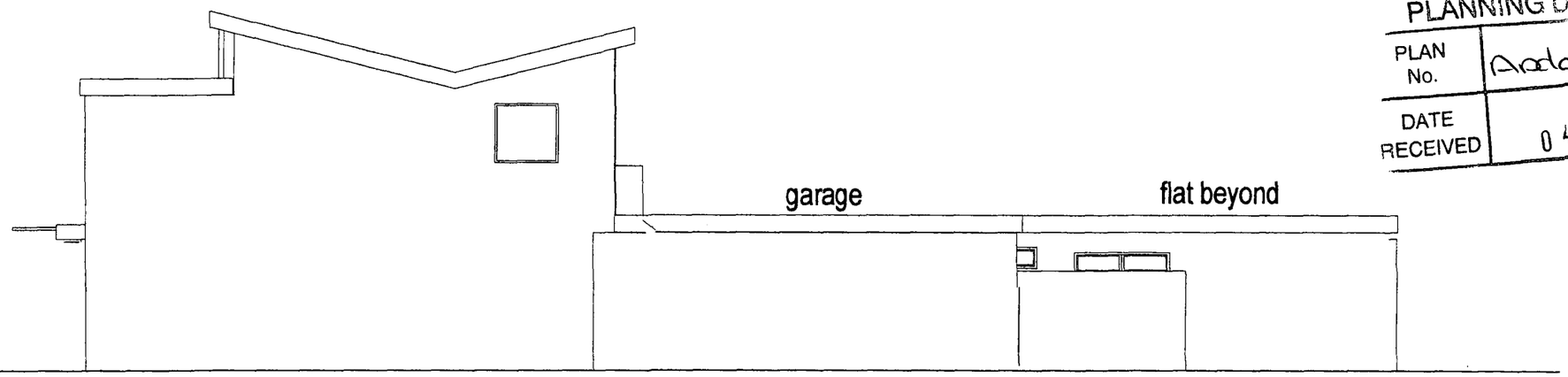
0730/9



EXISTING SOUTH (SEA) ELEVATION



EXISTING WEST (SIDE) ELEVATION

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PLANNING DIVISION
PLAN No. A0406126
DATE RECEIVED 04 OCT 2007

