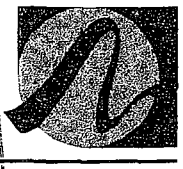
Planning Services, Adur District Council

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



COUNCIL
PLANNING DIVISION
PLAN No. ADC/0075/09
DATE 2 MAR 2009

Application for Planning Permission
Town and Country Planning Act 1990

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MRS
First name:	ANGELIQUE
Last name:	BRECKELL
Company (optional):	
Unit:	
House number:	63
House suffix:	
House name:	
Address 1:	63 OLD FORT ROAD
Address 2:	SHOREHAM BY SEA
Address 3:	WEST SUSSEX
Town:	
County:	
Country:	UNITED KINGDOM
Postcode:	BN43 5RL

2. Agent Name and Address

Title:	MR
First name:	JAMES
Last name:	BRECKELL
Company (optional):	JAMES BRECKELL
Unit:	53
House number:	44
House suffix:	
House name:	TOWERPOINT
Address 1:	NORTH ROAD
Address 2:	
Address 3:	
Town:	BRIGHTON
County:	EAST SUSSEX
Country:	UNITED KINGDOM
Postcode:	BN1 1YR

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DESIGN AND PLANNING AMENDMENTS TO PLANNING PERMISSION NO. ADC/0156/08 FOR THE REDEVELOPMENT OF 63 OLD FORT ROAD, SHOREHAM BY SEA.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: 63 | House suffix:

House name:

Address 1: 63 OLD FORT ROAD

Address 2:

Address 3:

Town: SHOREHAM BY SEA

County: WEST SUSSEX

Postcode (optional): BN43 5RL

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

Easting: | Northing:

Description:

5. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: MR P. BARNET

Reference:

Date (DD/MM/YYYY): FEB 2009
(must be pre-application submission)

Details of pre-application advice received?

GENERALLY SUPPORTIVE

6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

PROPOSED NEW DROPPED KERB
SEE DRAWING NO. 210/20F
PROPOSED SITE PLAN AND HARD LANDSCAPING
DETAILS.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

RECYCLING AND REFUSE STORAGE AND COLLECTION POINT SHOWN ON PLAN.

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

RECYCLING COLLECTION POINT IS SHOWN ON THE PLAN.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

NO CONSULTATION YET. NEIGHBOURS TO BE CONSULTED NEXT WEEK.

9. Council Employee / Member

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

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		WHITE RENDERED WALLS AND BLUE GLAZED BRICK	☐	☐	210/03A
Roof		FLAT ROOF BEHIND PARAPET WALL	☐	☐	210/03A
Windows		METAL FRAME WINDOWS PAINTED DARK GREY	☐	☐	210/03A
Doors		TIMBER FRONT AND GARAGE DOOR	☐	☐	210/03A
Boundary treatments (e.g. fences, walls)		1.8m HIGH CEDAR FENCE AT REAR, 1m HIGH TIMBER WALL AT FRONT	☐	☐	210/20F
Vehicle access and hard-standing		GRAVEL DRIVE OVER A SUSTAINABLE URBAN DRAINAGE SYSTEM	☐	☐	210/20F
Lighting		1 EXTERNAL LIGHT UNDER COVERED PORCH AT FRONT	☐	☐	
Others (please specify)			☐	☐	

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:

- DESIGN AND ACCESS STATEMENT
- EXISTING MEASURED SURVEY, DIGITAL SURVEY, LOCATION AND BLOCK PLAN 210/01
- PROPOSED PLANS AND ELEVATIONS 210/03A
- PROPOSED SITE PLAN AND HARD LANDSCAPING DETAILS
- PROPOSED PLANS AND ELEVATIONS 210/03 (APPROVED DRAWING)
- PROPOSED SITE PLAN 210/02 (APPROVED DRAWING)

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	4	8	4
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	2	2
Cycle spaces	4	8	4
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

