ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
App. A0d032767
Date Rc.
Fee 135 01 JUN 2007
Rec. No.

Householder's planning application form

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.

57 DOWNSWAY, SHOREHAM-BY-SEA.

2 Type of property (please tick)

Detached House	☐	Terraced House	☑	Other (please give details)	☐
Semi-detached House	☐	Flat	☐		

3 Please describe the development you are applying for.

PROPOSED 2-STOREY SIDE EXTENSION.

4 Applicant (in block capitals)

Full name : MR. J. BIGGINS.

Address (including postcode):

57 DOWNSWAY,
SHOREHAM-BY-SEA,
WEST SUSSEX.

Phone Number:

Home:

Work: [redacted]

Extension:

Fax Number:

Agent (if any)

Full name : ATTERBURY MOORE ASSOC.

Address (including postcode):

THE OLD STABLES, CLAPHAM COMMON,
CLAPHAM, WORTHING, WEST
SUSSEX. BN13 3UR.

Phone Number:

Home:

Work: 01903 871131.

Extension:

Fax Number:

5 Please enclose four copies of this form and four sets of plans.
Please number

	Plan number	Scale
Location plan		
Block plan	1 No. A1 PLAN.	As shown.
Floor plan		
Elevations		
Other		

6 Will the development involve cutting down any trees? Yes ☐ 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? Yes ☐ No ☑

8 Does this application require a fee? (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

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

Signature: [signature] **Date:** 30/05/07.

Please print your name: C. Moore.

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: [signature] **Date:** 30/05/07.

Please print your name: C. Moore.

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

The Old Stables
Clapham Common
Clapham
Worthing
West Sussex BN13 3UR

phone: 01903 871131
fax: 01903 871132
e mail: info@atterburymoore.co.uk

date: 30th May 2007

DESIGN STATEMENT

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0327/07
DATE RECEIVED 01 JUN 2007

Site Address: 57 Downsway, Shoreham-by-Sea

Proposed Works: Proposed two storey side extension

Existing

The existing dwelling is an end of terrace 3-bedroom house. The property has a conservatory at the rear.

The amount and scale:

The proposed extension will be 2.5m wide and 8.04m in length. The height and roof slope will match the existing uniform terrace.

The use:

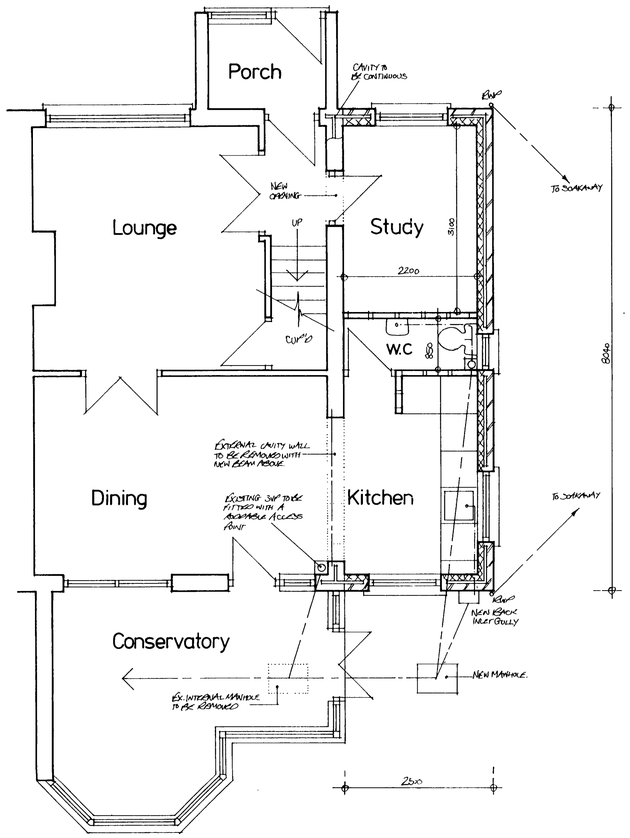
The extension will provide a larger kitchen / dining room with a wc and a study on the ground floor. The first floor will provide an additional bedroom and a larger bedroom with an en-suite.

