Form Ref. No. 426589

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No: ADC033907
Date Received 08 JUN 2007
Fee £30
Rem. List

Applicant's Details

Title	mr & miss
Forenames	philip & caroline
Surname or Company/ Organisation	blount a& bell
Telephone	[redacted]
Email	[redacted]

Address	chesil house
	west beach
	shoreham beach
	shoreham by sea
	west sussex
Postcode	bn43 5lf

Do you have an agent? No

Agent's Details

Title	
Forenames	
Surname	
Telephone	
Email Address	

Address	
Postcode	

Application Type

(a) Full planning permission (including changes of use) YES

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

Chesil House, West Beach, Shoreham beach,
Shoreham by sea, west sussex bn43 5lf

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 612.00

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number. 2

Description of proposed development

Demolision of 1970 house and redevelopment of site to form two detached three storey, Eco Houses constructed with sustainable timber frames. each house to have grey water facilities, solar panel hot water and possible green roofs.
Eash house is south facing.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) Yes

(ii) Alteration or extension of building(s)

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway Yes

Alteration of an existing *pedestrian* access to a highway Yes

(v) Closure of existing access Yes

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: detached house with attached garaging

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units?

If 'Yes', how many units? 1 Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? grey water chambers

(ii) How will foul sewage be disposed of? existing sewer connection (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Details of Proposal

Is the proposal related to an existing use on or near the site?

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
elevations plan and street scene	001 and 001a	1:100
ground and first floors	002 and 002a	1:50
second and roof	003 and 003 a	1:50
site plan	004 and 004 a	1:200
section through site	005	1:200
house outline compared to neighbouring house	006	1:100
location plan	007	1:1250

Fees

If a fee is submitted, please give the amount £530.00 Calculated Fee £530.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: .....

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements? [ ]

Signed: .....

Date: 3/6/07

On behalf of: .....

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/dc/07/0337
DATE RECEIVED 07 JUN 2007

3rd June 2007

Design and Access Statement.

For redevelopment of Chesil House, West Beach, Shoreham by Sea.

The proposal for the scheme is to demolish a poor quality, un-environmentally friendly 1950's house and replace it with two highly energy efficient Eco-homes.

The existing dwelling is a two storey property constructed of two layers of bricks with little or no insulation; the external walls are part rendered and part clad in a white plastic cladding. The roof is of flat design with no insulation and finished in an asphalt layer.

Distribution of space.

The replacement houses will not use any more width of the land than the existing house. In fact by using two detached properties the new dwelling will create a feeling of additional space due to the required gap between the properties and thus reducing the existing mass.

The new dwellings will be deeper than the existing property but still only using a third of the overall site depth. This leaves a minimum of 9.00m at the front from the public path and a minimum of 13.70m to the rear.

Discussions with the Planning department have shown a need for 1.00m between the properties and boundaries at ground level and 1.50m at the second floor level.

A 2.0m gap is provided between the new properties at ground level and 3.0m at second floor level.

Use of site.

The site will be redeveloped to create two family homes of adequate size with space for three off road car spaces per dwelling and good family gardens of a minimum 116m2-123m2. This is 8.75m x 13.7m/14.7m.

Layouts of buildings.

The new dwellings have been designed to provide family accommodation over three floors.

The ground floor will provide a good sized Bedroom and en-suite that would easily be used in the future as a dual bedroom sitting area for Life Time Homes. The en-suite will be a wet room ensuring no alterations will be needed for a person's possible disablement.

The access from this Room to the front and rear gardens will be level for free wheel chair movement.

The ground floor will also have a Toilet, Study, garage and utility area. The halls are wider than normal for a feeling of open space and ensuring the free movement of a wheel chair bound person.

The first floor will provide three more bedrooms and Bathrooms.

The second floor will house the Kitchen and Living Rooms.

Any windows to the sides will be Obscure glazed for privacy of the neighbouring properties.

Scale of Buildings

The properties in West Beach Road are of various shapes and sizes, these range from Chalet bungalows, converted from Bungalows, two stories flat roofed dwellings and large two-three storey houses with pitched roofs. At the far west end of West Beach are flats four to five stories in height.

The road is reasonably level but the houses vary greatly to how low they are set into the plots.

Chesil House is set some 1.3m below the road level compared to its direct neighbour that is set only 200mm below the road. This creates a random up and down of roof lines.

The two proposed dwellings designed to compliment the street scene in both proportion and scale.

The houses will be 8.650m in height, 6.50m in width and 11.5m in depth at the first floor.

This will make the new dwelling at least 1.5m below the roof line of the neighbouring house of West House and only 1.2m above the Chalet known as Beggars Roost although Beggars Roost is some 6.00m from the proposed houses and has a double depth garage in the space between.

Appearance

The proposed dwellings are designed with a Contemporary Beach theme that compliments the existing dwellings which range from 1930' to Contemporary.

They have been designed to with stand the salt atmosphere that makes so many other properties look shabby and tired. The renders will be thro coloured, the balcony glass seamless and no corroding materials will be used.

The roofs will be "Green" with sedum grasses and will house a Solar system for hot water.

External Lighting will be Low Energy and compliment the houses and not "light up the street".

Landscaping

The front boundary walls will be thro colour rendered and will have stainless steel wired panels between piers. The walls will be raised and include raised planters. The planters will be planted with Palm species for Marine locations. These will be planted at 3.00m heights to give an instant beach appearance.

The drives will be gravelled with pebbles.

The rear gardens will be laid to lawns and existing shrubs retained.

The existing 1.8m high rear garden walls will be maintained.

A new close panelled fence will be erected to divide the plots.

The Roof Terraces and Balconies will be finished in natural decking boards and will provide additional private space.

Access

The new drives will be extended from the existing driveway. The accesses will be wide enough for clear entry and exit. The walls will be left below 1.00m to ensure safety.

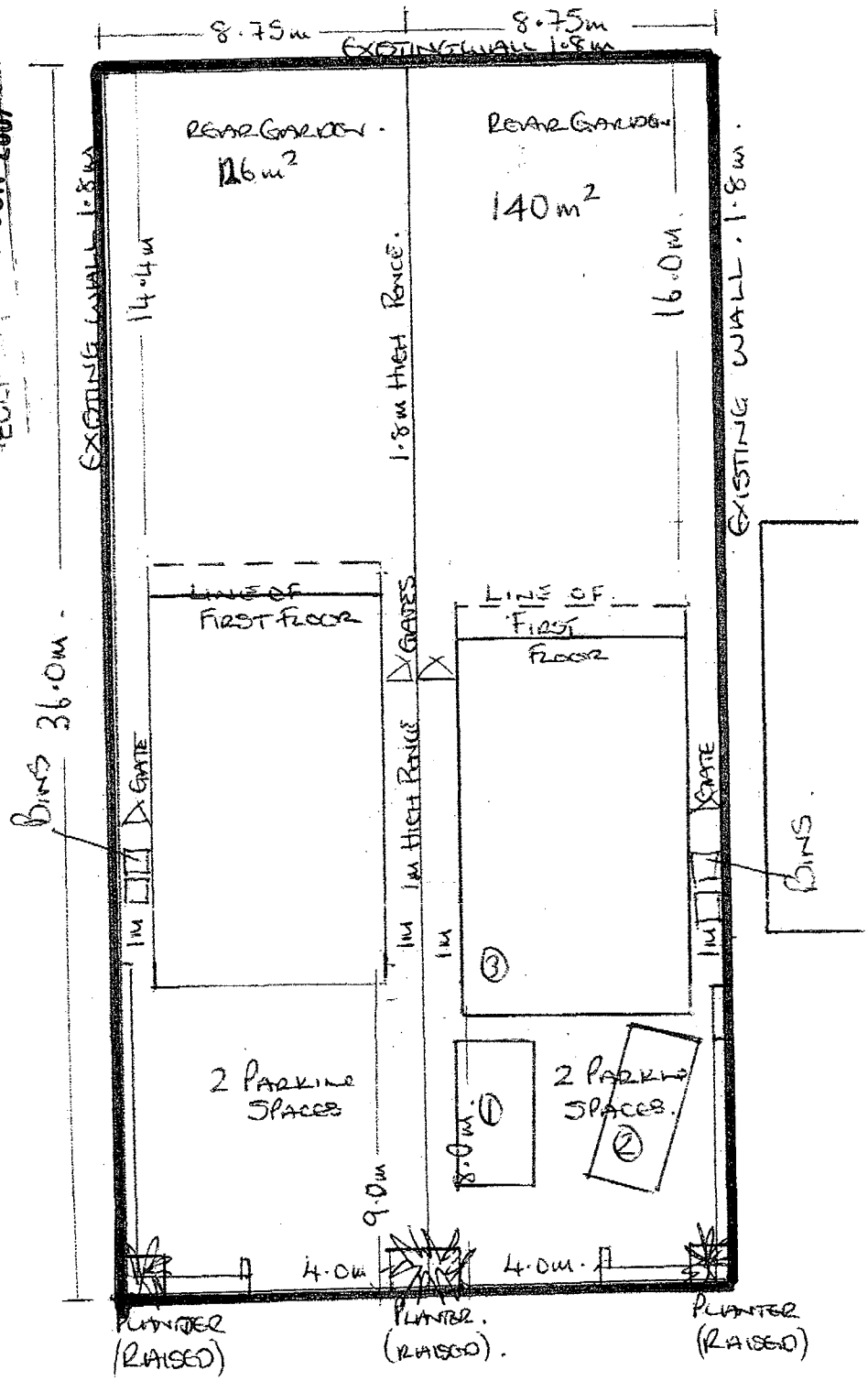
Their will not be any loss of street parking as West Beach is a Double yellow line zone.