PROPOSED SITE PLAN ON DRAWING NO. 216/20F

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) NOT APPLICABLE

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [ ] No

Land where contamination is suspected for all or part of the site? [ ] Yes [ ] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [ ] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [x] Yes [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐				2		2
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							2

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =* 2

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐				1		1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							1

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =* 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees: NOT APPLICABLE

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: NOT APPLICABLE

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.06 Ha

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		27.02.09

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 27.02.09

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☑

The original and 3 copies of a design and access statement: ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 27.02.09 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	[redacted]	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

jamesS@breckell.co.uk

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01273 66 94 82	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

jame@breckell.co.uk

30. 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)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

DESIGN AND ACCESS STATEMENT:

DESIGN AND PLANNING AMENDMENTS TO PLANNING PERMISSION NO.ADC/0156/08 FOR THE REDEVELOPMENT OF 63 OLD FORT ROAD SHOREHAM BY SEA

COUNCIL
PLANNING DIVISION
PLAN No. ADC/0075/09
DATE RECEIVED 2 MAR 2009

INTRODUCTION:

This statement describes the design and planning amendments that we would like to implement to the existing approved planning application. The amendments are as follows:

1. Omission of the 2nd storey; the belvedere and the roof terrace which the belvedere led too.
   (Belvedere: dictionary term: an elevated turret on the top of a house constructed for obtaining a view)

2. The omission of a roof light over the family bathroom set in the flat roof and hidden behind the parapet wall.

3. The addition of a frosted glass window to the bathrooms on the side elevation to offer light and ventilation to the bathroom.

4. Omission of the bicycle store in the back garden

Following a meeting with Mr Peter Barnet (Senior Planning Officer) it was agreed that, although these amendment would result in a smaller building, removing the belvedere from the design is significant and therefore a fresh application would need to be made.

OVER VIEW:

Due to the nature of this application: amendments to an approved design, the topics that are usually discussed and considered in a Design and Access Statement such as :

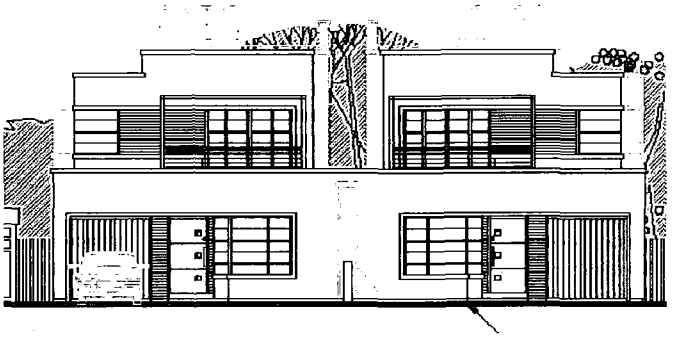
Surroundings, Use, Amount and Layout

have already been considered and approved under planning permission number ADC/0156/08.

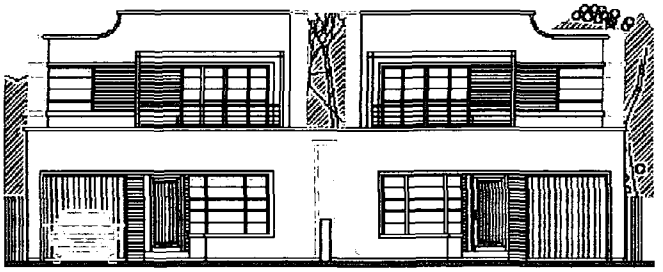
The subject of this Design and Access Statement is whether the amended design would represent a significant change to the amenity of neighbours and reduction in the quality of design over the existing planning permission.

REASONS FOR MAKING THESE AMMENDMENTS:

The most significant of these amendments is the loss of the belvedere and can be compared here:



Approved design: with a belvedere on top of the flat roof.
Not to scale



Revised design: no belvedere.
Not to scale

REMOVAL OF THE BELVEDERE

Removal of the belvedere is cost driven. Having won planning permission nearly a year ago, we have progressed the project which now has a full unconditional Building regulations Approval, we have gone out to tender, and we have a Building Contractor lined up to carry out the works.

