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

ADUR DISTRICT CO
PLANNING D
PLAN
No. A06311/08
DATE
12 JUN 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 web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: nicholas | Surname: lee

Company name:

Street address: 19 shingle road

Town/City: shoreham-by-sea

County: west sussex

Country: england

Postcode: bn43 5rh

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:	[redacted]	[redacted]	
Fax number:			

Email address: nicklee1@hotmail.com

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Property is a 2 bedroom detached chalet style house with bedrooms held in the pitched roof. There is a hall, WC/bathroom, dining room, kitchen and lounge on the ground floor. There is a garage linked to the side of the house. The proposed work is to extend up and to the rear to create 2 additional bedrooms. This will be achieved by filling in the space at the rear and building up on this new area and the garage to the side. In order to maximise space, the roof will be a flat structure. Layout on the ground level will be similiar to current apart from using the extended area to encompass an open plan lounge and kitchen area. The first flooor will be expanded to include 4 bedrooms, storage area and 3 bathrooms (1 master and 2 en suite).

Has the work already been started without planning permission? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 19 Suffix:

House name:

Street address: Shingle Road

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5RH

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

Easting: 522177

Northing: 104756

Description:

Property is on Shoreham Beach in Shoreham-by-Sea, West Sussex. It is in a residential street off Harbour Way and leads to the Beach. There is a neighbouring property to the north and Shoreham Beach First School to the south.

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, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

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):

Officer name:

Title: Mr First name: Surname:

Reference:

Date: 1/4/08

Details of the pre-application advice received:

Informal meeting with planner at Adur District Council. Preliminary plans discussed and advice was to proceed with application. No issues identified.

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

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

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. 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)

○ The agent ◉ The applicant ○ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Brick and rendered cavity walls on ground floor. Rendered and white cladding on upper floor.

Description of *proposed* materials and finishes:

White rendered masonry walls on ground floor and cedar timber cladding on upper.

Roof - description:

Description of *existing* materials and finishes:

2 tiled pitched roofs.

Description of *proposed* materials and finishes:

Flat roof structure.

Windows - description:

Description of *existing* materials and finishes:

PVCU White plastic clear double glazed windows.

Description of *proposed* materials and finishes:

Grey powder coated aluminium double glazed windows.

Doors - description:

Description of *existing* materials and finishes:

PVCU White front door, PVCU white clear doubled glazed patio and french doors at the rear.

Description of *proposed* materials and finishes:

Grey powder coat aluminium front door to match windows. e-fold sliding doubled glazed doors with aluminium frames to partially cover the length of the rear wall.

11. Materials (continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Brown stained closeboard fencing at rear. Cream painted garage side wall and brick wall and dark brown fencing panels on top at south side. Neighbour white low painted fence and neighbour garage wall at north side.

Description of *proposed* materials and finishes:

As current except brick decorative wall from garage to rear fence as boundary to public throughway.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete driveway leading to garage entrance and parking space at front on pavement.

Description of *proposed* materials and finishes:

As current.

Lighting - add description

Description of *existing* materials and finishes:

No outside lighting.

Description of *proposed* materials and finishes:

As current.

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:

Existing Plans - 28207/102
Proposed Plans - 28207/202
Design & Access Statement

12. Certificates (Certificate A)

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.

Title: Mr First name: nicholas Surname: lee

Person role: Applicant Declaration date: 05/06/08 [X] Declaration made

12. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(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: ( )

Title: Mr First Name: nicholas Surname: lee

Person role: Applicant Declaration date: 05/06/08 [X] Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. [X]

Date 05/06/08

design & access statement

Project	19 Shingle Road	**Planning no.**	439036
Description	Property Extension	**Date**	11th May 2008
Issued	28207/101 - Site Location and Block Plan		
Drawing	28207/102 - Existing Plans & Elevations		
List	28207/202 - Proposed Plans & Elevations		

ADUR DISTRICT COUNCIL
PLANNING DESIGN
PLAN No. A0d0311108
DATE RECEIVED 12 JUN 2008

Objective

The property is a 2 bedroom chalet style detached house in Shingle Road, Shoreham Beach. We have owned the house since September 2003. The house is on 2 floors with Entrance Hall, Dining Room, Kitchen, WC/Bathroom and Lounge on ground floor and 2 bedrooms on the upper level. There is also a garage adjacent to the building. We have just had our first child who is now 6 months old. It has become apparent that the house is not large enough to bring up a bigger family in years to come. We are also currently unable financially to move to a larger property which can cater for a 2 or more child family.

