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. Adc/03440
DATE RECEIVED 02 JUL 2008

Householder Application for Planning Permission for works or extension to a dwelling. 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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Darren Surname: Carpenter

Company name:

Street address: 4 Orchard Close

Town/City: Southwick

County: East Sussex

Country: United Kingdom

Postcode: BN42 4NJ

	Country Code	National Number	Extension Number
Telephone number:	01273	594038	
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr First Name: GRAHAM Surname: MADIGAN

Company name: Design Zone UK Limited

Street address: Unit 10
Arundel Mews
Arundel Place

Town/City: Brighton

County: East Sussex

Country: United Kingdom

Postcode: BN2 1GG

	Country Code	National Number	Extension Number
Telephone number:	01273	609801	
Mobile number:			
Fax number:	01273	621877	

Email address: studio@designzone.uk.com

3. Description of Proposed Works

Please describe the proposed works:
Loft conversion including a new half-hip and front & rear dormers plus a 2-storey rear extension.

Has the work already been started without planning permission? ( ) Yes (●) No

4. Site Address Details

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

House: 4 Suffix:

House name:

Street address: Orchard Close

Southwick

Town/City: BRIGHTON

County:

Postcode: BN42 4NJ

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

Easting: 524883

Northing: 105564

Description:

5. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ 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. 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

11. 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:

Brick plinth with natural coloured render above.

Description of *proposed* materials and finishes:

Brick plinth with natural coloured render above to match.

Roof - description:

Description of *existing* materials and finishes:

Red/brown plain tiles

Description of *proposed* materials and finishes:

Red/brown plain tiles to match existing

Windows - description:

Description of *existing* materials and finishes:

Double glazed white UPVC

Description of *proposed* materials and finishes:

Double glazed white UPVC to match

11. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

White UPVC

Description of *proposed* materials and finishes:

White UPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

12. 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: Graham Surname: Madigan

Person role: Agent Declaration date: 30/06/2008 ☒ Declaration made

12. 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: Graham Surname: Madigan

Person role: Agent Declaration date: 30/06/2008 ☒ Declaration Made

13. Declaration

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

Date 30/06/2008

Unit 10 Arundel Mews,
Arundel Place,
Brighton,
BN2 1GG

T: 01273 609801
F: 01273 621877
E: studio@designzone.uk.com
www.designzone.uk.com

DZ DesignZone

DESIGN & ACCESS STATEMENT: dz1065

...DISTRICT ...OUNCIL
PLANNING D... ...ION
PLAN No. A/06/36660
DATE RECEIVED 02 JUL 2008

PROJECT: 4 Orchard Close, Southwick, BN42 4NJ

CLIENT: Darren Carpenter

DATE: 27.06.08

1) Use

The existing property is a semi-detached 3 bedroom house with a pitched roof and hipped end. It has an existing ground floor lean-to conservatory to the rear.

The proposal is to convert the loft by forming a new gable wall and 'half-hip' roof with new flat roofed dormers front and back and to build a two storey rear extension.

2) Amount

The proposed extension and loft conversion will add a total of 31m2 gross internal floor area.

3) Layout

The layout is dictated by the form of the existing building and to minimise the impact on the neighbouring properties. The extension is located away from both boundaries and kept to the same length as the existing ground floor rear addition. The loft room is within the existing roof space but has necessitated the addition of a new 'barn-end' to accommodate the staircase from the existing landing.

4) Scale

The alterations are to the same scale as the parent building and all windows, rood details and materials are in-keeping with the existing.

5) Landscaping

There are no proposed changes to the landscape with the footprint of the existing building remaining unaltered.

6) Appearance

All new elements have been designed to be in-keeping with the original house using the same style of architecture and materials. The new gable end- essential for access to the loft- has been designed as a half- hip, similar to others in the area to minimise the impact on the symmetry of the pair of semi-detached houses. The dormers have been kept to a reasonable size and lined up with windows below as per general design guidelines for loft conversions.