We have applied to several Banks to borrow sufficient funds to finance the build and regret this project is, at present, a victim of the 'credit crunch'. Our Bank (the Royal Bank of Scotland) is the only bank willing to even consider financing this project. The amount they are willing to lend is not sufficient to cover the cost of the whole build cost.

We have to make significant savings and regrettably the belvedere will have to go!

It could be considered a good thing to remove the belvedere as this was the only source of complaints from neighbours; the possibility that neighbours would be overlooked from the belvedere and that its form would be an alien form to the neighbourhood.

We therefore hope that the removal of the belvedere is supported by our neighbours.

OMISSION OF THE ROOFLIGHT AND ADDITION OF A WINDOW TO THE BATHROOM:

These 2 revisions are related, but are not cost driven.

Having considered the design in more detail, it is a Building Regulation requirement to have instantaneous ventilation: i.e. an opening window. A roof light is impractical as instantaneous ventilation as it is located within the roof and unreachable. A window is far more practical. To mitigate any over looking of neighbours, the window is at high level and will be frosted glass.

OMISSION OF THE BICYCLE STORE IN THE BACK GARDEN:
This is also a cost driven saving. We consider the garage adequate storage for bicycles and therefore the store in the back garden is not necessary.

MATERIALS:

All materials are as per planning permission NO.ADC/0156/08

LANDSCAPE:

The landscaping is to be as shown on drawing number 210/20/F.

SUSTAINABLE URBAN DRAINAGE SYSTEM:

The parking area at the front of each house will have a Sustainable Urban Drainage System. This is so that rainwater can drain quickly and effectively into the shingle below the driveway surface.

SITE WASTE MANAGEMENT PLAN

As per the planning permission No ADC/0156/08, the waste management of the site is to comply with the general collection of recycling and refuse collection for the Shoreham Beach area. Refuse and recycling is collected at the storage point where each residential unit has a wheelie bin and a recycling box with a combined storage capacity of 1000 litres of storage.

LIFETIME HOME STANDARDS

None of the amendments will affect the compliance with Life Time Home Standards.

ACCESS:

As per the planning permission No ADC/0156/08, the houses have been designed so that they will comply with the requirements of Part M of the Building Regulations: Access and Facilities for Disabled People. In principle the buildings will:

a. be sited so that disabled people can approach the building without obstacle.
b. have a WC provided within the entrance storey, appropriately sized so that a disabled person will be able to enter and exit a WC without assistance.
c. have power points and light switches located so that partially sighted and wheel chair bound people can identify and reach them.
d. A disabled parking space will be available within the site.

CONCLUSION:

The removal of the belvedere is regrettable because it an elevated position from which we could have enjoyed distant views. It was a source of objection from some neighbours and therefore we hope that its removal from the design is welcome.

Amendments to the bathroom window and roof light are of no consequence and have come about through compliance with the Building regulations.

Bicycles are easily stored in the garage and therefore the loss of the bicycle storage will also not adversely affect the design.

In spite of the current economic climate, we are fully intending to start these works as soon as possible. The works will stimulate the building industry locally and therefore, we hope these amendments can be considered 'minor' and do not affect the general appearance of the building.