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

EXISTING SOUTH AND WEST
ELEVATIONS

0 1 2 3 4 5m

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Sept 07

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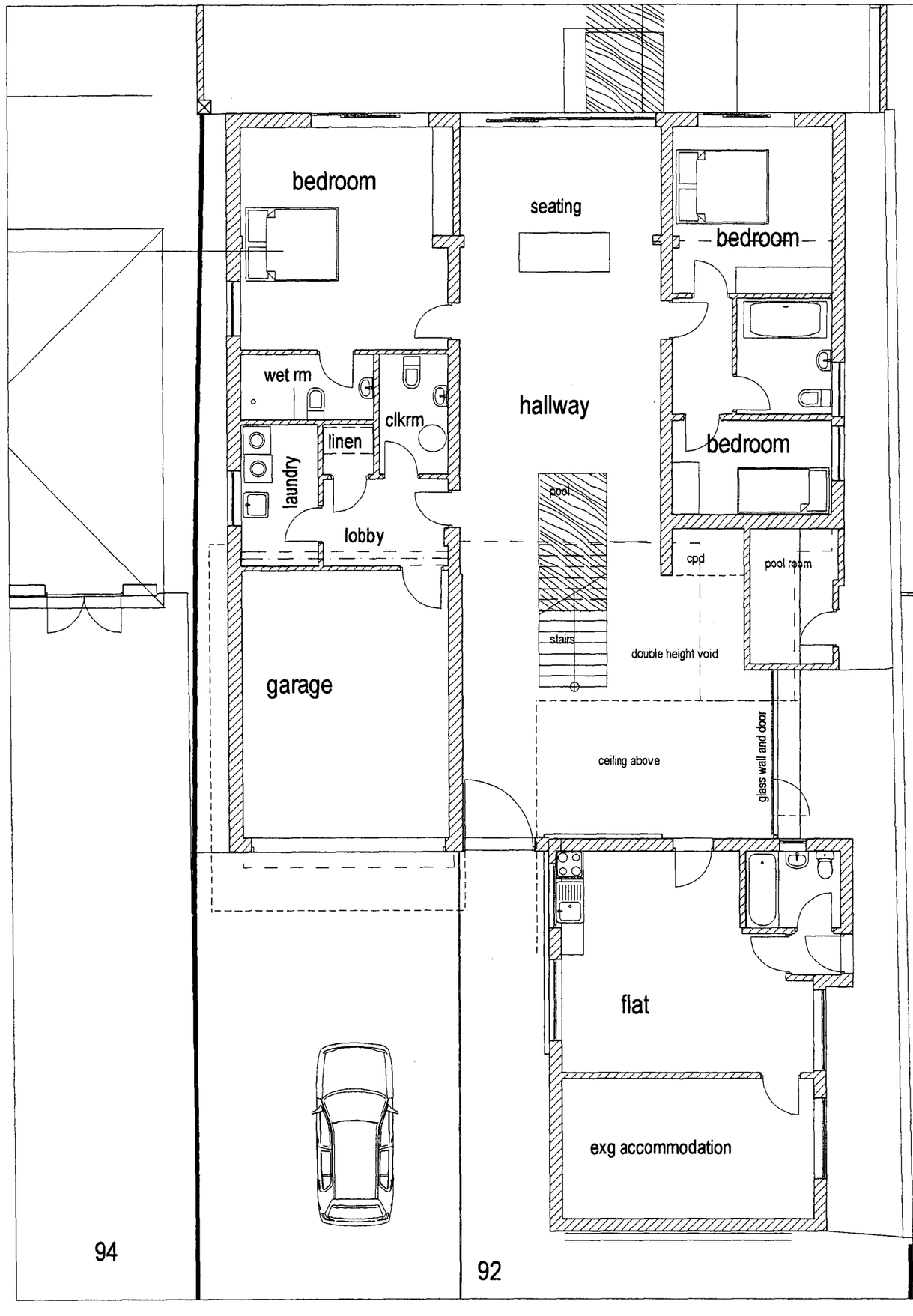
0730/10



PLANNING DIVISION
PLAN No. A06/0210/7
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92 OLD FORT ROAD, SHOREHAM BEACH Extension and Improvements