As a result, we propose an extension to the current structure which will transform the property into a 4 bedroom detached house. The ground floor layout is not dramatically different with only the addition of a utility room. The building is to be extended to the rear to encompass an open plan lounge and kitchen area.

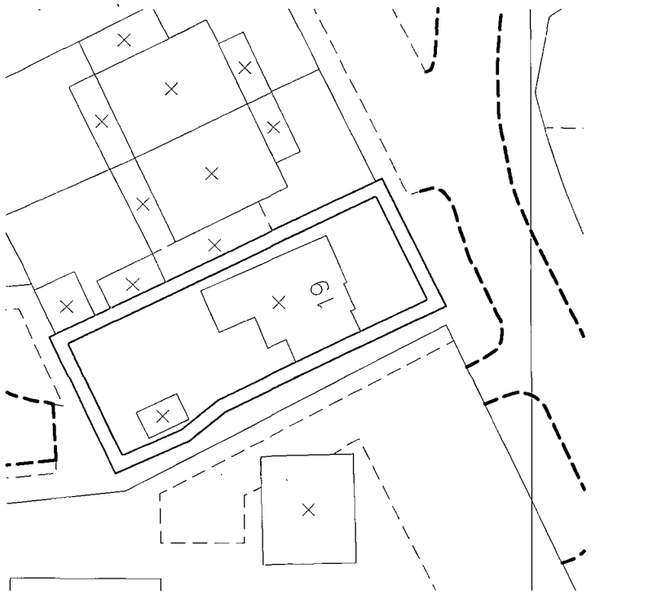
The first floor will be expanded to offer 4 double bedrooms, 1 master bathroom, 2 ensuite bathrooms and a storage area. In order to maximise upon available space, the existing pitched tiled roof will be replaced by a flat roof.

Suitability

Shoreham Beach is characterised by the variety and uniqueness of properties in the area. It is it's own little community and few houses are the same. There are older homes contrasted with new build, modern structures - some are smaller dwellings and others very large. In particular, Shingle Road has properties of all shapes and sizes. 19 Shingle Road is unique in the street in that no other house is of the same size, design and appearance. We only have 1 neighbour who is to the north and there is a public footpath to the south which runs alongside the side of the house and separates us from Shoreham Beach First School. We have discussed our proposals with our neighbour, who is very supportive of the plans and is actively encouraging us to proceed. Furthermore, we have held a preliminary meeting with a planner from Adur District Council. He had no immediate concerns and was happy for us to submit a formal planning application for consideration. The school to the south has recently undergone extensive renovation and the building has doubled in size.

Design

There is no question that the extension design incorporates some fundamental changes to the building's structure and appearance. These changes are positive and aim to achieve the objective of maximising the inside living area whilst ensuring that the aesthetics of the property are maintained and in keeping with the area. The flat roof concept succeeds in meeting both these criterion. There are a number of properties on Shoreham Beach that have similar flat roofs, the larger proportion being newer properties or new builds (please see photos attached). The other advantage is that our overall plot of land is large in comparison to the current building layout, which only utilises around half of the total space. Although expansion to the rear will eat into some of the back garden area, the remaining garden space will still be sizeable. Access to the property will be unchanged with the driveway and garage unaltered. There will also be no impact on the public throughway to the south.