James Breckell Architects

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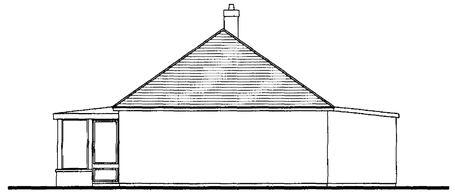
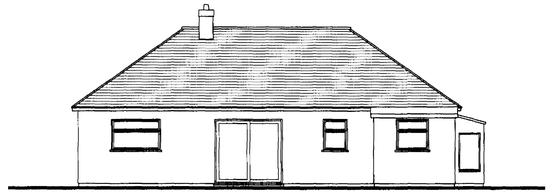
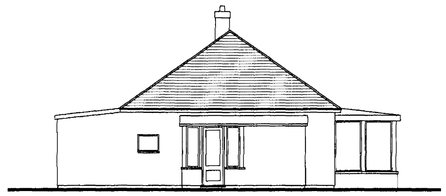
REV	DATE	BY	AMENDMENT



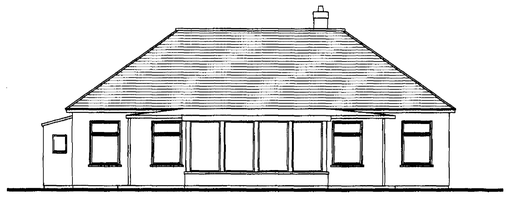
SIDE ELEVATION 1:100



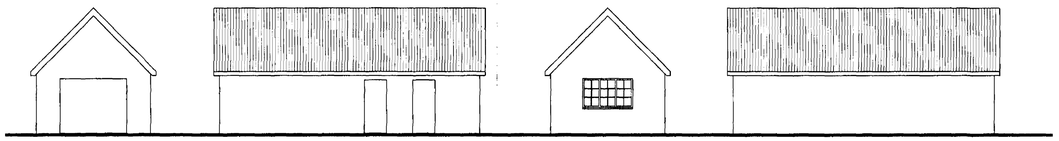
REAR ELEVATION 1:100



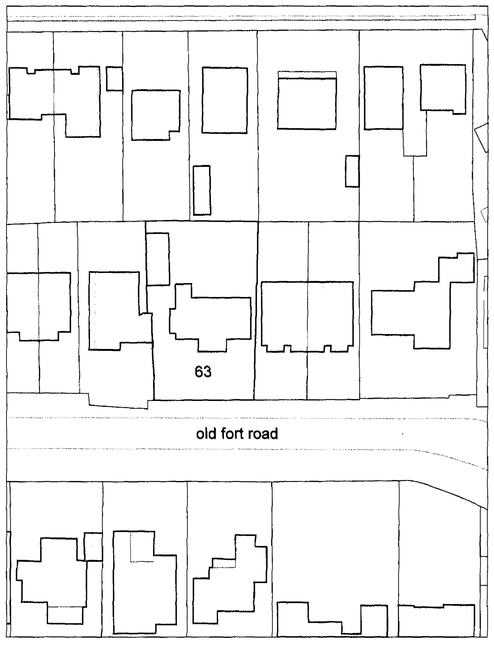
SIDE ELEVATION 1:100



FRONT ELEVATION 1:100

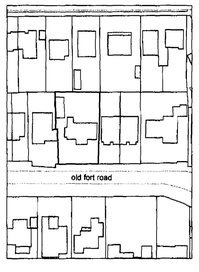


GARAGE ELEVATIONS 1:100

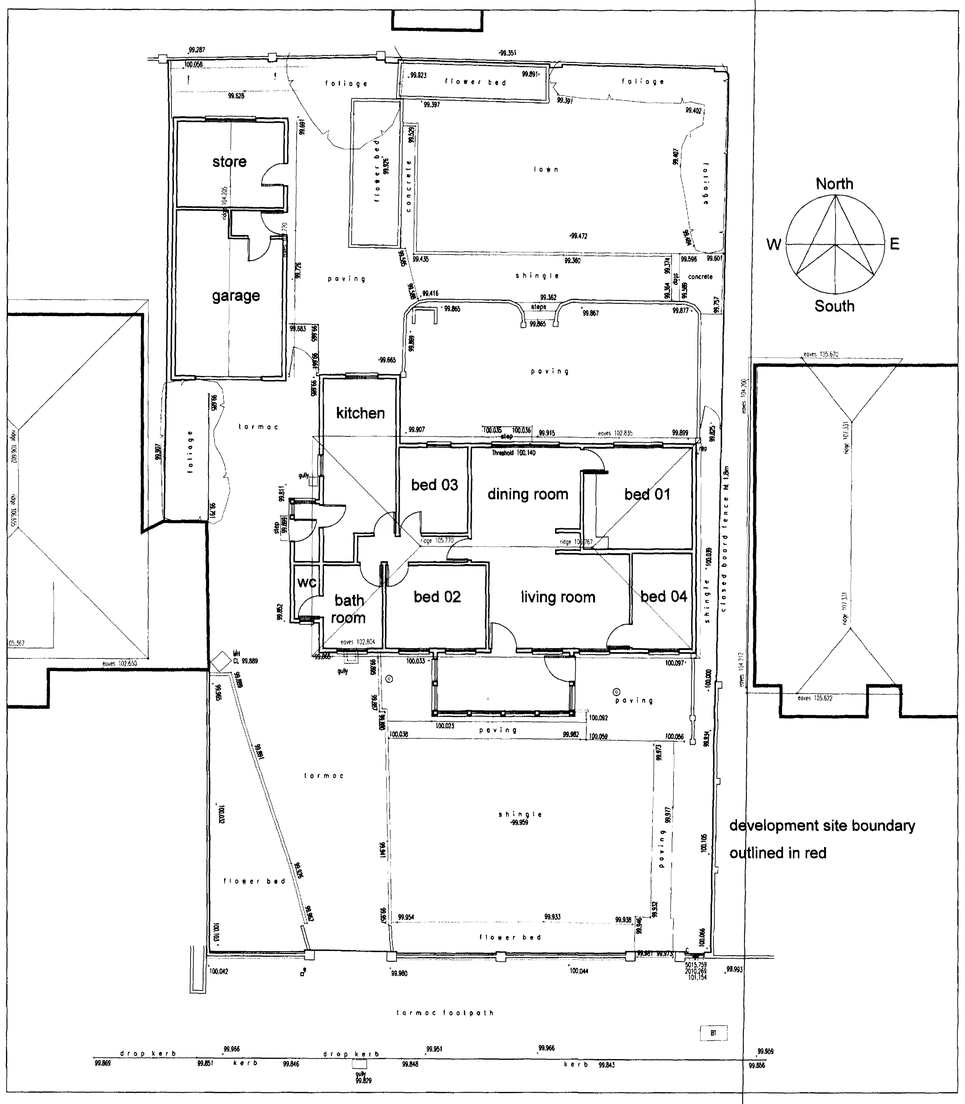


