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
PLANNING DIVISION
PLAN No. Ad0084109
DATE 5 MAR 2009

Application for Planning Permission.
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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Nigel | Surname: Ede

Company name:

Street address: Hunters Moon Cottage,
8, The Street,

Town/City: Shoreham-by-sea
County: West Sussex
Country:
Postcode: BN43 5NJ

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

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: | First Name: Norman | Surname: Ray

Company name: Norman Ray Associates Ltd.

Street address: 30 Sussex House
The Meadway

Town/City: Shoreham-by-sea,
County: West Sussex
Country: United Kingdom
Postcode: BN43 5RP

	Country Code	National Number	Extension Number
Telephone number:		01273455875	
Mobile number:			
Fax number:		01273455875	

Email address: contact@normanray.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacement of sheds with single shed, alterations to roof of existing shed and re-cladding and raising of height of boundary fence by fixing trellis

Has the building, work or change of use already started? (●) Yes ( ) No

If Yes, please state the date when the building, work, or use started: 19/03/2007

Has the building, work or change of use been completed? ( ) Yes (●) No

4. Site Address Details

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

House: 8 Suffix:

House name:

Street address: The Street

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5NJ

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

Easting: 520931

Northing: 106070

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):

Officer name:

Title: Mr First name: John Surname: KNight

Reference:

Date (DD/MM/YYYY): 24/12/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Advised that an application for Planning Permission was needed as the replacement of the shed & re-roofing of the existing shed were not deemed to be permitted development as the property was grade 2 Listed.

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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) 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. 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:

Shed 1 Dense concrete block

Description of *proposed* materials and finishes:

Shed 1 & 2 Waney edged elm boarding

10. Materials (continued)

Roof - description:

Description of *existing* materials and finishes:

Shed 1 Profiled asbestos cement sheeting

Description of *proposed* materials and finishes:

Shed 1 & 2 built up felt roofing

Windows - description:

Description of *existing* materials and finishes:

Shed 1 Crittall single glazed metal windows painted white

Description of *proposed* materials and finishes:

Shed 1 to remain
Shed 2 Stained timber framed windows

Doors - description:

Description of *existing* materials and finishes:

Shed 1 Painted softwood door

Description of *proposed* materials and finishes:

Shed 1 & 2 Stained swd doors & frames

Boundary treatments - description:

Description of *existing* materials and finishes:

Average 1800mm high timber panel fence & posts

Description of *proposed* materials and finishes:

Fix 350mm high open trellis panel to top of existing fence & planting of climber shrubs to act as screen to boundary to provide mutual privacy.

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:

Drawing no 2901 / 2 Existing (prior to erection of new shed)
Drawing no 2901/4 Proposed
Design & Access Statement

11. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☒

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

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 (•) No

If Yes, you will need to submit an appropriate 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 (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☒ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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 ◉ 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 ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

House (Grade II Listed Building)

Is the site currently vacant? ○ Yes ◉ No

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

Application advice
If you have said 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? ○ 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 ◉ 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 ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 410 sq.metres

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:

Not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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

26. 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: Norman Surname: Ray [redacted]

Person role: Agent Declaration date: 23/02/2009 ☒ Declaration made

26. 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: Norman Surname: Ray [redacted]