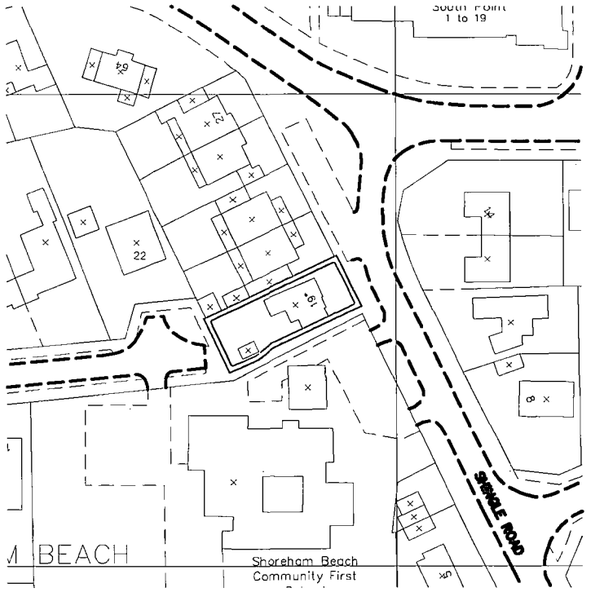
01 Block Plan

Scale 1:500 @ A3

Scale

0 1 5 10 20 50

m



02 Location Plan

Scale 1:1250 @ A3

Scale

0 5 10 25 50 100

m

N

BOROUGH COUNCIL
PLANNING DIVISION

PLAN No.	A/AC/0311/08
DATE RECEIVED	12 JUN 2008

rev.	date	by	note

client
Nick & Sorcha Lee

revision
*

project
19 Shingle Road
Shoreham
drawing
Location Plan
& Block Plan

scale	date	drawn	stage	check
Varies	08.05.08	BF	A	BF

drawing no
28207/101

FINLEY-B.P.
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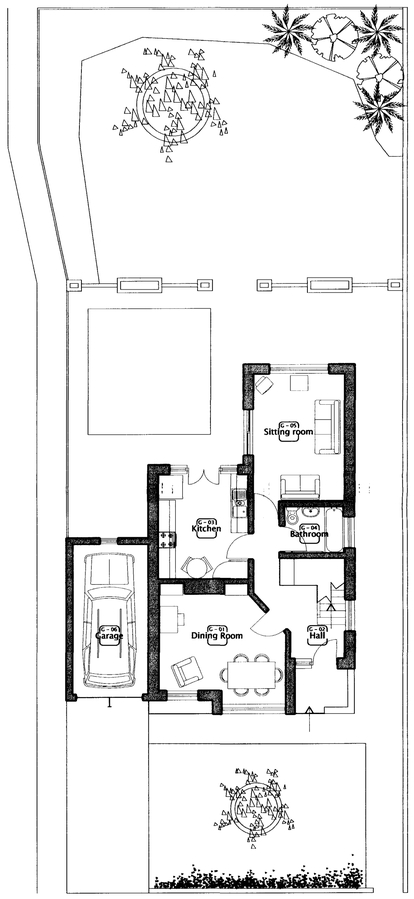
It is the Contractor's responsibility to ensure full compliance with the current Building Regulations.



01 **Ground Floor Plan**
Scale 1:100 @ A1

Scale
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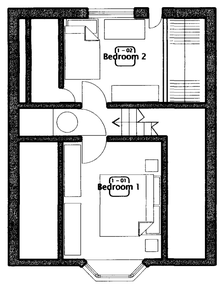
m



02 **First Floor Plan**
Scale 1:100 @ A1

Scale
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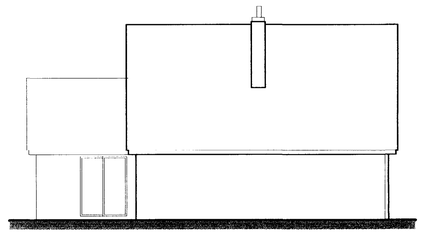
m