development site boundary
outlined in red

ORDNANCE SURVEY
BLOCK PLAN 1:500



ORDNANCE SURVEY
LOCATION PLAN 1:1250



development site boundary
outlined in red

DIGITAL SURVEY 1:100

PLAN No. AX/10075/07
DATE 14 MAR 2008

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CLIENT
Mrs. A. Breckell

JOB
63 Old Fort Road,
Shoreham by Sea

DRAWING
Existing measured survey,
digital survey, location and block plan

DATE	March 08
SCALE	1:100/ 1:500/ 1:1250
DRAWN BY	jb
JOB NO.	210
DWG NO.	01
REVISION	

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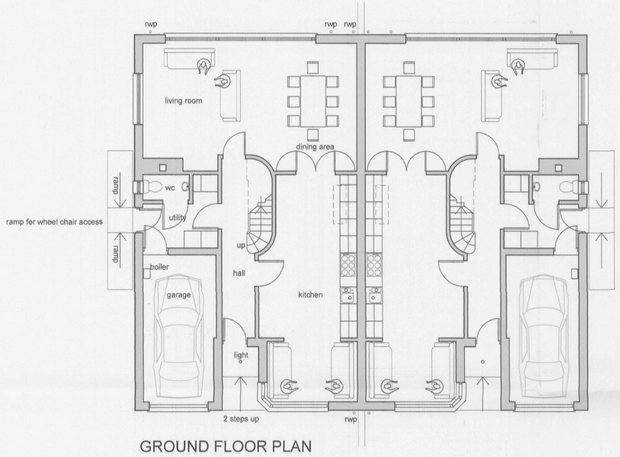