The access will be suitable for wheel chair users from the pavement to the site and properties.

In conclusion

The proposed scheme is designed to compliment its Beach Location and surrounding properties. The properties will be Highly Energy efficient and designed To Eco Homes Standards. They will be Life Style Homes compliant with out the need for future adaption.

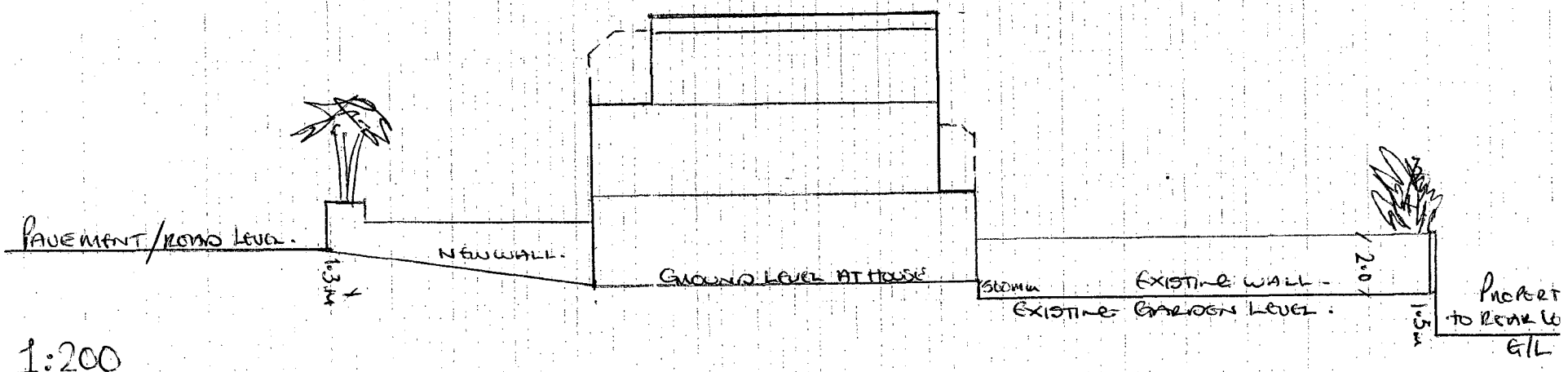
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AC/0339/07
DATE RECEIVED 07 JUN 2007



SITE PLAN. DWG 004 +004 A. LEFT HAND & RIGHT HAND.
SCALE 1:200.

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Ardo33967
DATE RECEIVED	07 JUN 2007

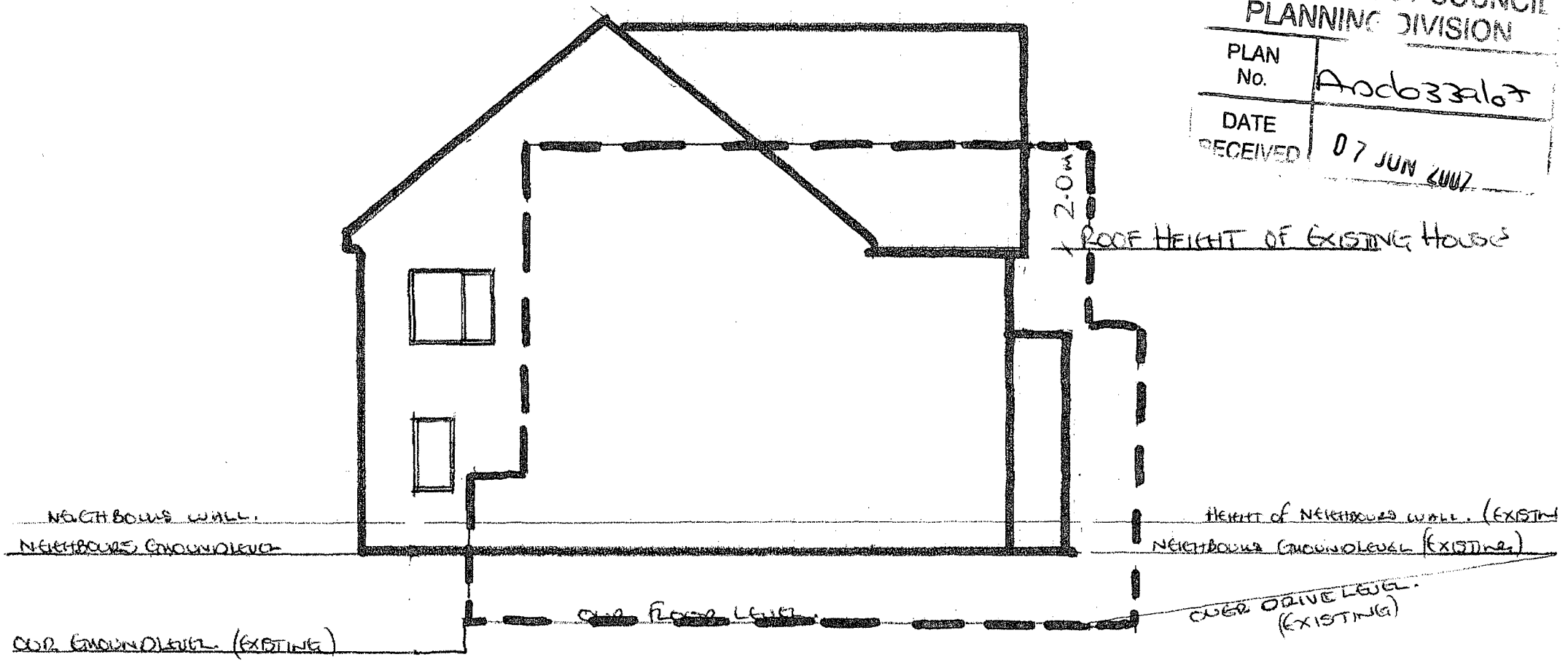


SCALE 1:200
SECTION THROUGH SITE.
DWG NO 005.

PROFILE OF WEST HOUSE.