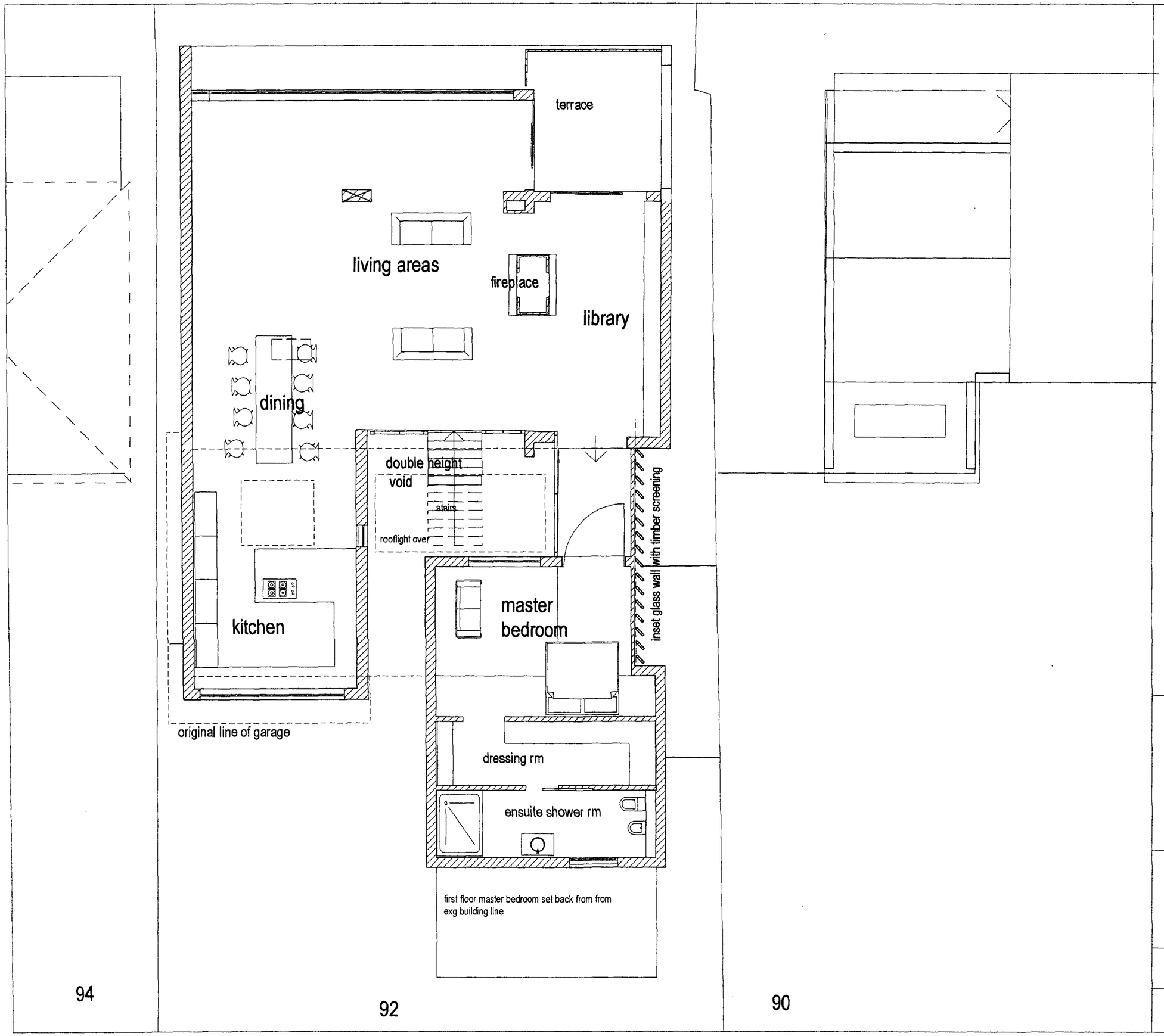
PROPOSED GROUND FLOOR PLAN

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:100 @ A3

0730/11



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PLANNING DIVISION
PLAN No. Add 06/2/07
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0 1 2 3 4 5m

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92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

PROPOSED FIRST FLOOR PLAN

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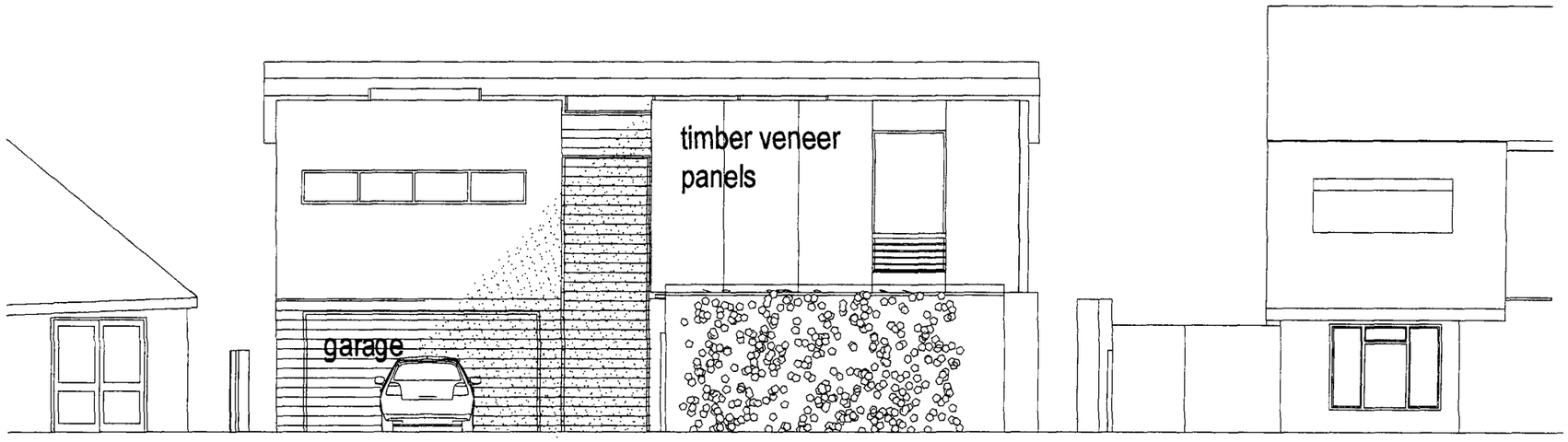
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