7) Context

The area is suburban in nature with a predominance of detached houses and bungalows set well back from the roads in reasonably large plots. Orchard Close itself is of mainly semi-detached houses similar in style to the application site.

The photos below show a selection of properties in the surrounding area with new gable ends and front dormers:



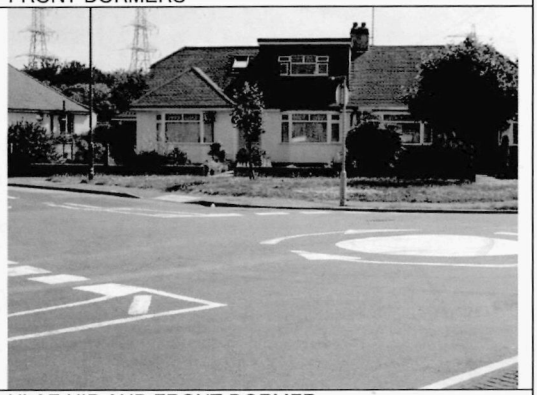
FRONT DORMERS



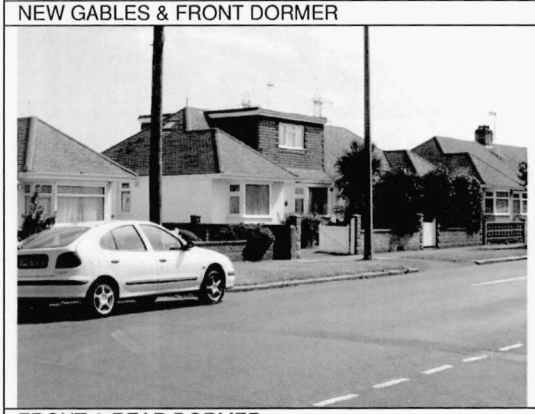
FRONT DORMERS



NEW GABLES & FRONT DORMER



HLAF-HIP AND FRONT DORMER



FRONT & REAR DORMER

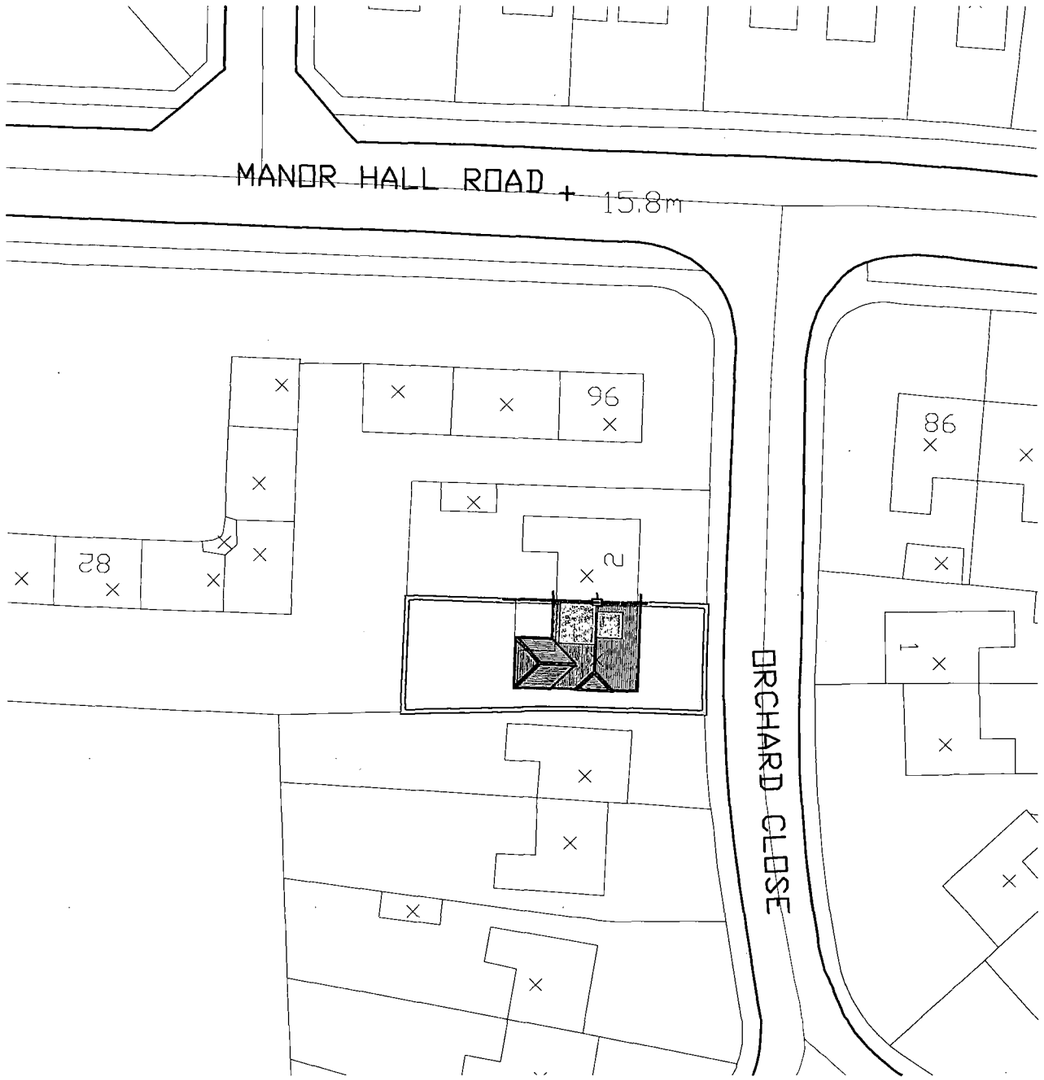


HALF-HIP LOFT CONVERSION

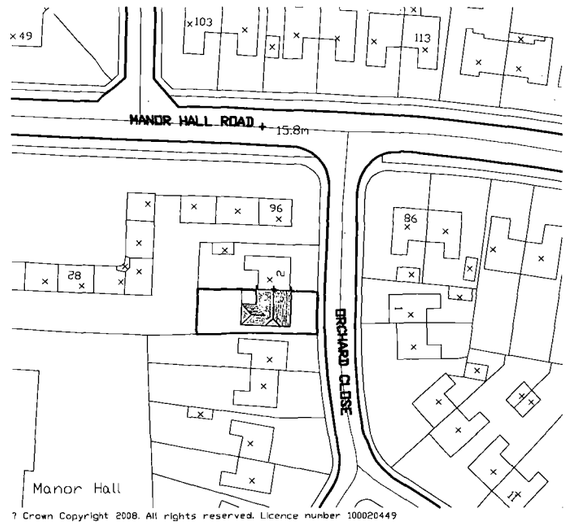
	
HALF-HIP LOFT CONVERSION	HALF-HIP LOFT CONVERSION

8) Access

There are no proposed changes to the access into the site or building.



BLOCK PLAN @ 1:500



? Crown Copyright 2008. All rights reserved. Licence number 100020449

LOCATION PLAN @ 1:250

NORTH

1:500 5m 10 20 30 40 50 60 70 80 90
1:50 1m 2 3 4 5 6 7 8 9
1:1250 10 20 30 40 50 100
1:100 1m 2 3 4 5 6 7 8 9 10

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DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Arc/0346/08
DATE RECEIVED 02 JUL 2008

DesignZone

Design Zone (UK) Ltd, Unit 10 Arundel Mews, Arundel Place, Brighton, BN2 1GG
T: 01273 609801 F: 01273 621877 E: studio@designzone.uk.com www.designzone.uk.com

Registered in England No. 4762190 Registered Office: 197 - 201 Church Road, Hove, BN3 2AH