Person role: Agent Declaration date: 23/02/2009 ☒ Declaration Made

27. Declaration

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

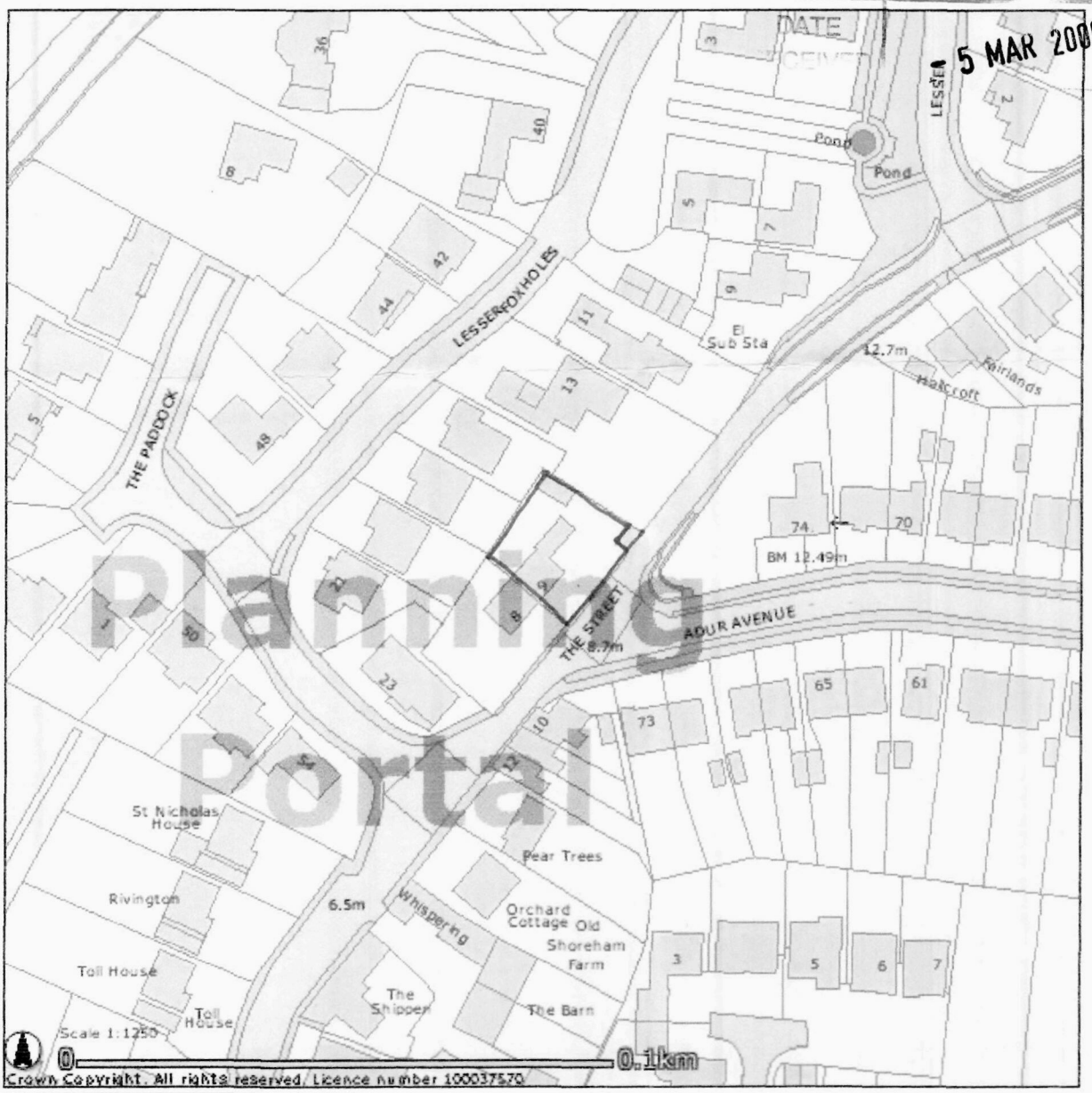
Date 23/02/2009

ADUR DISTRICT COUNCIL
PLANNING DIVISION