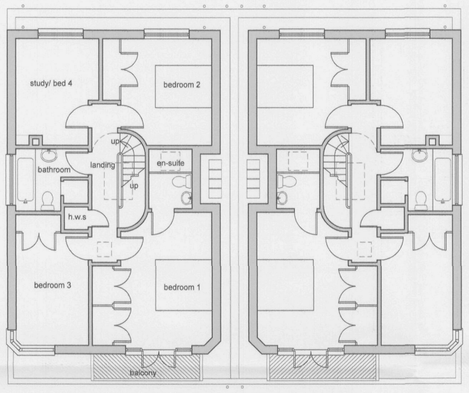
REV	DATE	BY	AMENDMENT
A	Feb09	jb	2nd storey (the belvedere) removed & frosted glass window added to side elevation



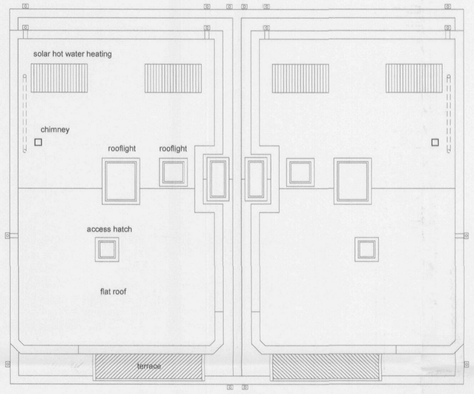
FRONT ELEVATION IN CONTEXT



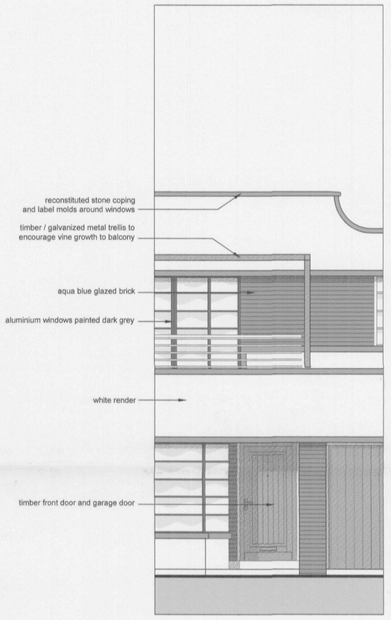
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

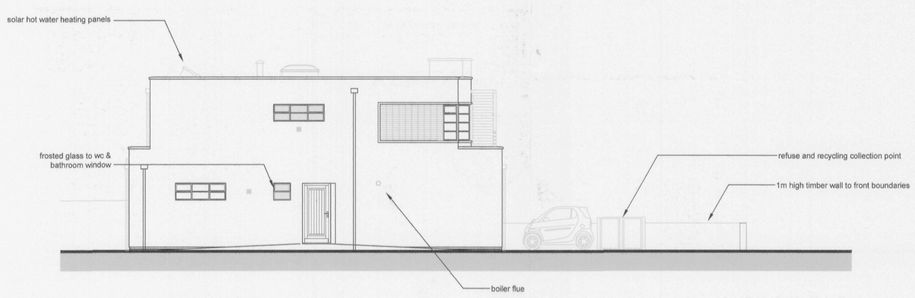


MATERIALS & COLOURS 1:50



NB windows are not shown on rear elevation of neighbouring houses

REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0075/09
DATE RECEIVED - 2 MAR 2009