PROFILE OF PROPOSED DWELLINGS AT CHESIL HOUSE.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad033/07
DATE RECEIVED 07 JUN 2007

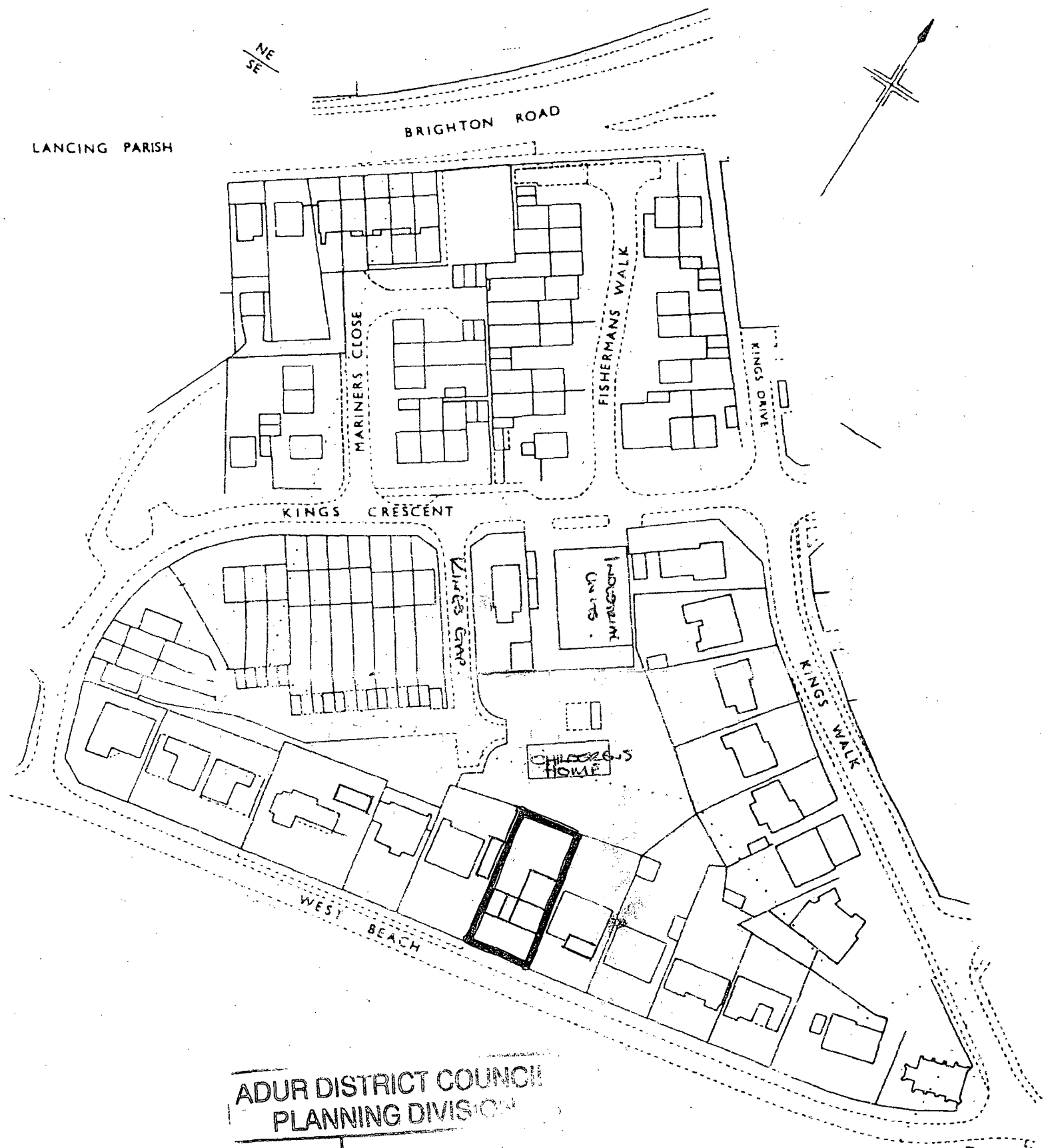


SECTION SHOWING WEST HOUSE SCALE 1:100.

DWG NO 006.

H.M. LAND REGISTRY

TITLE NUMBER			
WSX66633			
ORDNANCE SURVEY PLAN REFERENCE	COUNTY / SHEET	NATIONAL GRID	SECTION
	WEST SUSSEX	TQ 2004	B
Scale: 1/1250	ADUR DISTRICT	© Crown copyright 1981	



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc033967
DATE 07 JUN 2007

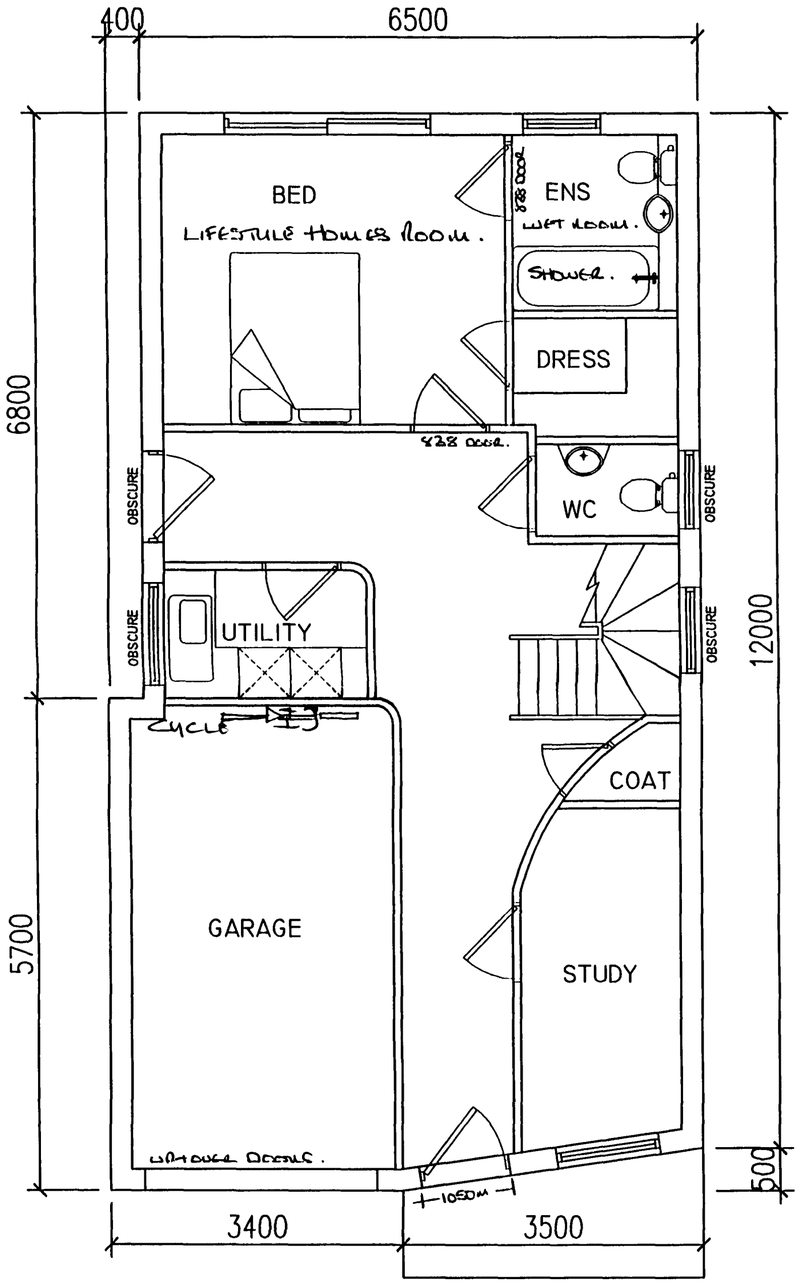
FILED PLAN
H.M. LAND REGISTRY
11 82

LOCATION PLAN FOR CHESIL HOUSE, WEST BEACH, SHOREHAM BY SEA.