RECEIVED
- 5 MAR 2009

PLANNING PORTAL

Site Location Plan

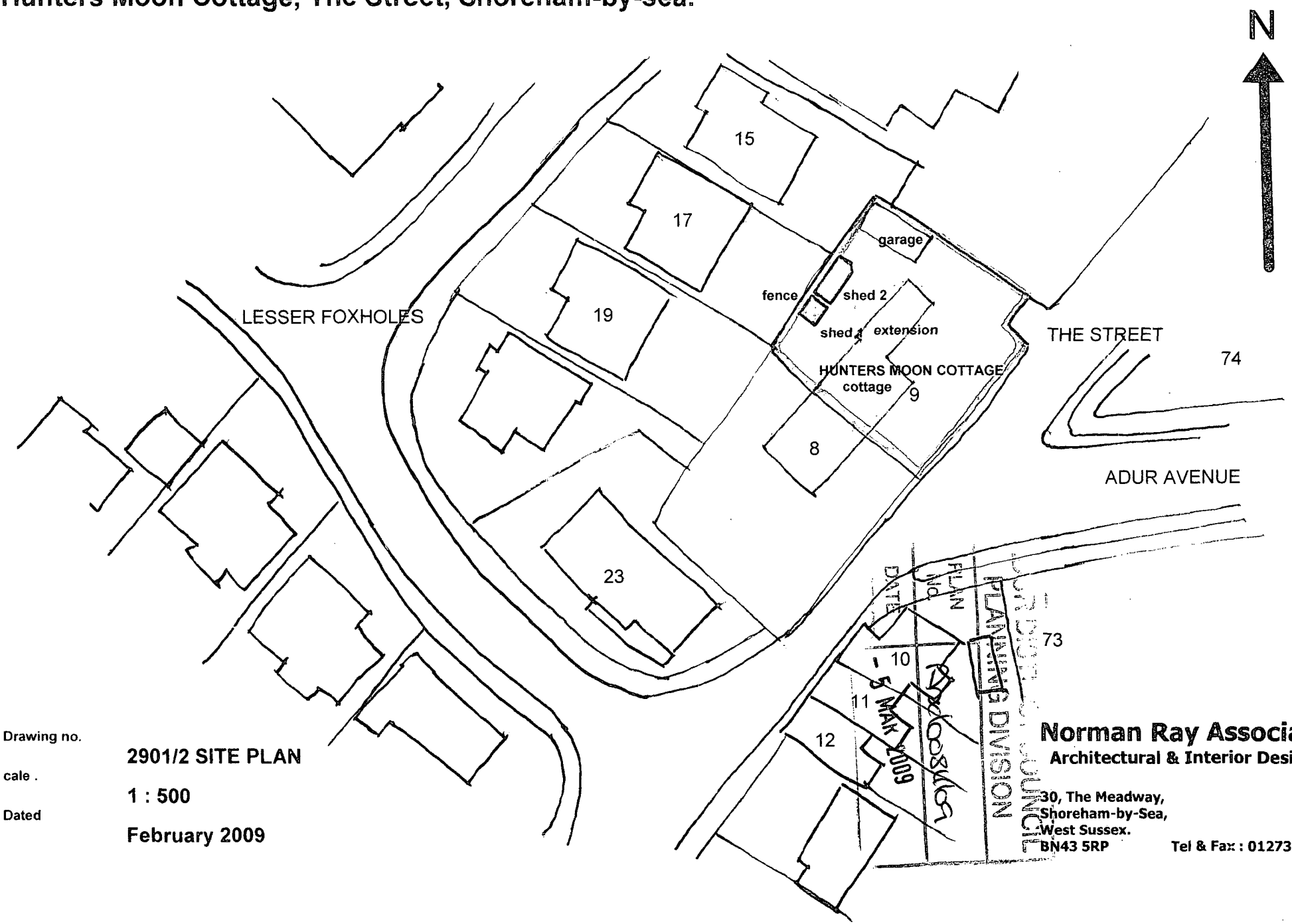
No. AD/0084/09



Planning Portal

Mapping sourced from Ordnance Survey

Hunters Moon Cottage, The Street, Shoreham-by-sea.