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CLIENT
Mrs. A. Breckell

JOB
63 Old Fort Road,
Shoreham by Sea

DRAWING
Proposed Plans and Elevations

DATE	Feb 09
SCALE	1:100
DRAWN BY	jb
JOB NO.	210
DWG NO.	03
REVISION	A

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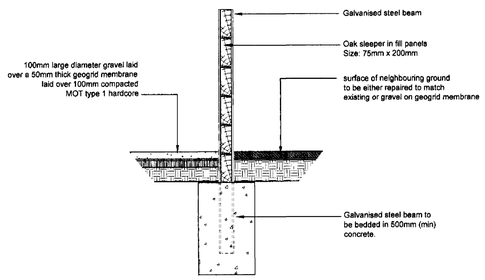
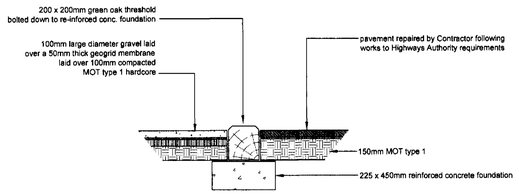
REV	DATE	BY	AMENDMENT
A	20.08.08	bm	General updates and notice plate added.
B	18.09.08	bm	Balcony at 1st floor removed.
C	14.10.08	bm	Section W - W revised and Section Y - Y updated.
D	13.11.08	bm	Soakaways added.
E	09.12.08	bm	Rainwater harvesting & concrete slab for summer house omitted.
F	06.02.09	jb	Flat roof plan updated to show no belvedere

For in-situ details go and look at the boundary around the harbour wall at the east end of the beach near the Old Fort.

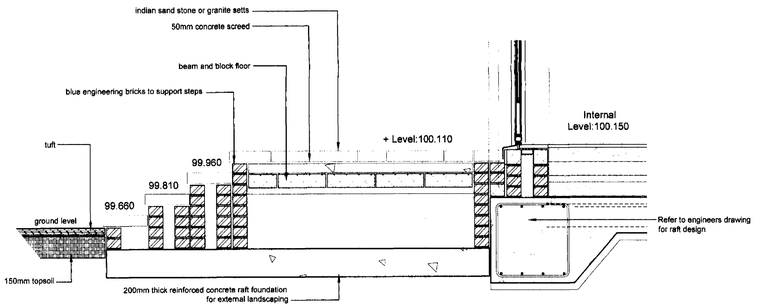
N.B. Oak may be good quality 2nd hand Oak.