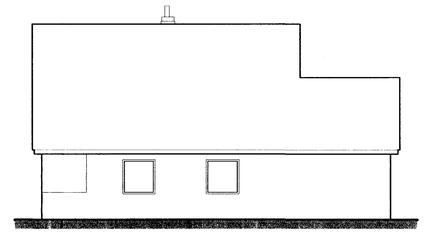
05 **Side Elevation**
Scale 1:100 @ A1

Scale
0 0.5 1 2 5 10
m



03 **Front Elevation**
Scale 1:100 @ A1

Scale
0 0.5 1 2 5 10
m



06 **Side Elevation**
Scale 1:100 @ A1

Scale
0 0.5 1 2 5 10
m



04 **Rear Elevation**
Scale 1:100 @ A1

Scale
0 0.5 1 2 5 10
m

PLANNING DIVISION
PLAN No. P08/31158
DATE RECEIVED 12 JUN 2008

rev.	date	by	note

client: Nick & Sorcha Lee

revision: *

project: 19 Shingel Road, Shoreham

drawing: Existing Plans & Elevations

scale	date	drawn	stage	check
1:100	06.05.08	BF	A	BF

drawing no: 28207/102

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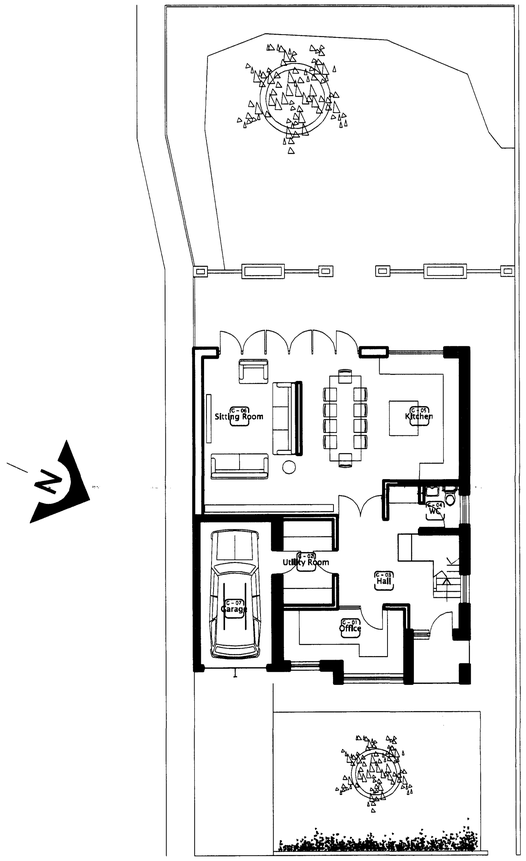

01 Ground Floor Plan
Scale 1:100 @ A1
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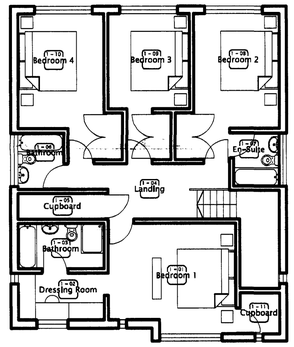
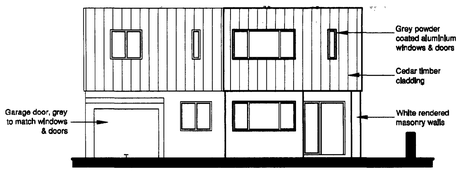
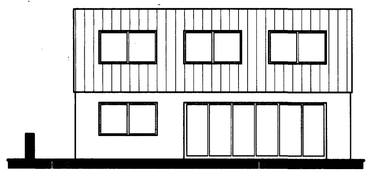


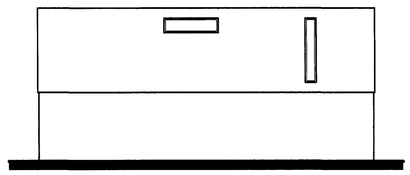
02 First Floor Plan
Scale 1:100 @ A1
Scale 0 0.5 1 2 5 10 m



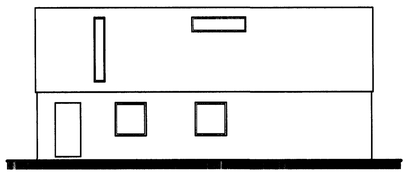
03 Front Elevation
Scale 1:100 @ A1
Scale 0 0.5 1 2 5 10 m



04 Rear Elevation
Scale 1:100 @ A1
Scale 0 0.5 1 2 5 10 m



05 Side Elevation
Scale 1:100 @ A1
Scale 0 0.5 1 2 5 10 m



06 Side Elevation
Scale 1:100 @ A1
Scale 0 0.5 1 2 5 10 m

ADUR DISTRI... OUNCIL
PLANNING ... ION
PLAN No. Ad031168
DATE

rev.	date	by	note

client
Nick & Sorcha Lee

revision *

project
19 Shingle Road
Shoreham
drawing
Proposed Plans & Elevations

scale	date	drawn	stage	check
1:100	06.05.08	BF	D	Bf

drawing no
28207/202

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