ADUR
DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended

110 Harbour Way
Shoreham by Sea
West Sussex
BN43 5HH

PLANNING DIVISION
PLAN No. Ad/0539/07
DATE RECEIVED 24 OCT 2007

2 Type of property

Semi-detached House

3 Please describe the development you are applying for.

2 storey side and rear extension to provide additional living space and 1 additional bedroom and bathroom

4 Applicant (in block capitals)

Name

Mr
Ashley
Burke

Address

110 Harbour Way
Shoreham Beach
Shoreham-by-Sea
BN43 5HH
WEST SUSSEX

Telephone

Fax

Email

Agent (if any)

Full Name

James Breckell Architects

Address

Towerpoint 44
North Road
Brighton
East Sussex
BN1 1YR

Telephone

01273 88 94 82

Fax

01273 669 483

Email

james@breckell.co.uk

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

	Plan Number	Scale
Location Plan	212-01	1:1250
Block Plan	212-01	1:500
Floor Plan	212-01	1:100
Elevations	212-01	1:100
Other	Design Statement	+ photographs

6 Will the development involve cutting down any trees? No
If "Yes", please show these clearly on the block plan.

7 Will the development (including any new or altered access) affect a public footpath or any other public right of way? No

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

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

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

Signature: [redacted] **Date:** 16 OCTOBER 2007

Please print your name: JAMES BRECKELL

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

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and

- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 16 OCTOBER 2007

Please print your name: JAMES BRECKELL

DESIGN AND ACCESS STATEMENT:



RECEIVED 24 OCT 2007

110 HARBOUR WAY, SHOREHAM BEACH, WEST SUSSEX BN43 5HH

This statement describes and considers the impact of an extension at ground and first floor level to give additional living space, and 1 additional bedroom and bathroom.

INTRODUCTION:

Harbour Way is a road that runs east to west on the north side of Shoreham Beach. It has recently undergone a lot of development including the change of use of former industrial land to residential use. This has included the provision of the Harbour Club which is a well used local facility alongside the Shoreham Beach sailing club at the east end of Harbour Way. There is no industrial buildings on the north side of Shoreham beach now and consequently many existing and new residents would like to invest in improving the size and appearance of their homes.

110 harbour Way is a modest semi detached 1950's house. It is one of a number of semi-detached houses. All the houses could be regarded as being in need of maintenance. The external walls are built of masonry with pebble dash render, roofs are clad with concrete interlocking tiles and windows are originally timber and have been replaced with either aluminium or uPVC windows.

Many of the houses have porches to the front that are not original. Timber 'lean-too' carports are also prevalent and some houses have filled in the gap between houses with 2 storey flat roof side extensions. At the rear of buildings, living rooms have been extended to provide additional living space in the form of conservatories or simple 'lean-too' extensions.

Non of the pebble dash render façade semi-detached houses could be singled out as providing a good example of how these houses could be visually lifted to improve the street scene.

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James Breckell Architects Limited
Registered in England & Wales
Company No. 04763368
Registered Office: 33 Cliffe High St.
Lewes, East Sussex, BN7 2AM



DESIGN BRIEF:

The applicants: Holly and Ashley Burke would like to improve 110 harbour Way for the following reasons:

1. To provide better and well planned living space.
2. To separate the laundry from the food preparation within the kitchen.
3. To provide an additional bathroom.
4. To provide 2 new bedrooms; 1 to replace the bedroom where bedrooms 1 and 3 are combined into 1 room.
5. The other additional room is a guest room where foreign exchange students can stay during the summer months.
6. Improve the appearance of the house by removing the pebble dash render and replacing the weather proof surface with timber weather boarding and painting it blue to reflect the coastal location of the area.
7. Improve the thermal efficiency of the building by building all new walls to comply with current building regulations for thermal efficiency and replacing the existing boiler with an efficiency rating 'A' boiler.

ACCESS STATEMENT

The design of the proposed extension is to comply with Part M of the Building Regulations: Access and Facilities for Disabled People. In principle the building will:

a. be sited so that disabled people can approach the building without obstacle.
b. with a WC provided within the entrance storey of the house.
c. All new plug sockets and light switches will be located between 450 and 1200mm high.

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SCHEDULE OF AREAS:

Existing ground floor gross internal area	95.4m.sq
Existing first floor gross internal area	36.29m.sq
Existing total gross internal area	131.69m.sq
Proposed ground floor gross internal area	102m.sq
Proposed first floor gross internal area	57.8m.sq
Proposed total gross internal area	159.8m.sq
Increase in floor area	**28.11m.sq**

Percentage increase = 28.11/ 131.69 x 100 = **21.3% increase**

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SUMMARY:

The proposed extension is of a size scale and massing which is subservient to the parent building.

By using dormer windows set into the roof space the proposed extension will have less impact than other 2 storey extensions along Harbour Way.

Removal of the existing 'lean-too' car port and living room will improve the appearance of the building. The new extension, whilst only marginally increased on the existing floor area will lift the appearance of the building.

Providing an additional bedroom will provide an additional income for the family by having a bedroom that can be let out to visiting foreign exchange students during the summer months.



