# Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk


Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 43

Suffix:

Property Name: Salvington Nurseries

Address Line 1: Half Moon Lane

Address Line 2: Salvington

Address Line 3: West Sussex

Town/city: Worthing

Postcode: BN13 2EN

### Description of site location must be completed if postcode is not known:

Easting (x): 512835

Northing (y): 105460

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Mark

Surname

Ribbans

Company Name

### Address

Address line 1

Salvington Nurseries

Address line 2

43 Half Moon Lane

Address line 3

Salvington

Town/City

Worthing

County

West Sussex

Country

UK

Postcode

BN13 2EN

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of Proposed Works

Please describe the proposed works

The proposed works consist of demolishing the existing boot room located at the rear (west) of the property and rebuilding and enlarging the boot room as a single-storey extension.

Has the work already been started without consent?

◯ Yes
⊘ No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- [x] Yes
- [ ] No

**If Yes, which of the following does the proposal involve?**

a) Total demolition of the listed building

- [ ] Yes
- [x] No

b) Demolition of a building within the curtilage of the listed building

- [ ] Yes
- [x] No

c) Demolition of a part of the listed building

- [x] Yes
- [ ] No

**If the answer to c) is Yes**

What is the total volume of the listed building?

| 714.00 | Cubic metres |
|---|---|

What is the volume of the part to be demolished?

| 29.00 | Cubic metres |
|---|---|

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1958

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Bootroom lean-to extension located at the rear of the property.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The bootroom lean-to extension needs to be demolished to enable the proposed extended bootroom to be built using materials that are more appropriate and match the main structure. Additionally, the current bootroom structure is of single-skin construction and is consequently poorly insulated and the proposed works would provide improved thermal efficiency.

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

**If Yes, do the proposed works include**

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [x] Yes
- [ ] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

It is proposed that the existing bootroom lean-to extension is demolished and consequently internal works would consist of the following: Removing the existing plasterboard ceiling, stripping off the existing cork tile flooring and breaking up the existing concrete screed and oversite. The brick and flint wall which forms the internal rear wall of the bootroom extension which is currently covered with multi finish plaster and concrete pebbledash render would be stripped off and repairs to the underlying flintwork would be carried out prior to plastering this wall with 2 coats of lime hemp plaster followed by a lime plaster finish coat.

The proposed external works consist of removing the single-pitch roof and timberwork, plastic guttering and uPVC fascia and bargeboard, demolishing the single skin aerated concrete blockwork and removing the existing back door and windows. Permission has already been granted under Listed Building Consent application AWDM/1165/16 to remove the existing back door and windows and replace them with timber box sash windows and a stable door. Permission under the same application was also granted to remove the existing rainwater goods and replace them with cast iron fittings.

Once the bootroom extension has been demolished, the proposed extended bootroom would be built with cavity walls on new concrete foundations. The internal leaf would be built from blockwork, the cavity filled with insulation and Surecav panels fitted. The outer leaf of the extension would be formed of handmade bricks (quoins, door and window reveals) and flint to complement the walls of the main part of the building. The proposed roof would consist of a two-sided hipped roof with a flat top (see Proposed south and west elevation drawings). The hips would be covered with handmade Keymer Goxhill autumn brown clay tiles and the flat roof would consist of a stepped hardwood plywood deck and bays would be created with wood rolls. The deck would be covered with code 6 lead sheet.

## Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded**

**Type:**
External walls

**Existing materials and finishes:**
Single skin pebbledash render and aerated concrete blockwork.

**Proposed materials and finishes:**
Cavity wall construction consisting of an inner leaf of concrete blockwork, cavity wall insulation and SureCav panels. Outer leaf consisting of W.T. Lamb & Son Ltd handmade light/medium red rubber brickwork for door and window reveals and quoins and flint work. NHL 3.5 lime mortar will be used for the brick and flint leaf and a cement mortar used for the blockwork.

**Type:**
Roof covering

**Existing materials and finishes:**
Clay tiles.

**Proposed materials and finishes:**
Keymer Goxhill clay tiles and fittings. Plywood deck and code 6 lead sheet.

**Type:**
Windows

**Existing materials and finishes:**
Timber double-glazed casement windows.

**Proposed materials and finishes:**
Slim lite double-glazed timber box sash windows painted to match existing joinery.

**Type:**
External doors

**Existing materials and finishes:**
Softwood door and frame.

**Proposed materials and finishes:**
Hardwood stable door and frame finished to match existing joinery.

**Type:**
Ceilings

**Existing materials and finishes:**
Plasterboard and multifinish plaster. Artex applied to ceiling.

**Proposed materials and finishes:**
Plasterboard and multifinish plaster.

**Type:**
Internal walls

**Existing materials and finishes:**
Plasterboard and multifinish plaster. Flintwall finished in pebbledash and overcoated with multifinish plaster.

**Proposed materials and finishes:**
Plasterboard affixed to blockwork then plastered with multifinish plaster. Flintwall finished with 2 coats of hemp lime plaster and 1 finish coat of lime plaster.

**Type:**
Floors

**Existing materials and finishes:**
Cork tiles laid over concrete screed.

**Proposed materials and finishes:**
Geocell foam glass insulation finished with a limecrete screed and overlaid with flagstones.

**Type:**
Rainwater goods

**Existing materials and finishes:**
uPVC rainwater goods.

**Proposed materials and finishes:**
Cast iron rainwater goods.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Heritage, Design & Access statement.
Surecav cavity system documentation.
Geocell foam glass insulation documentation.
Proposed elevation drawings.
Proposed ground floor plan.
Proposed roof plan.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

## Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

◯ Yes
⊘ No

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☑ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 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?

◯ The agent
⊘ The applicant
◯ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

### Certificate Of Ownership - Certificate A

**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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding****

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**
**** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr & Mrs

First Name

Mark & Sarah

Surname

Ribbans

Declaration Date

22/06/2024

☑ Declaration made

## Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Mark Ribbans

Date

22/06/2024