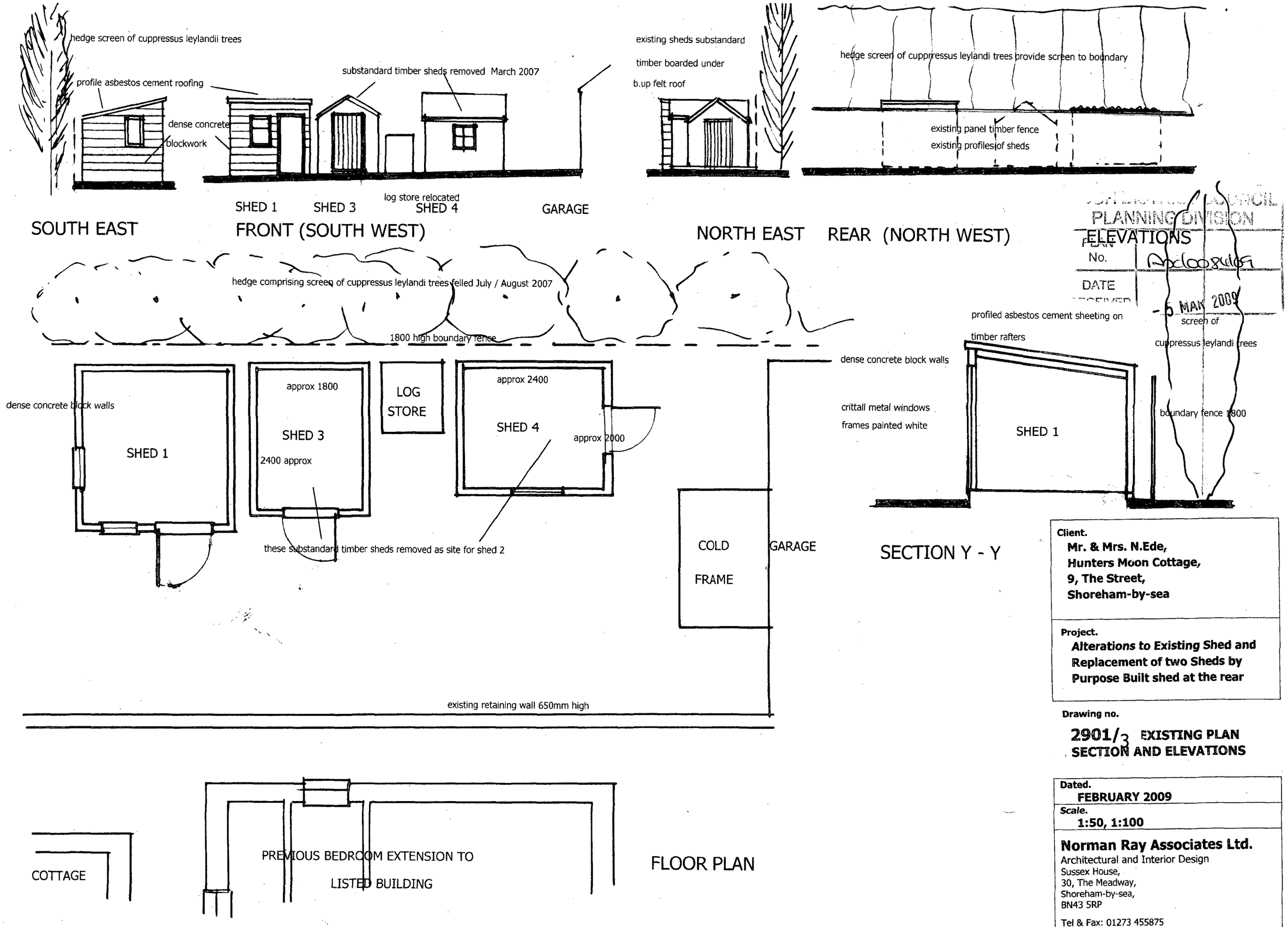


Drawing no. 2901/2 SITE PLAN

cale . 1 : 500

Dated February 2009

Norman Ray Associates
Architectural & Interior Designers
30, The Meadway,
Shoreham-by-Sea,
West Sussex.
BN43 5RP
Tel & Fax : 01273 455875



PLANNING DIVISION
PLAN No. Apc0084109
DATE RECEIVED -5 MAR 2009

Client.
Mr. & Mrs. N.Ede,
Hunters Moon Cottage,
9, The Street,
Shoreham-by-sea

Project.
Alterations to Existing Shed and Replacement of two Sheds by Purpose Built shed at the rear