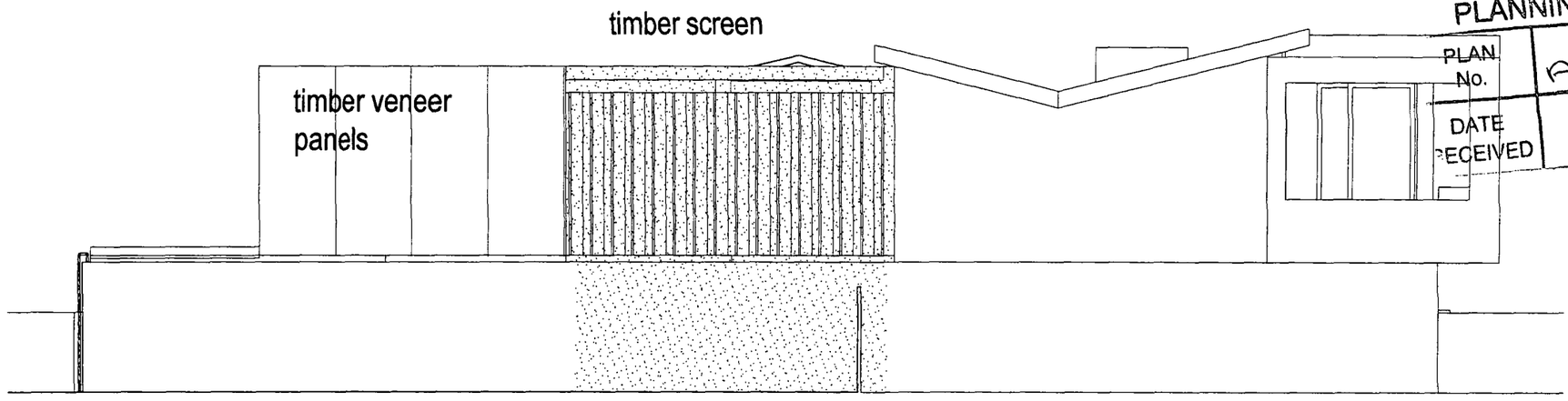
1:100 @ A3

0730/12

94 92 90



PROPOSED NORTH (FRONT) ELEVATION



PROPOSED EAST (SIDE) ELEVATION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/dc/07/07
DATE RECEIVED 04 OCT 2007