CONCLUSION:

These proposals will not only lift the appearance of the existing building, but also set a positive example of how other semi-detached houses along Harbour Way can be improved so that the overall street scene over time will be improved.

The amenity of neighbours is unaffected as the new windows to habitable rooms still offer over 11m to the boundary and more than 22m where there are no other habitable rooms of neighbouring properties.

At the rear of the building, where the single storey extension is built as a boundary wall to neighbouring properties, the wall is built as a parapet wall so there is no 'eaves dropping' over neighbouring property. The height of the parapet wall is 2.75m and therefore 750mm higher than a normal garden fence.

The design proposals of this planning application embody the principle of planning policy for good design in terms of massing, scale, proportion and materials and the amenity of neighbours is preserved.

JAMES BRECKELL ARCHITECTS

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DO NOT SCALE THIS DRAWING. CONTRACTORS MUST VISIT THE SITE AND TAKE RESPONSIBILITY FOR CHECKING ALL CRITICAL DIMENSIONS
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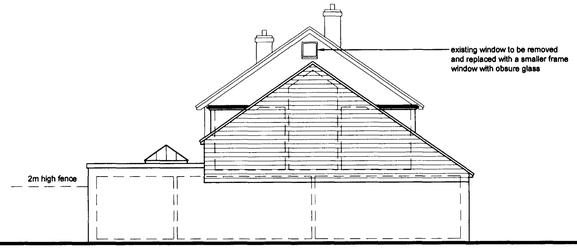
REV	DATE	BY	AMENDMENT
rev A	22 Oct 07	jb	existing and proposed west side elevation shown



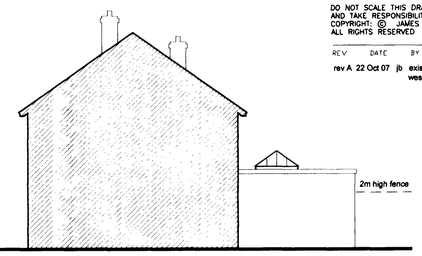
PROPOSED SOUTH ELEVATION 1:100



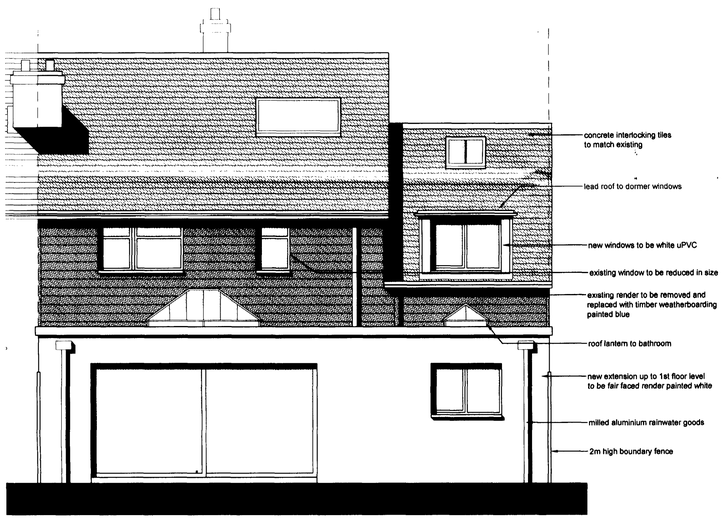
PROPOSED NORTH ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100

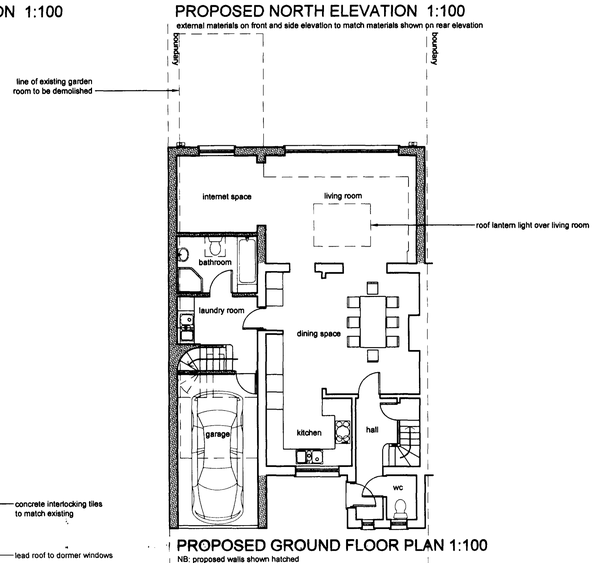


PROPOSED WEST ELEVATION 1:100



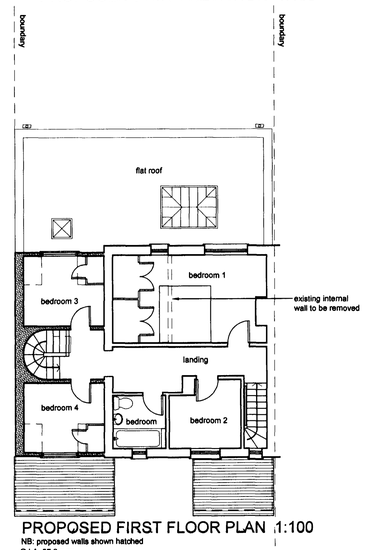
PROPOSED REAR ELEVATION 1:50

external materials on front and side elevation to match materials shown on rear elevation