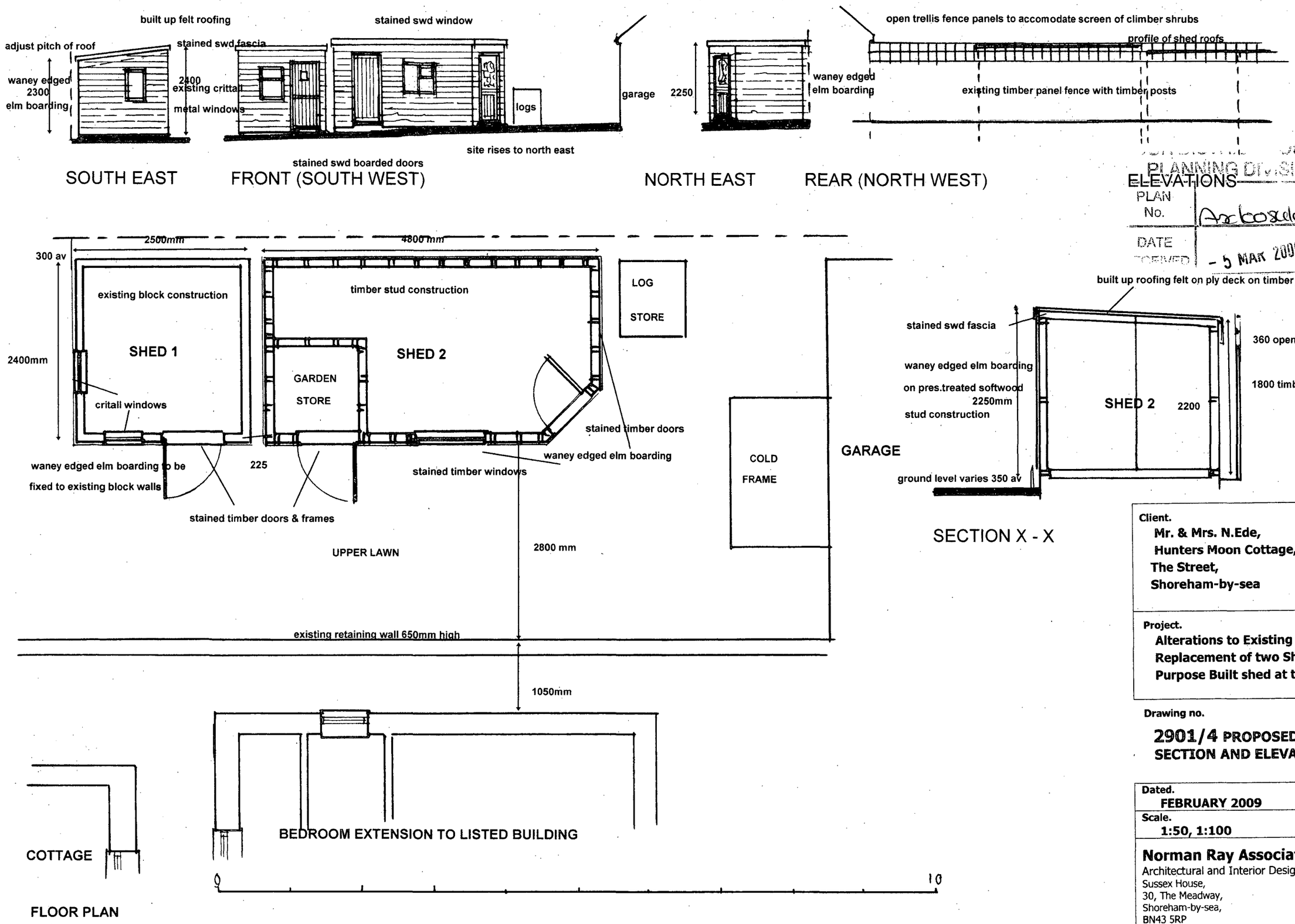
Drawing no.
2901/3 EXISTING PLAN SECTION AND ELEVATIONS

Dated.
FEBRUARY 2009

Scale.
1:50, 1:100

Norman Ray Associates Ltd.
Architectural and Interior Design
Sussex House,
30, The Meadway,
Shoreham-by-sea,
BN43 5RP

Tel & Fax: 01273 455875
e- contact@normanray.co.uk



PLANNING DIVISION
PLAN No. Arb0840/09
DATE RECEIVED - 5 MAR 2009

Client.
Mr. & Mrs. N.Ede,
Hunters Moon Cottage,
The Street,
Shoreham-by-sea

Project.
Alterations to Existing Shed and Replacement of two Sheds by Purpose Built shed at the rear

Drawing no.
2901/4 PROPOSED PLAN SECTION AND ELEVATIONS

Dated.
FEBRUARY 2009

Scale.
1:50, 1:100

Norman Ray Associates Ltd.
Architectural and Interior Design
Sussex House,
30, The Meadway,
Shoreham-by-sea,
BN43 5RP

Tel & Fax: 01273 455875
e- contact@normanray.co.uk

DAS 230209

COUNCIL
PLANNING DIVISION
PLAN No. AB/0098/09
DATE RECEIVED 5 MAR 2009

DESIGN & ACCESS STATEMENT

INCORPORATING HERITAGE STATEMENT

Project :

Alterations to Existing Shed, Replacement of 2no Defective Sheds by a New Single Shed and raising height of boundary fence

Clients:

Mr. & Mrs. N.Ede,
Hunters Moon Cottage,
The Street,
Shoreham-by-sea

Norman Ray Associates Limited,
Sussex House,
30,The Meadway,
Shoreham-by-Sea,
West Sussex.
BN43 5RP

Telephone & Fax : 01273-455875
E mail :contact@normanray.co.uk

Dated : 23rd February 2009

Introduction

This Design and Access Statement has been prepared in accordance with the requirements of Adur District Council's Policy. It is a succinct report which illustrates and justifies the design proposals and access arrangements in a structured manner.