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

PROPOSED NORTH AND EAST
ELEVATIONS

0 1 2 3 4 5m

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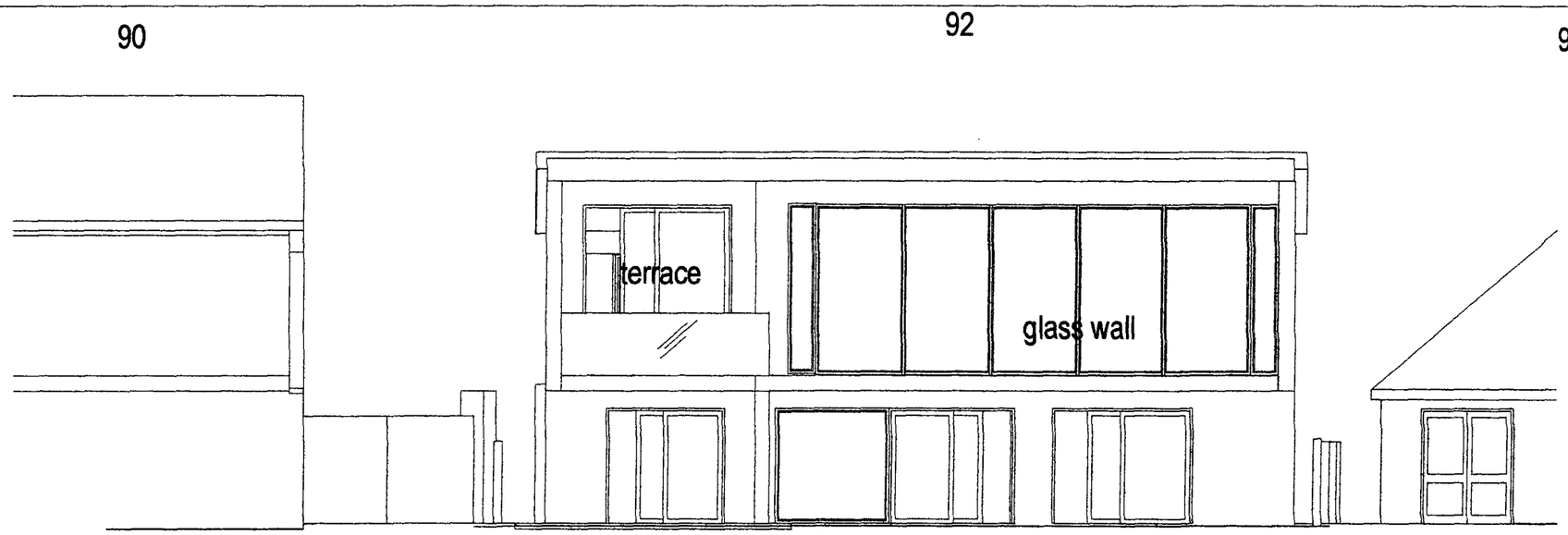
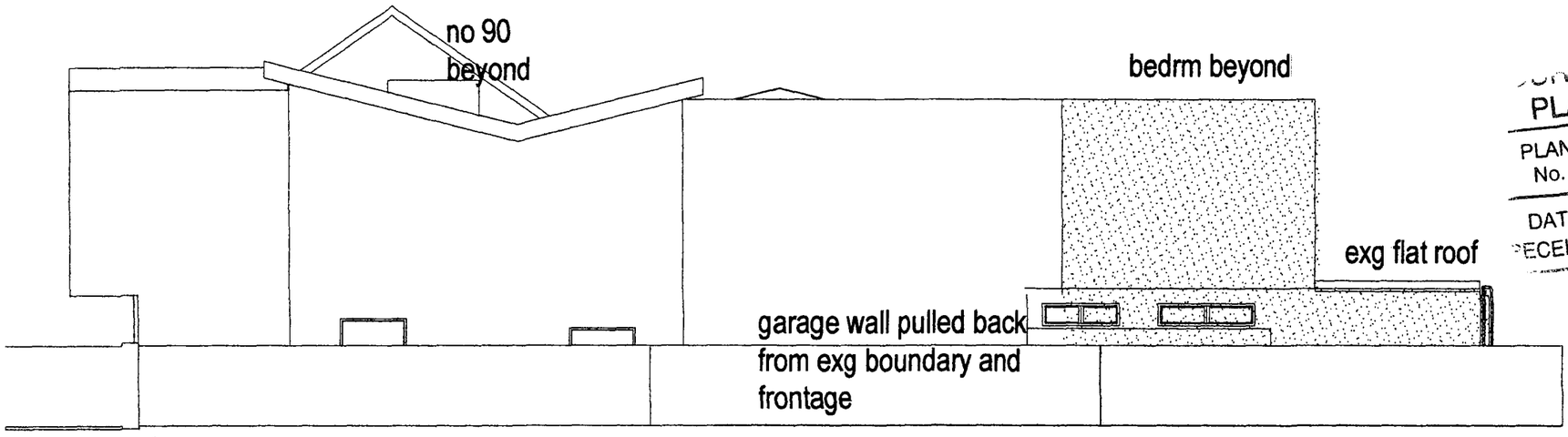
Sept 07

1:100 @ A3

0730/13



PROPOSED SOUTH (SEA) ELEVATION



PROPOSED WEST (SIDE) ELEVATION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0612/07
DATE RECEIVED 04 OCT 2007

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

PROPOSED SOUTH AND WEST
ELEVATIONS

0 1 2 3 4 5m

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17 Reigate Road Brighton BN1 5AJ
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Sept 07

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0730/14