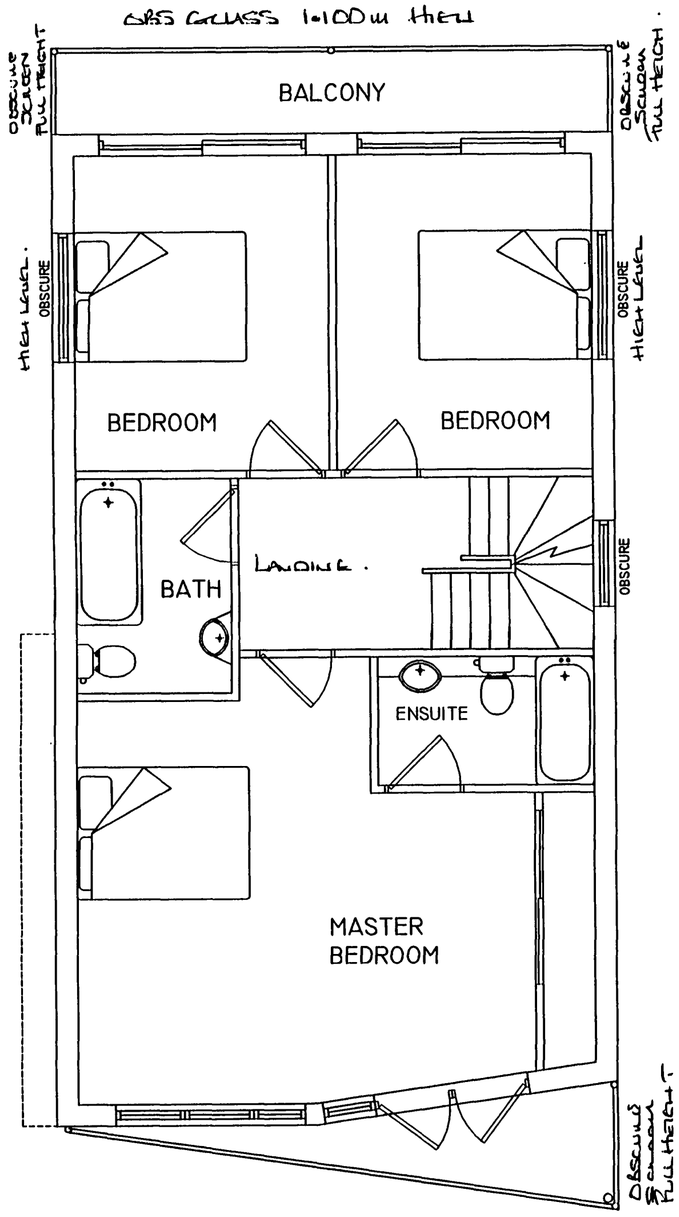
itle plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.
ıore information see Land Registry Public Guide 7 - *Title Plans*.
ıfficial copy shows the state of the title plan on **16 October 2003** at **11:59:36**. It may be subject to distortions in scale.
s.67 of the Land Registration Act 2002, this copy is admissable in evidence to the same extent as the original.
on 16 October 2003.
wn copyright. Produced by HMLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.
itle is dealt with by the **Portsmouth District Land Registry.**

Dwg No 007

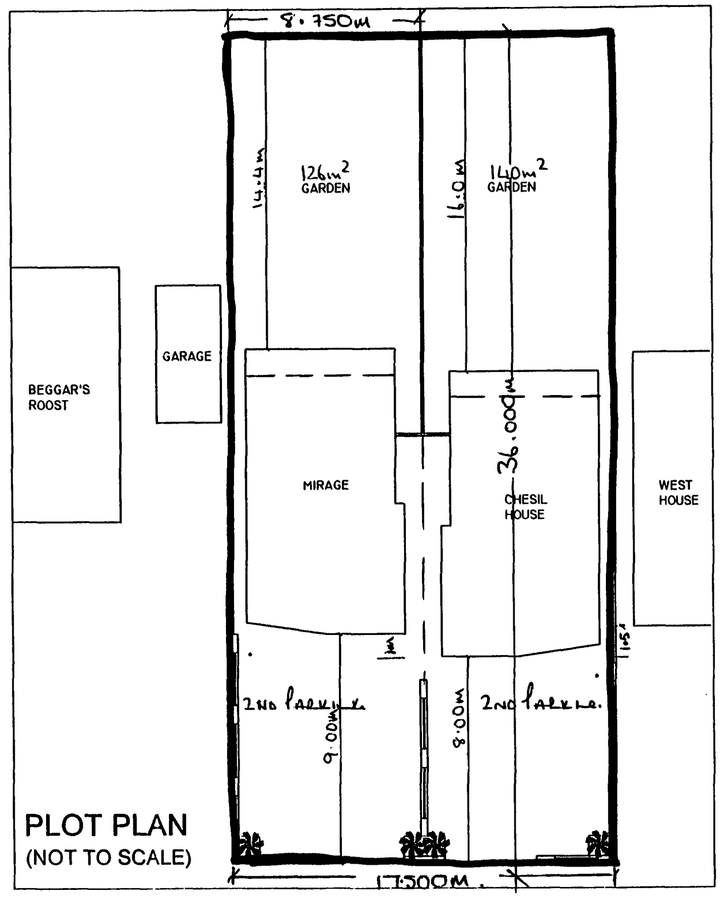
13570120004



GROUND FLOOR PLAN



FIRST FLOOR PLAN

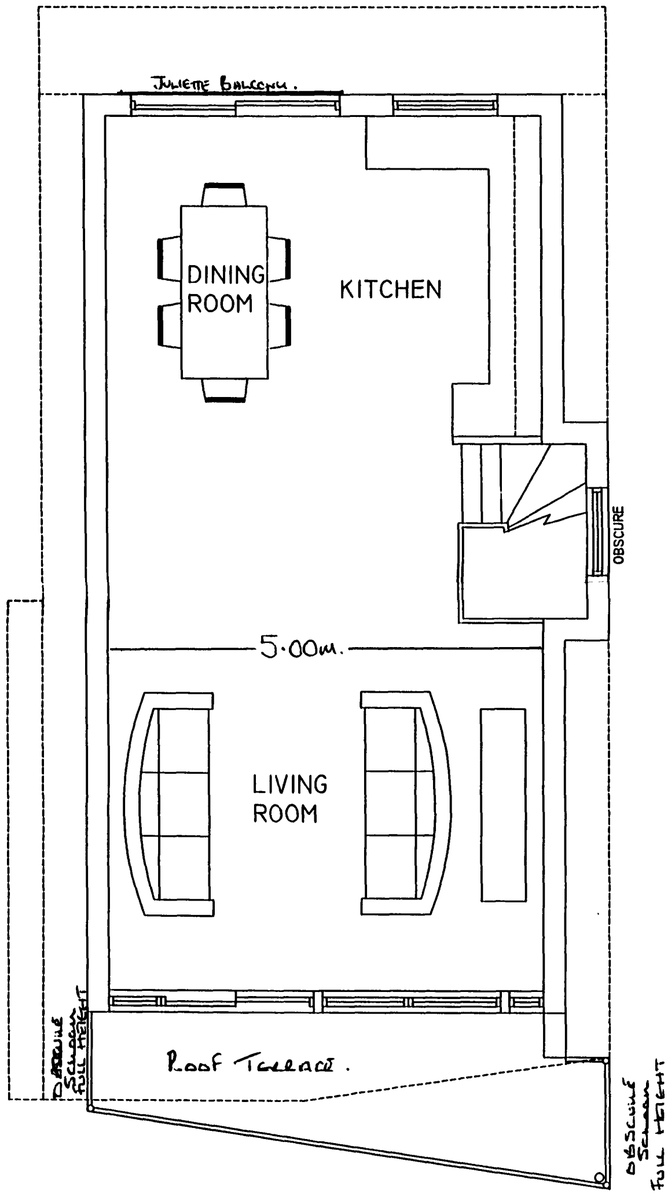


PLOT PLAN
(NOT TO SCALE)