Generally

The extent of the site is shown on drawing no 2901/2, defined on the enclosed Location Plan by red edging. The position of the existing sheds which are situated in the rear garden are identified in solid red.

The conditions of the original timber sheds (refer to Sheds 3 & 4 on drawing no 2901/ 3 Existing and photographs 2 and 3) were such that in March 2007 my clients resolved to replace them and took the opportunity to rationalise the layout to provide one single shed (Shed 2 see drawing no 2903/4) which Mr.Ede duly constructed. The total volume of the new shed being slightly increased to accommodate the various items and garden equipment that my clients needed to store in the shed. The overall height of the new shed was also increased slightly as the span of the roof (front to back) was of necessity increased to accommodate the larger span of the single shed.

The new shed was completed on the 14th April 2007.

At the same time my clients decided to replace the defective asbestos cement sheeted roof to Shed 1, which was in a poor state of repair and substituted a more modern built up felt roof on timber joisted construction which is similar to that of Shed 2. The pitch of the roof was adjusted and the height raised slightly to that normally found on a built up felt roof (see drawing no 2903/4 and photograph no 4).

Upon receipt of approval of this application my clients wish to complete the improvements to their property by cladding the exterior of the block walls to Shed 1 with waney edged elm boarding to match the appearance of shed 2 and thereby complete the project.

The neighbours to the rear of my clients property - at no 17 Lesser Foxholes required a 360mm high trellis to be fitted to the top of the existing boundary fence (which is approximately 1800mm high) to enable my clients to grow climbing shrubs; these works were duly carried out. These shrubs would ensure mutual privacy being maintained when the screen hedge of cuppressus leylandi trees was felled by the owners of no17. These trees which nwere situated along the boundary line (see enclosed photographs) were felled by the owners of 17, Lesser Foxholes in late July / early August 2007.

Amount

The extent of the works comprises the replacement of 2no sheds each measuring approximately 2.4m x 2.1m on plan with a single timber built shed of dimensions 4800mm x 2400mm x 2250mm high, this shed being completed on the 14th April 2007. The structure of the shed was timber framed and the exterior of this shed was finished in waney edged elm boarding under a monopitch built up felt roof. The existing log store was relocated to enable the size of this shed to be rationalised to reduce its footprint.

The existing shed that was retained (shed 1) was in need of repair, the asbestos cement roof was removed, walls raised 150mm at the front (south east elevation) and 300mm at the rear

(elevation facing the boundary fence) to enable a new built up felt roof on timber deck and joists to be provided.

The height of the open trellis fitted to the top of the existing fence was mutually agreed, it is 360mm which gives an overall height of 2140mm (varies with ground level along length) which is sufficient to mask the flat roofs to the sheds; the climbing shrub that is to provide a mutual privacy screen is not yet fully established.

Layout

The layout is shown on drawing no 2901/1 Proposed; it is a rationalisation of the original layout of the storage sheds erected in the upper garden level.

Scale

The scale of the sheds is in keeping with that of Hunters Moon Cottage, the Bedroom extension and its garage (which lies to the north east of the cottage) and the surrounding properties.

The floor level of Shed 2 is raised slightly higher than that of the existing shed 1 as the land rises to the northern corner of the plot. The overall height is considerably lower than that of the pitched roof garage and the ridge of the main building and Bedroom extension.

Appearance including Heritage Statement

When shed 1 is finished in waney edged boarding the rustic exterior of the two sheds will be un-obtrusive and in keeping with that of the appearance of the boundary fence as shown in the enclosed photographs.

The sheds are separated from the Bedroom extension of Hunters Cottage by a distance of 3950mm. This extension projects 800mm further rearward than the original rear line of the Grade II Listed cottage. Ample distance is therefore provided between these shed structures and the original Grade II Listed building.

Landscaping

Continued growth of climbing shrub along the open trellis will provide mutual privacy.

Access

Existing access via steps or garage to upper garden level is maintained.

Conclusion

Ordinarily works involved in the erection of garden sheds are deemed permitted development. My clients were not, at the time that they contemplated these works, aware that they had to obtain specific approval for their alteration or replacement. Permitted Development Rights are not granted for these outbuildings as they are within the curtilage of a Grade II Listed Building.