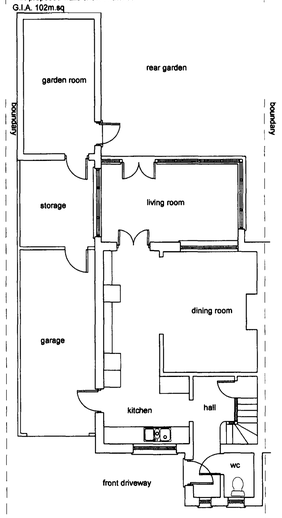
PROPOSED GROUND FLOOR PLAN 1:100

NB: proposed walls shown hatched
G.I.A. 102m.sq



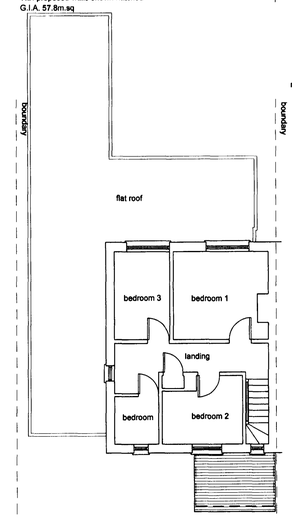
PROPOSED FIRST FLOOR PLAN 1:100

NB: proposed walls shown hatched
G.I.A. 57.8m.sq



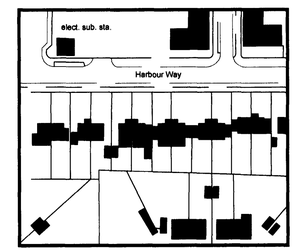
EXISTING GROUND FLOOR PLAN 1:100

G.I.A. 95.4m.sq

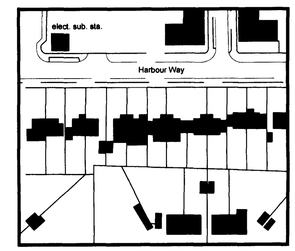


EXISTING FIRST FLOOR PLAN 1:100

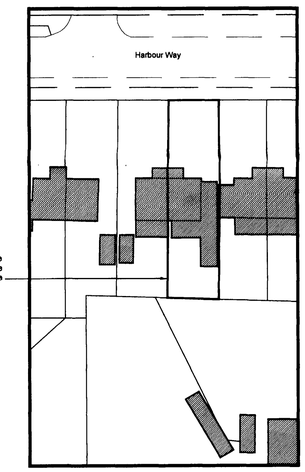
G.I.A. 36.29m.sq



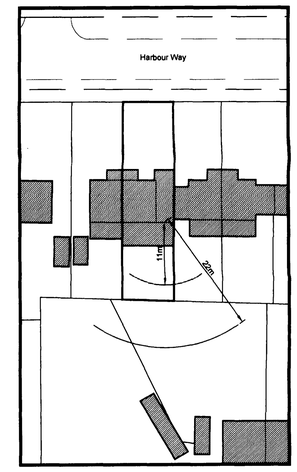
EXISTING LOCATION PLAN 1:1250



PROPOSED LOCATION PLAN 1:1250



EXISTING BLOCK PLAN 1:500



PROPOSED BLOCK PLAN 1:500

11m and 22mm radius lines shown from new 1st floor habitable window which demonstrates that there is no loss of amenity to neighbouring properties within a 22m radius

SCHEDULE OF AREAS

Existing Total G.I.A. = 131.69m.sq

Proposed Total G.I.A. = 159.8m.sq

Increase in floor area = 28.11m.sq

28.11/ 131.69 x 100 = 21.3 % increase

ADMINISTRATION
PLANNING
SCAN
Application No: P/06/0367
24 OCT 2007

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CLIENT
Mr. A. Burke

JOB
110 Harbour Way,
Shoreham Beach

DRAWING
Existing and Proposed Plans, Elevations, Block and Location Plan

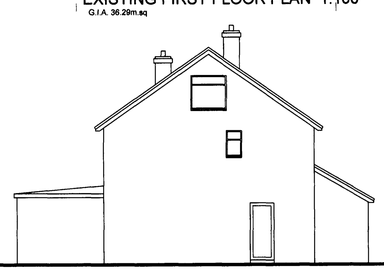
DATE	October 2007
SCALE	1:100/ 1:50/ 1:500/ 1:1250
DRAWN BY	jb
JOB NO	212
DWG NO	01
REVISION	A



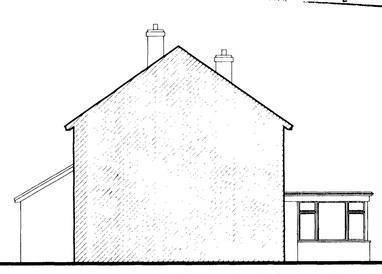
EXISTING SOUTH ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



EXISTING EAST ELEVATION 1:100



EXISTING WEST ELEVATION 1:100