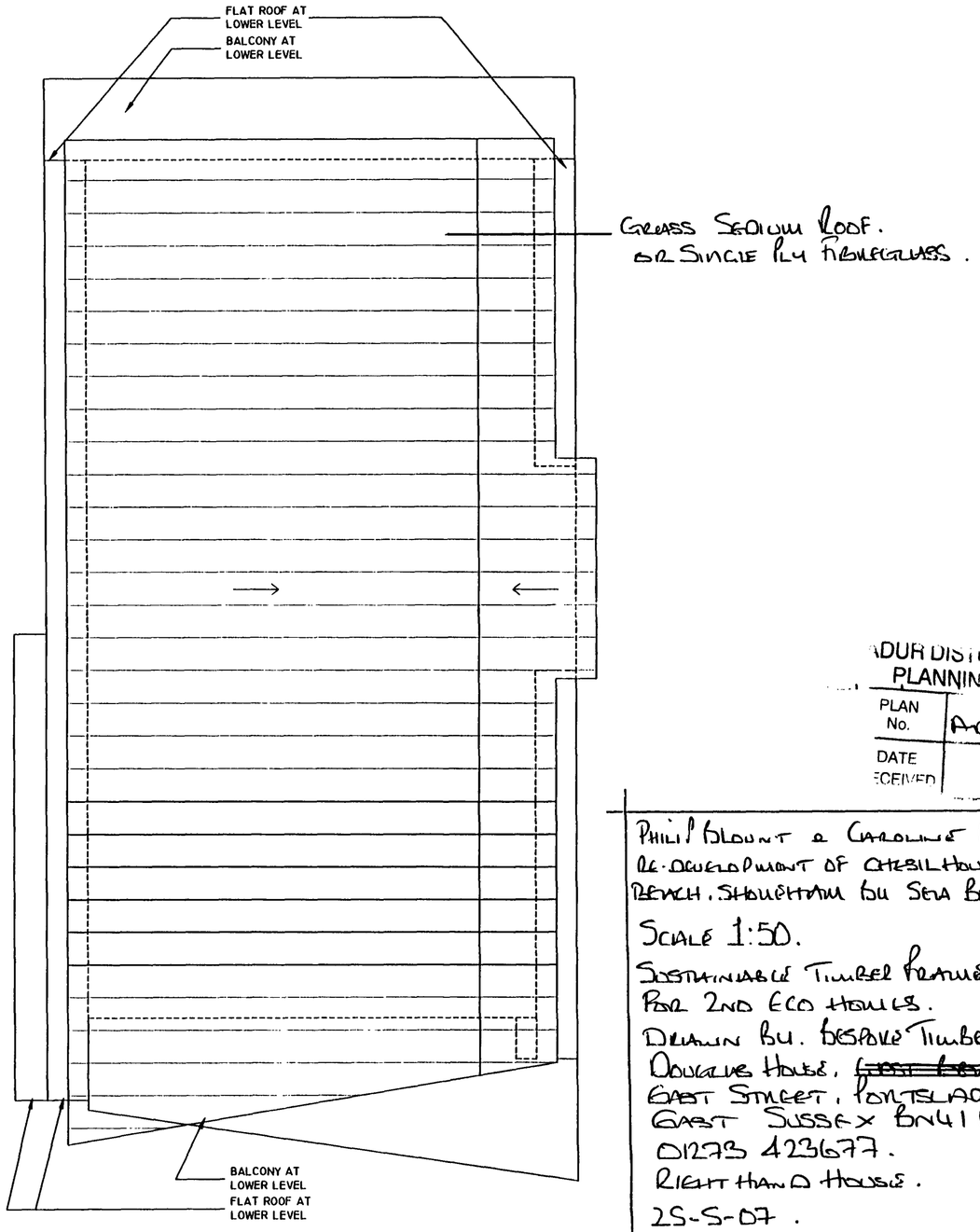
PHILIP BLOUNT AND CAROLINE BELL.
REDEVELOPMENT OF CHESIL HOUSE. WEST BEACH. SHOREHAM BY SEA. BN43 5LF.
SCALE 1:50
SUSTAINABLE TIMBER FRAME SYSTEM FOR 2ND ECO-HOMES.
DRAWN BY BESPOKE TIMBER HOMES
DOUGLAS HOUSE. EAST STREET
PORTSLADE. EAST SUSSEX BN41 1DL
01273 423677.
RIGHT HAND HOUSE
27-5-07.

DWG NO 002 GROUND & FIRST

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0039/07
DATE RECEIVED 07 JUN 2007



SECOND FLOOR PLAN



ROOF PLAN

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0d0339/07
DATE RECEIVED 07 JUN 2007

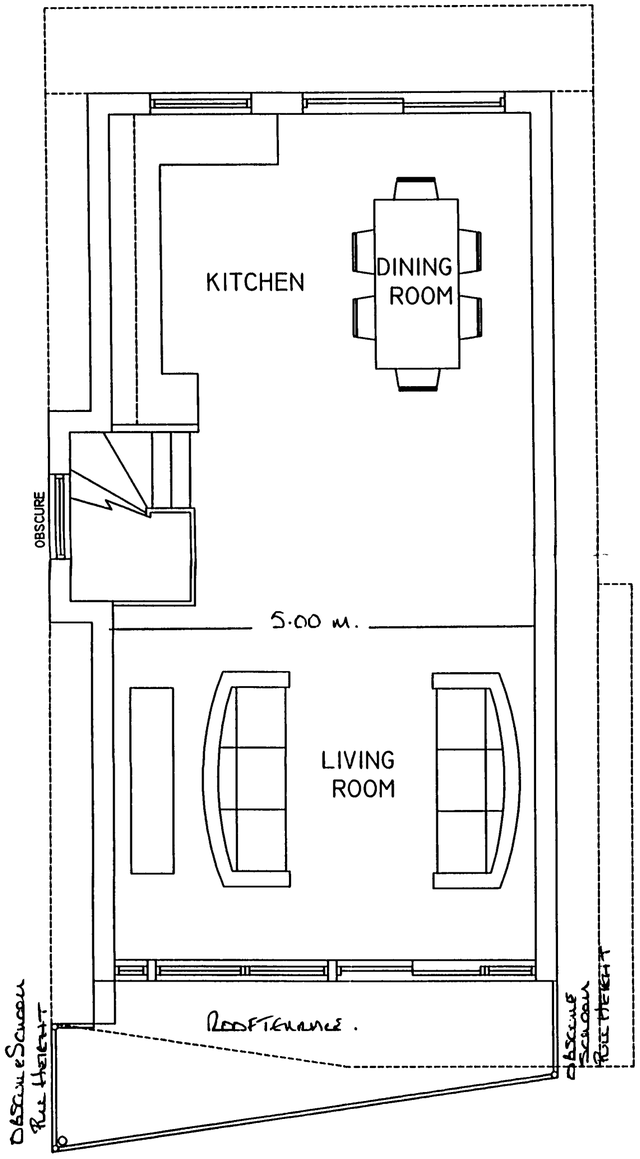
PHILIP BLOUNT & CAROLINE BELL.
RE-DEVELOPMENT OF CHESIL HOUSE. WEST BEACH. SHOREHAM BY SEA BN43 5LF.

SCALE 1:50.

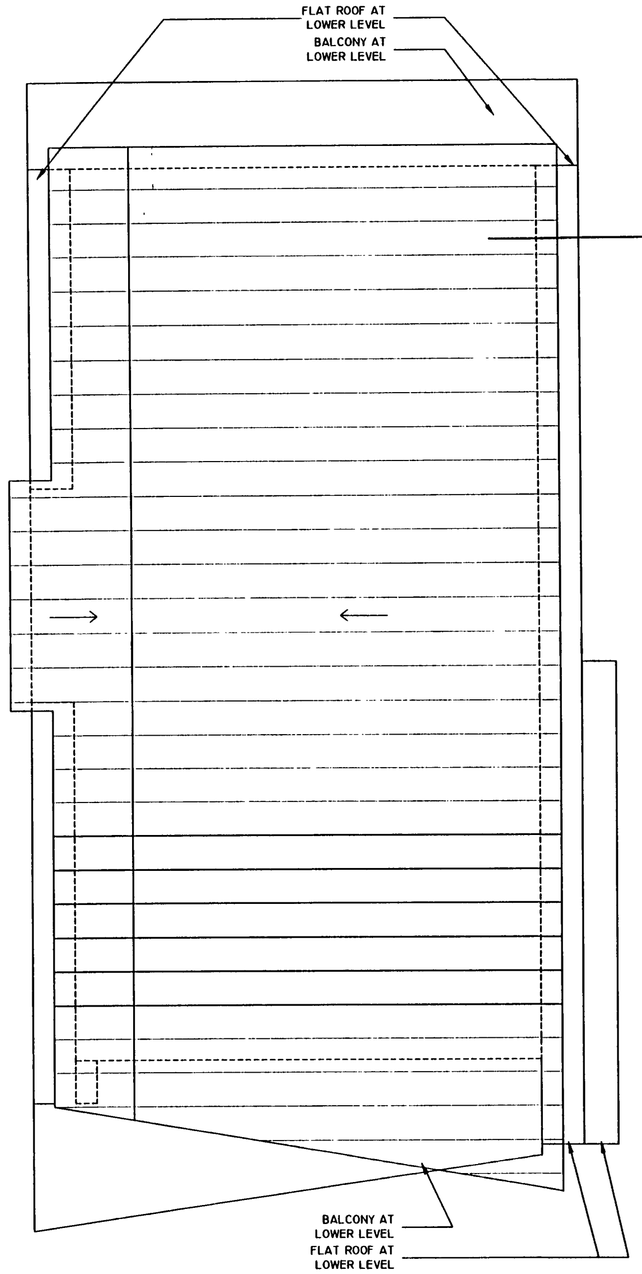
SUSTAINABLE TIMBER FRAME SYSTEM FOR 2ND ECO HOMES.