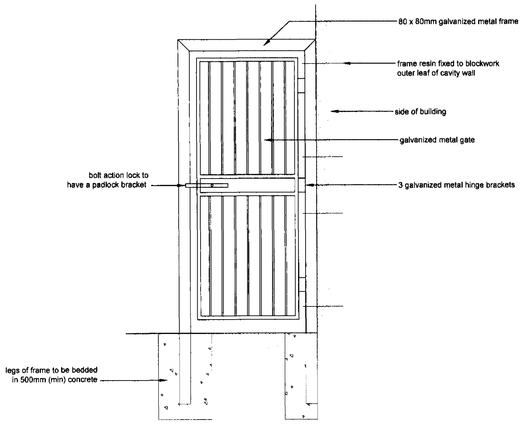
SECTION W - W 1:20



SECTION Z - Z 1:20



SECTION Y - Y 1:20

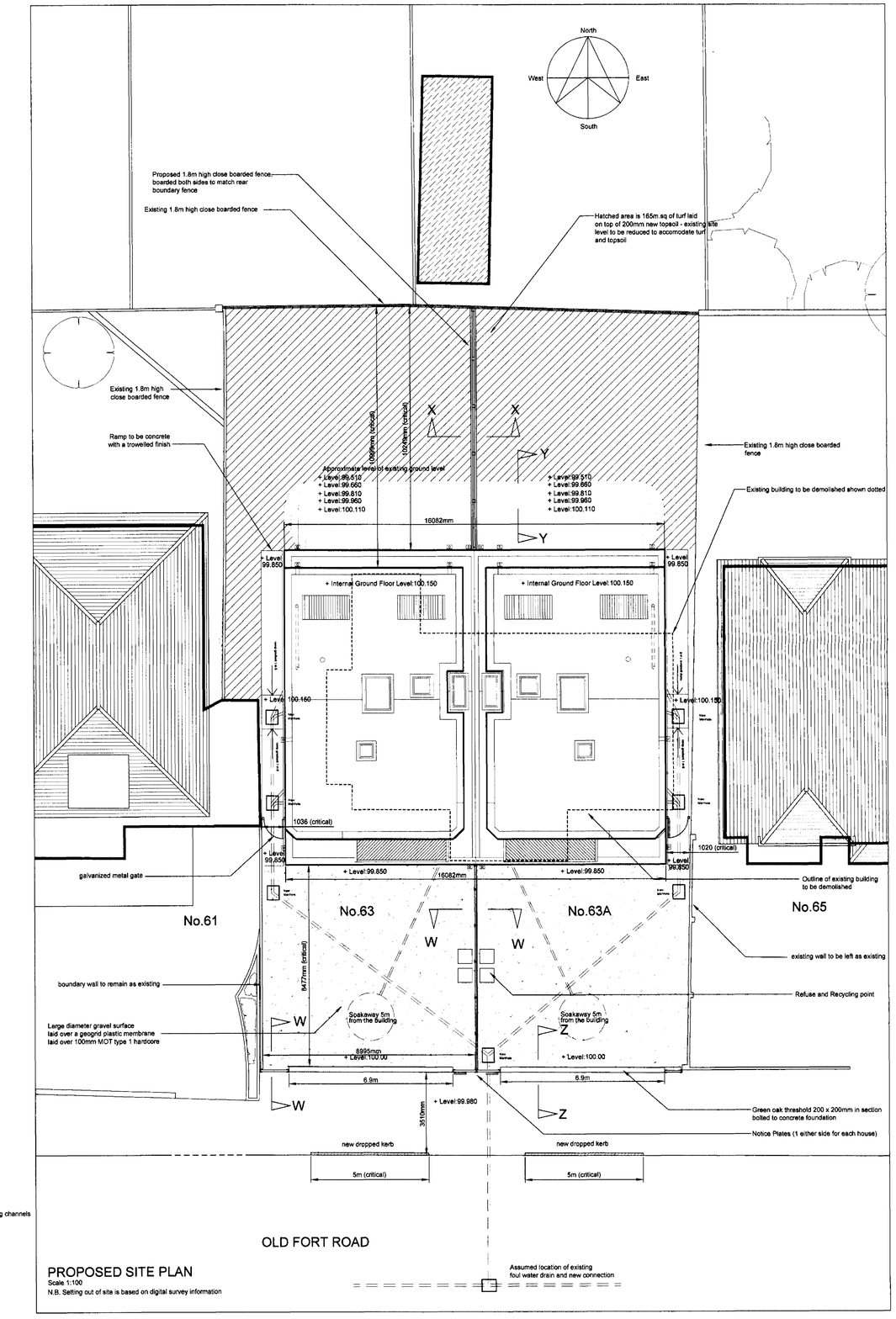


ELEVATION OF GALVANIZED METAL GATE 1:20

No.1 Catalina Villas	No.2 Catalina Villas
63 Old Fort Road	63 Old Fort Road

NOTICE PLATES 1:10

brushed stainless steel notice plate with black letters



PROPOSED SITE PLAN
Scale 1:100
N.B. Setting out of site is based on digital survey information

PLANNING
PLAN NO. AVC/0075/09
DATE RECEIVED - 2 MAR 2009

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CLIENT
Mr & Mrs Breckell

JOB
63 Old Fort Road,
Shoreham by Sea

DRAWING
Proposed Site Plan
and hard landscaping details

DATE	Feb09
SCALE	As Shown @ A1
DRAWN BY	jb
JOB NO.	210
DWG NO	20
REVISION	F