The nature of the works that have been carried out in constructing the new shed and replacing the external finishes to the existing shed are such that these present a considerable improvement to the appearance provided by the original sheds and are a logical rationalisation of the area of the garden occupied by sheds.

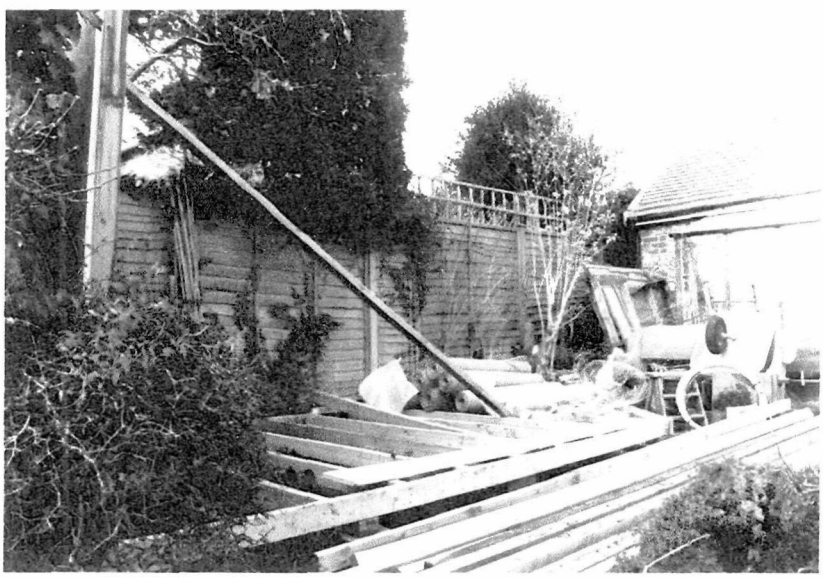
Furthermore the waney edged elm boarding which is proposed will be used to face both sheds will enable the sheds to be unobtrusive and in keeping with the boundary fence and properties in the surrounding area.

POLICY AB7 states that Planning permission and/or listed building consent will only be granted for any internal or external alterations, changes of use or extension to a Listed Building where, in the opinion of the District Planning Authority, the character of the building would not be adversely affected. The design and choice of materials have been undertaken with due consideration by Mr.& Mrs Ede and are such that the sheds do not adversely affect the Listed Building and therefore accord with Policy AB11. The choice of waney edged elm boarding is consistent with the materials originally used for the timber framed house and therefore complies with condition AB9; they were specifically selected by my clients and purchased at considerable expense over the cost of a standard "off the peg" shed.

All of the above parameters have been met and we would therefore request that you find in favour of this application and grant Planning approval for these proposals.



Photograph no 1 Aerial View before trees felled



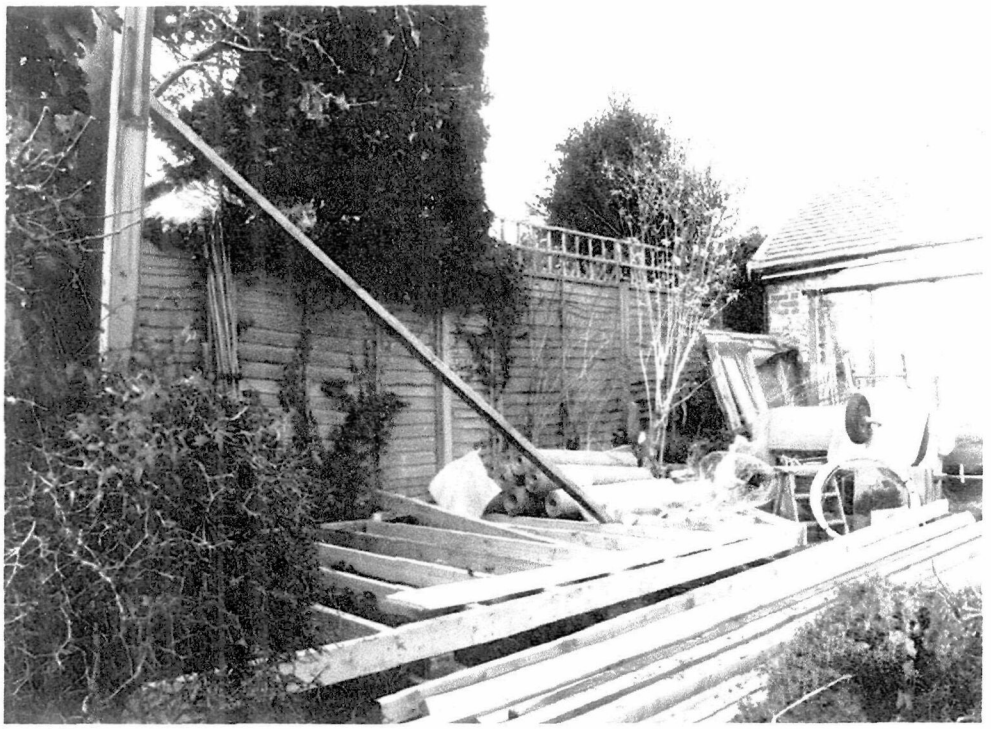
Photograph no 2 Shed 1 prior to replacement of roof & adjustment of pitch