DRAWN BY. BESPOKE TIMBER HOMES.
DOUGLAS HOUSE, ~~[illegible]~~.
EAST STREET, PORTSLADE.
EAST SUSSEX BN41 1DL.
01273 423677.
RIGHT HAND HOUSE.
25-5-07.

DWG No 003 2ND & ROOF



SECOND FLOOR PLAN



ROOF PLAN

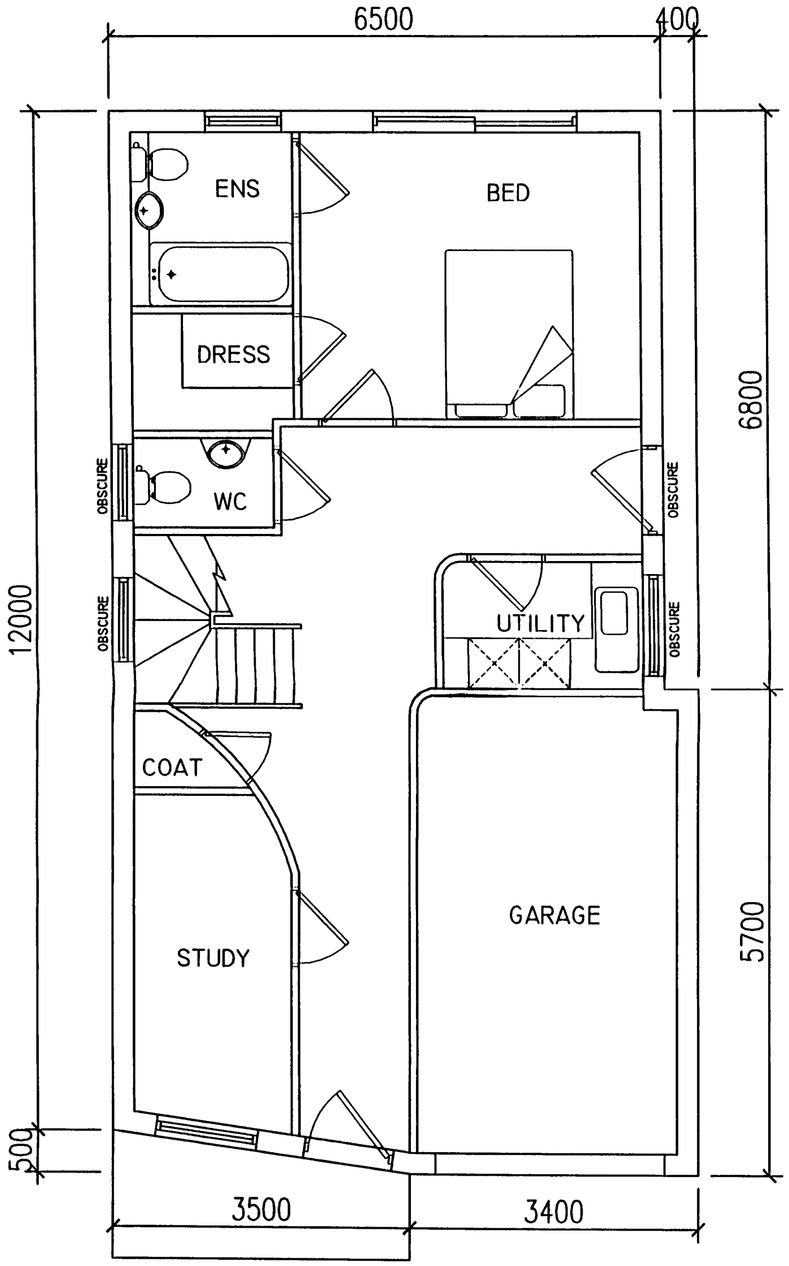
PHILIP BLOUNT AND CAROLINE BELL.
RE-DEVELOPMENT OF CHESIL HOUSE. WEST BEACH. SHOREHAM BY SEA. BN43SLF.
SCALE 1:50.
SUSTAINABLE TIMBER FRAME SYSTEM FOR 2ND ECO HOMES
DRAWN BY BESPOKE TIMBER HOMES
EAST STREET. PORTSLADE
EAST SUSSEX BN41 1DL
01273 423677
LEFT HAND HOUSE.
27/5/07.

ADUR DISTRICT COUNCIL
PLANNING DIVISION

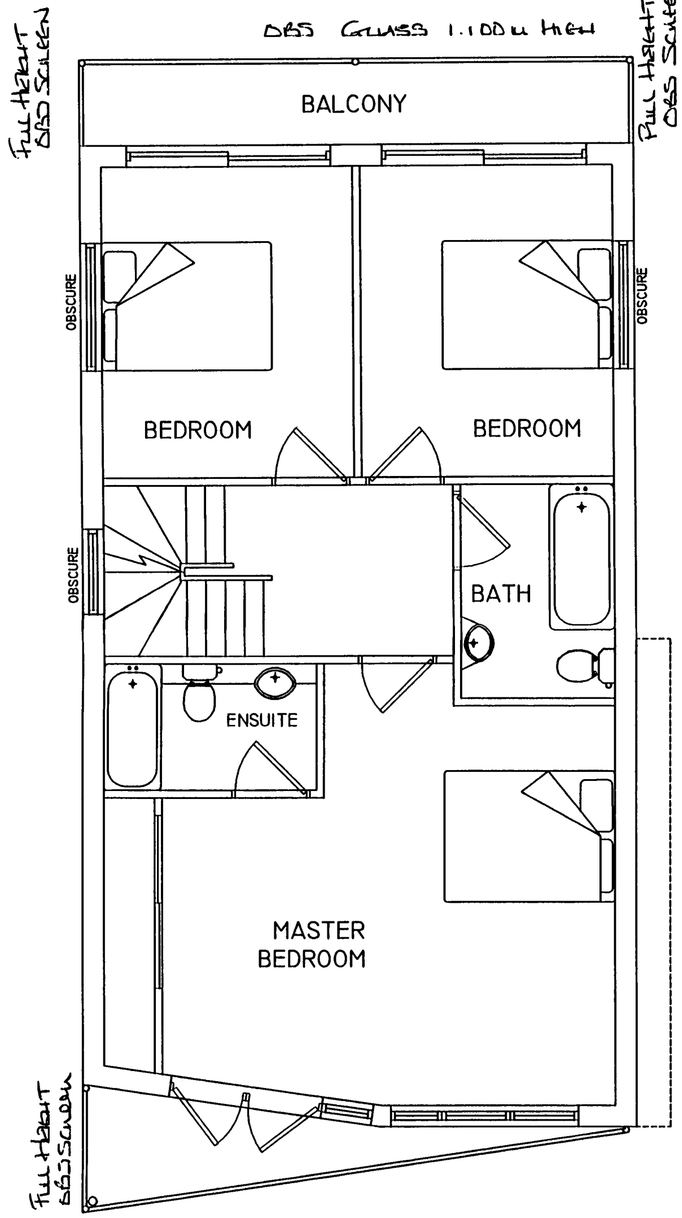
PLAN No.	Adc033967
DATE RECEIVED	07 JUN 2007