Appearance:

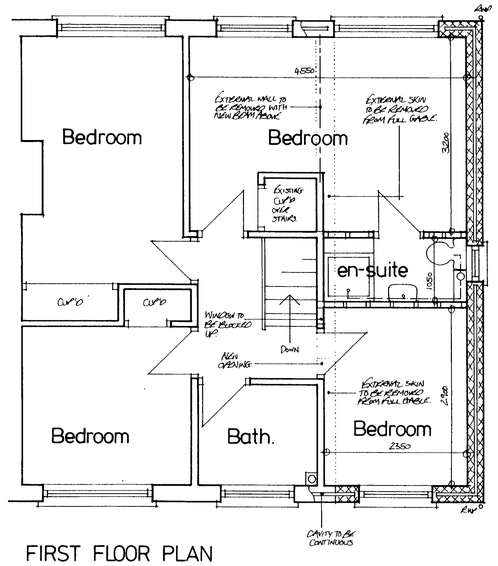
The proposed extension will match all the existing materials. The roof tiles will match, the first floor and gable will be finished with UPVC white cladding and the ground floor will be facing brickwork. The height and length of the extension will match the existing terrace.

Additional information

A Planning application for the same extension was approved in 1984 by Adur DC.



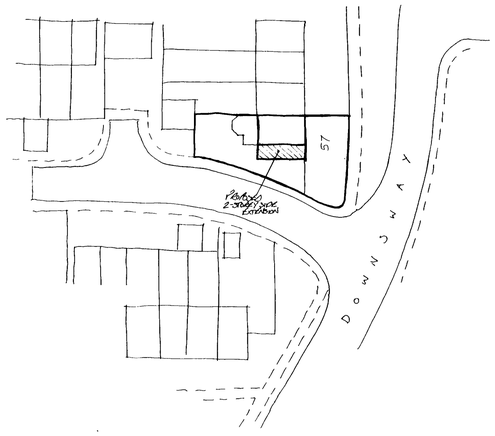
GROUND FLOOR PLAN



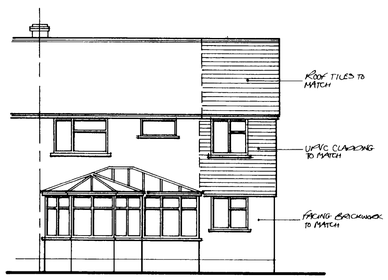
FIRST FLOOR PLAN



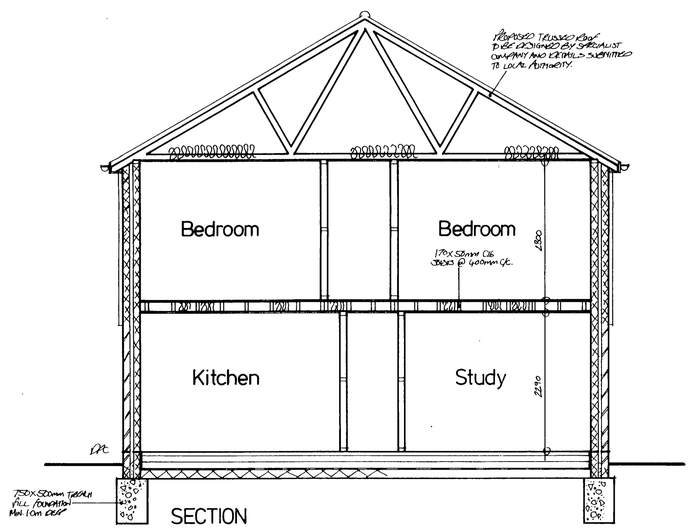
LOCATION PLAN 1:1250



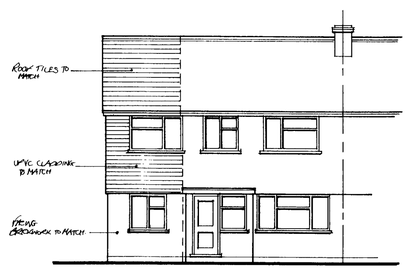
SITE PLAN 1:500



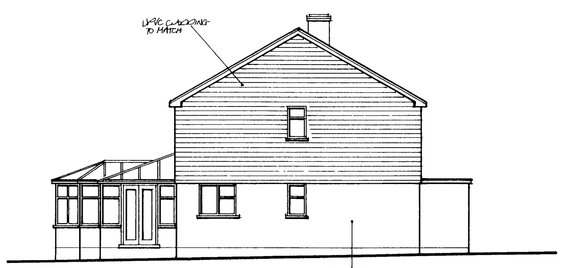
Rear Elevation



SECTION



Front Elevation



Side Elevation

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.
All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains.
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls

Ground floor cavity walls comprising matching facing brick outer leaf with min. 85mm cavity filled with 85mm Dritherm. Inner leaf 100mm Thermalite "Shield 2000" or equal and approved blockwork min. 2.8 N/mm^2. All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar. Finished with 13mm lightweight plaster internally. Providing a U value of 0.30 W/m^{2}K.
First floor wall comprising UPVC horizontal cladding to match existing, nailed on 38 x 19mm vertical treated battens on Type 1F roofing felt to BS747, on 100mm Thermalite Standard blocks, 85mm cavity with 85mm Rockwall or Dritherm, inner skin 100mm Thermalite "Shield 2000" or similar with 13mm plaster finish. All providing a U value of 0.30 W/m^{2}K. Ensure wall ties that are to be used are designed for a 85mm cavity.
Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min. 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.
Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min. 225mm below damp proof course.
Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.
Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved.
All walls constructed with wall ties built in at 450mm centres vertically and 900mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.
All external walls running parallel to floor and roof to be restrained at upper floor and roof levels using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.

Internal Walls

Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at maximum 1200 centres. Studding faced both sides with 12.5mm plasterboard finished with set. Provide 100mm mineral wool between studs for sound insulation purposes.

Ground Floors

Minimum 65mm screed reinforced with chicken wire (mix 1.3 or 4) on 100mm Celotex flooring grade insulation (GA3000) on 100mm concrete ground floor slab (1.2.4 mix over 1200 gauge polythene damp proof membrane on blinded hardcore minimum100mm thick with perimeter insulation to slab. All to achieve a U value of 0.22 W/m^2 K.
Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab mm 50mm concrete cover, over length of drain.

1st Floors

Floor to be 22mm flooring grade chipboard (t & g) on new floor joists as indicated on plan to be C16 grade at 400mm centres. Provide 12.5mm plasterboard ceiling with skim finish. Provide 100mm mineral wool with a min. density of 10kg/m^3 between joists for sound insulation purposes.
Floor joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.

Pitched Roof

Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Tiles to Local Authority approval, on 25 x 38mm treated battens on breathable sarking membrane on trusses (details to be submitted to Local Authority prior to commencement of the work). Fascia to match existing with soffit of 'Masterboard' fitted with continuous 25mm vent and fly-proof screen. Pitch and detailing to match existing. 12.5mm plasterboard ceiling lined with 1000 gauge polythene vapour barrier with 100mm Rockwall Rollbatts insulation laid in between ceiling joists and 150mm rollbatts laid in opposite direction above the ceilings joists. To provide a U value of 0.14W/m^{2}K. Ensure 50mm air space is maintained between sarking felt and the Rollbatts.
Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1 .2m centres screw fixed securely.

Beams and Lintels

Catnic or similar approved lintels to be used over door and window openings with min. 150mm bearings. All voids within lintels to be filled with 150mm fibreglass.
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation

New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm^2 trickle ventilator.
En-suite shower room and wc to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.
Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted within a cooker hood) which may be operated intermittently and ducted to external air.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m^2 K.
All new doors with more than 50% of glazing to have a min. U value of 2.2 W/m^2 K. All other doors to have a min. U value of 3.0 W/m^2 K.

Foul Water Drainage

All plumbing to BS EN 12056 (BS5572).
All below ground drainage to BS8301.
Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to back inlet gully below grating level. Back inlet gully to be connected to manhole with 100mm diameter UPVC drain laid to 1:40 fall and surrounded in pea beach.
All fittings to be provided with trapped waste pipes as follows:

Sink and shower	- 40mm diameter
Wash hand basin	- 32mm diameter
WC	- 100mm diameter

Common waste pipes to be 50mm diameter.
All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with antisyphonic traps.
New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved. Installed strictly in accordance with manufacturer's instructions.
All drains to be 100mm dia. UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450m.
Soil and vent pipe or stub stack within the building to be fitted with a 'Durgo" air admittance valve. This valve to be situated above the overflow of the highest appliance.

Surface Water Drainage

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min. 5.0m away from any building to be 1m^3 below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach.

Glazing

Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS8206.
All new rooms shall have a window with an unobstructed openable area that is at least 850mm high and 500mm wide when open located to allow access by ladder from the ground. Cill height to be minimum 800mm and maximum 1100mm above floor level.

Smoke Detectors

At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey.
All smoke alarms within dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer.
Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings.
If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting.
If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Electrical Safety

All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0327/07
~~0 1 JUN 2007~~

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Address of works:	57 Downsway, Shoreham-by-Sea
Drawing title:	Proposed 2-Storey Side Extension
Date: May 2007	Revisions:
Scales: 1:50,100,500,1250	Dwg No. 01 / Job No. AD-107