Photograph no 3 Old shed no 4 on site of Shed 2 (now demolished)



Photograph no 4 Old sheds numbered 3 & 4 on site of Shed 2 (now demolished)



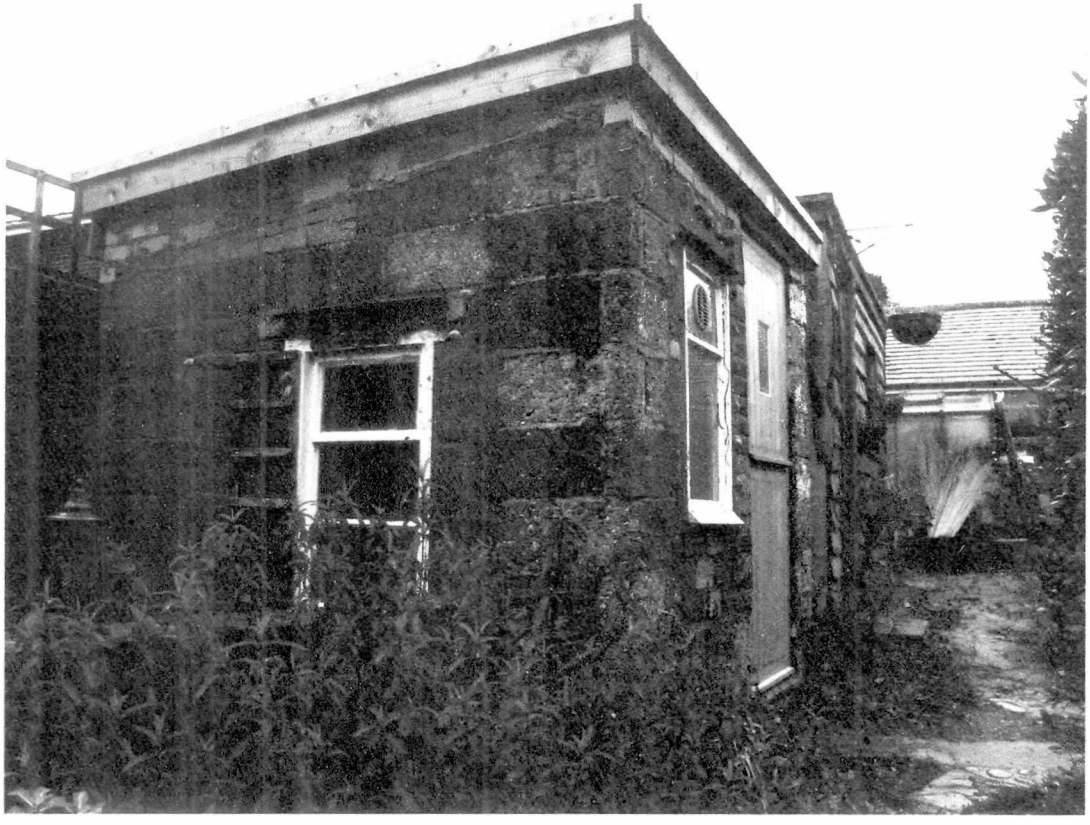
Photograph no 5 Shed 2 under construction showing trees on boundary



Photograph no 6 Shed no 2



Photograph no 7 Shed 1 and 2



Photograph no 8 Side of shed 2 Roof Replaced & pitch adjusted
(awaiting elm cladding to complete)