DWG NO 003 'A' 2ND & ROOF

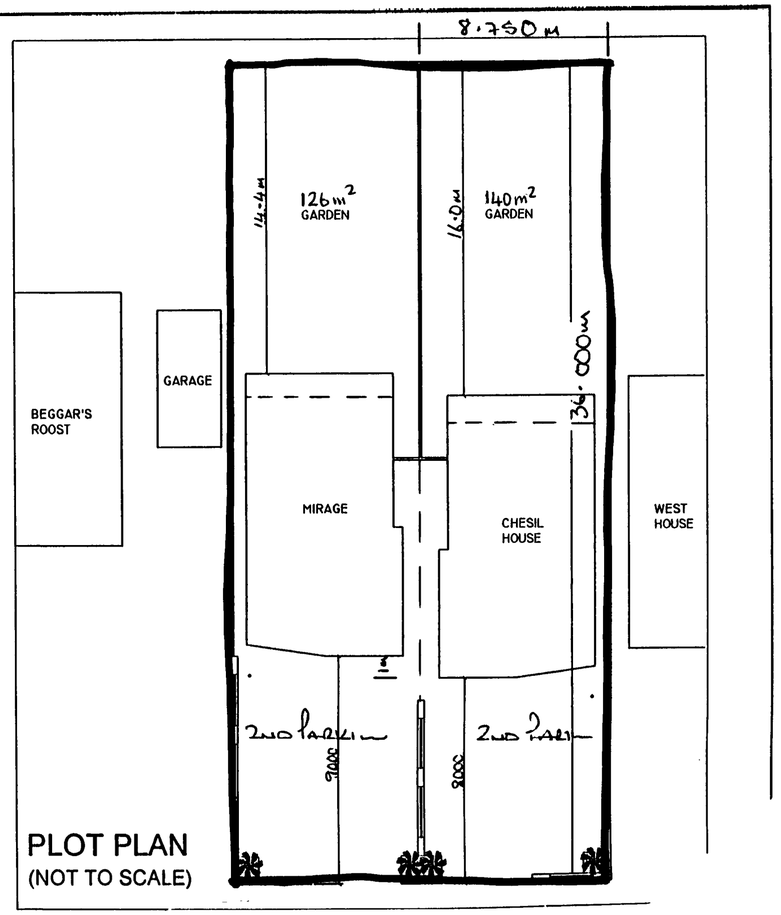
FOR DETAILS SEE RIGHT HAND HOUSE. DWG NO' 002.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLOT PLAN
(NOT TO SCALE)

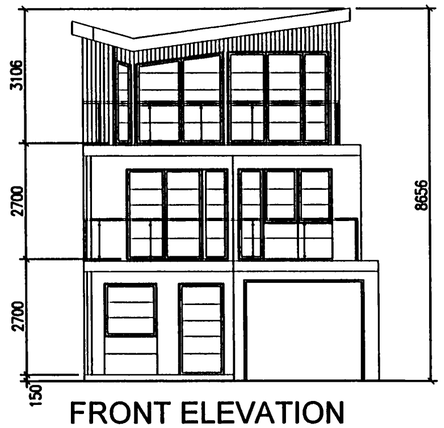
PHILIP BLOUNT AND CAROLINE BELL
REDEVELOPMENT OF CHESIL HOUSE
WEST BEACH. SHOREHAM-BY-SEA.
BN43 5LF.
SCALE 1:50.
SUSTAINABLE TIMBER FRAME SYSTEM
FOR 2ND ECO-HOMES.
DESIGN BY BESPOKE TIMBER HOMES
DOUGLAS HOUSE, EAST STREET
PORTSLADE EAST SUSSEX BN41 1DL
01273 423677.
LEFT HAND HOUSE
GROUND FIRST FLOORS + PLOT PLAN

DWG NO' 002 'A' GROUND + 1ST

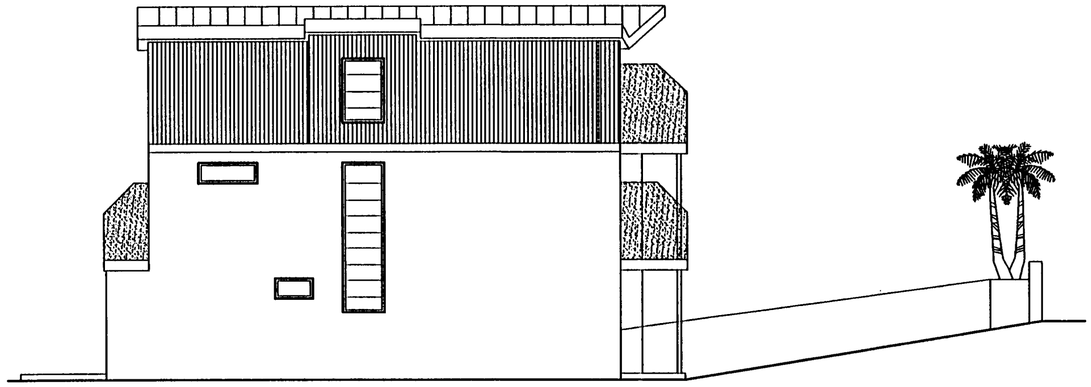
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/2033/07
DATE RECEIVED 07 JUN 2007



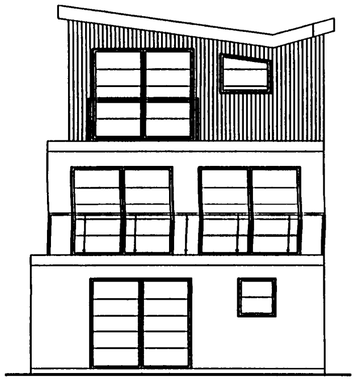
FRONT ELEVATION (STREET VIEW)



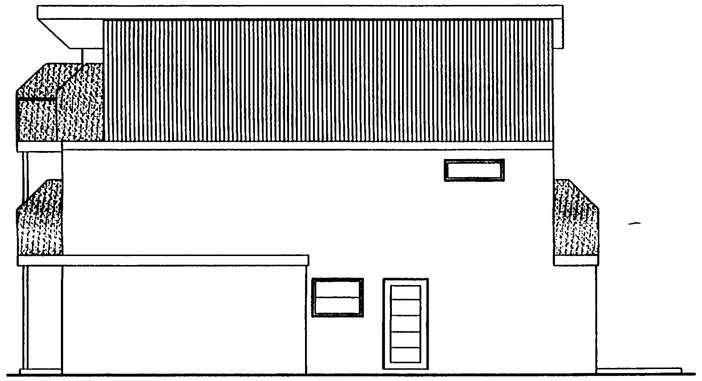
FRONT ELEVATION



SIDE ELEVATION DEPICTING FRONT DRIVE

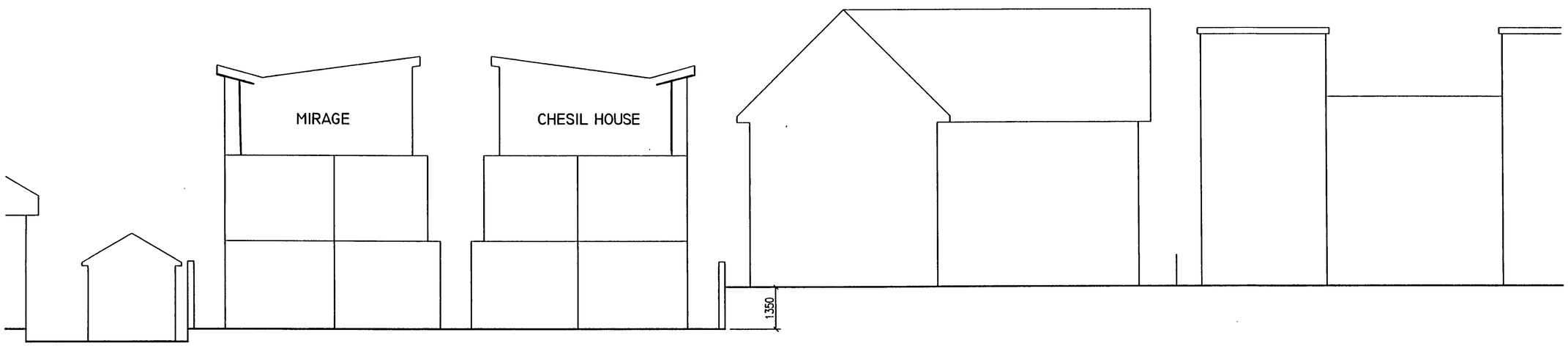


REAR ELEVATION



SIDE ELEVATION

For Construction Details See Right Hand House.



STREETSCAPE (NOT TO SCALE)

Revision: Philip Blount & Caroline Bell
Redevelopment of Chesil House. West Beach
Chorlehaul by Sea
BN42 SLF
Scale 1:100
Sustainable Timber Frame
For 2nd Eco-Homes.
Drawn by Bespoke Timber
Homes Douglas House
East Street. Portscape
Client: BN41 1DL.
01273 423677.
Project: Left Hand House
And Streetscape
27-5-07

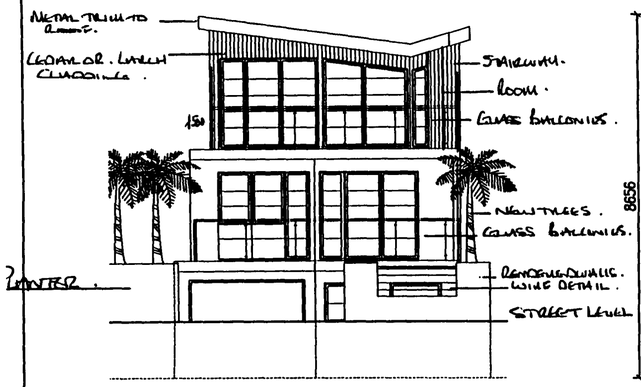
Rev.

Your District Council
Planning Division
Plan No. Adc633967
Date Received 07 JUN 2007

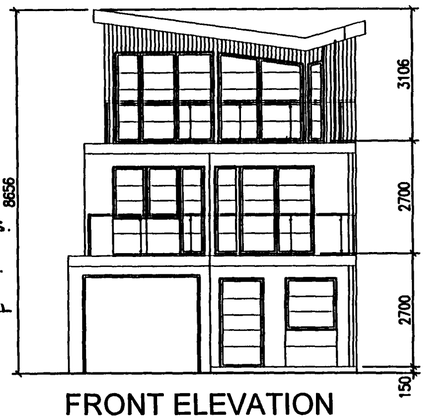
Scale

Date

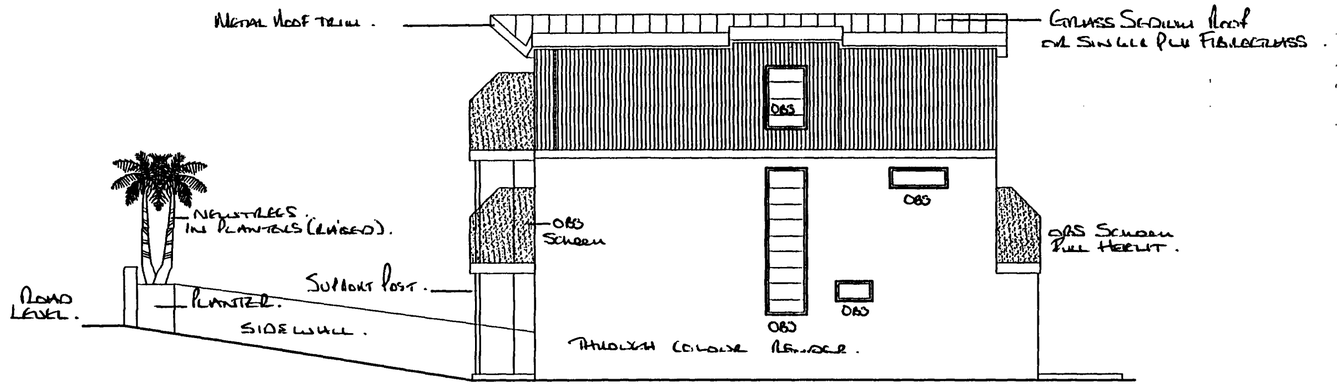
Drg. No 001 'A' Elevations.



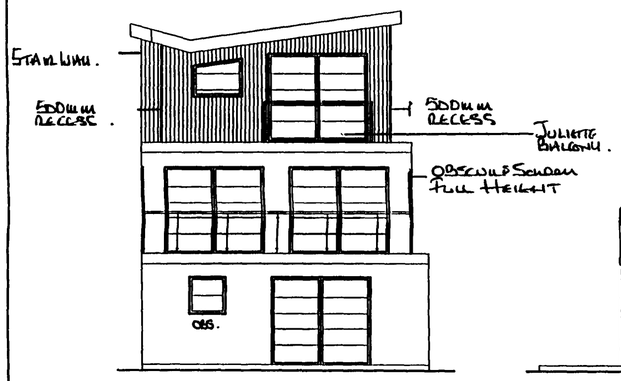
FRONT ELEVATION (STREET VIEW)



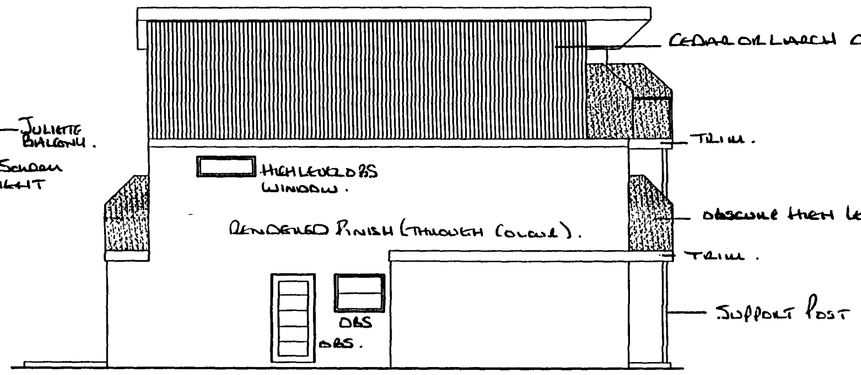
FRONT ELEVATION



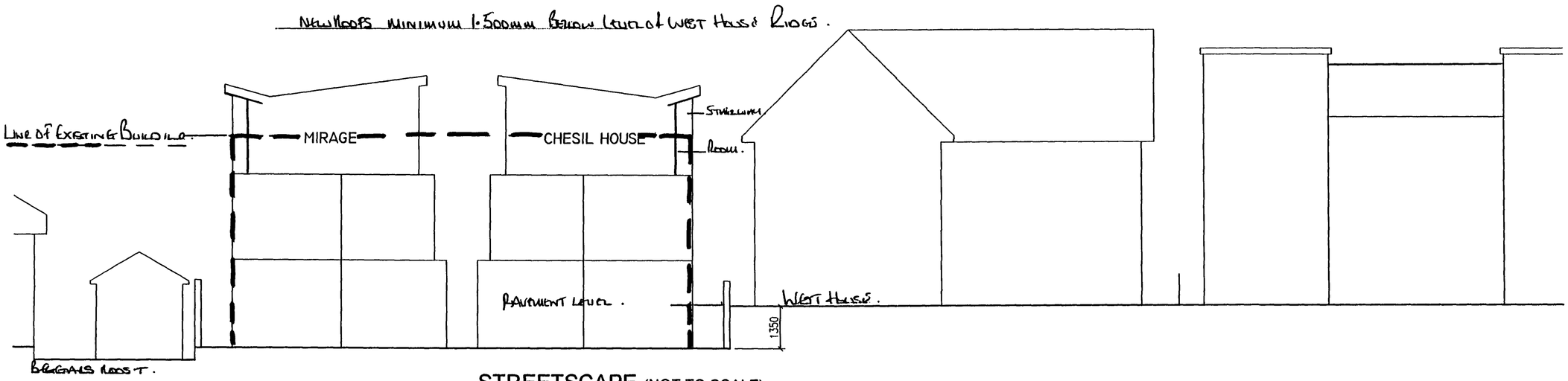
SIDE ELEVATION DEPICTING FRONT DRIVE



REAR ELEVATION



SIDE ELEVATION



STREETSCAPE (NOT TO SCALE)

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0033967
DATE RECEIVED 07 JUN 2007

PHILIP BLOUNT & CAROLINE BELL.
REDEVELOPMENT OF CHESIL HOUSE
WEST BEACH SHOREHAM BUSSEX
BN43 5LF 01273 423677
SCALE 1:100
SUSTAINABLE TIMBER HOMES
FOR 2ND ECO-HOUSES
DRAWN BY BESPOKE TIMBER
HOMES ORCHARD HOUSE
EAST STREET PORTSLADE
BN41 1DL
01273 423677
RIGHT HAND HOUSE
AND STREET SCAPE.
27-5-07

DWG NO' 001 ELEVATIONS.