Drawing Status:
PLANNING

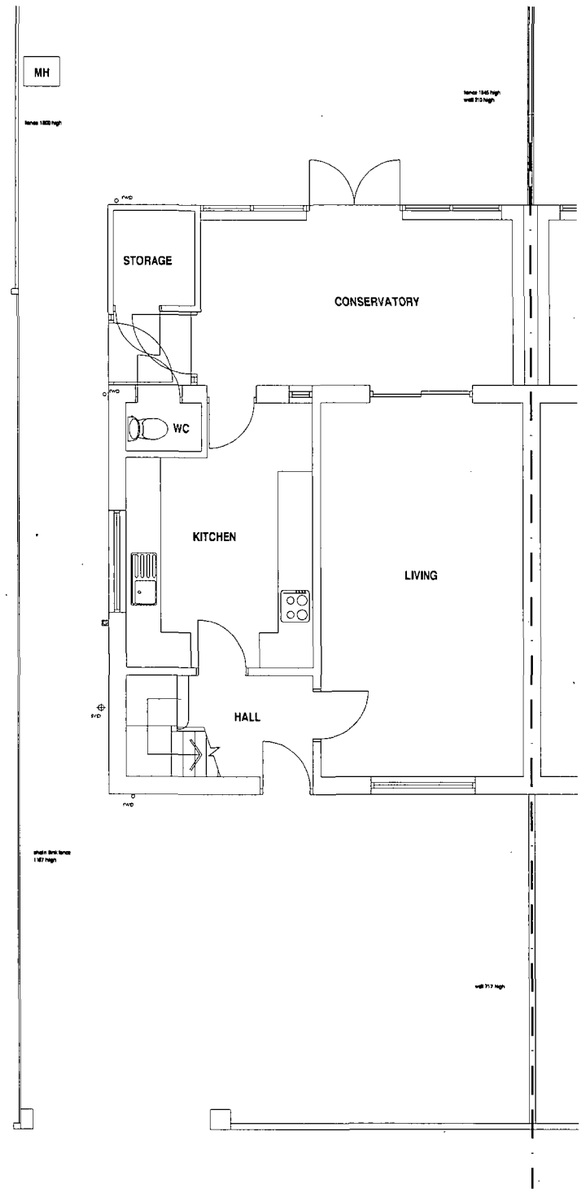
Project Title:
Proposed loft conversion & extension:
4 Orchard Close, Southwick,BN42 4NJ

Client:
Darren Carpenter

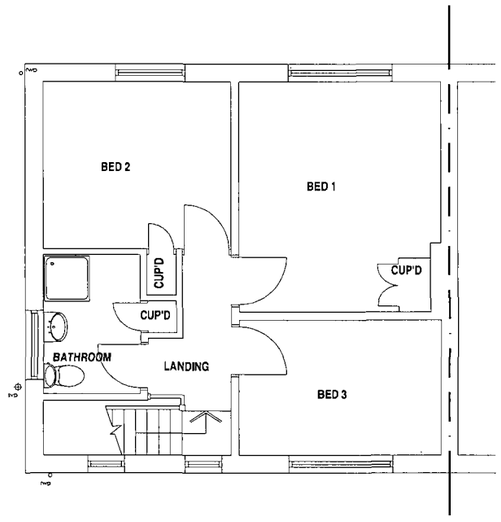
Drawing Title:
Block plan & location plan
As proposed

Date:	File reference:
28/05/08	dz1065.dwg
Scale:	Master drawing reference:
1:500/1250(@A3)	dz1065-planning.dwg
Drawn by:	Checked by:
gam	

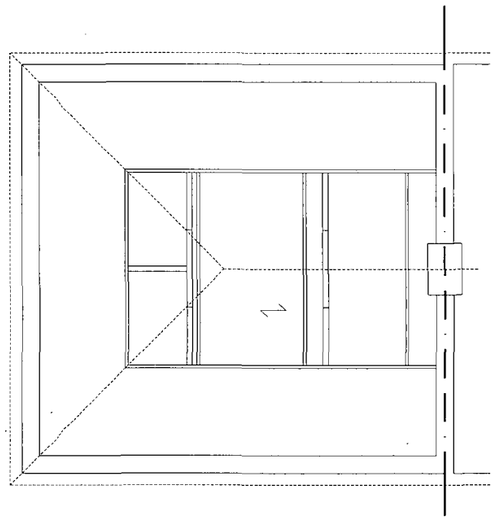
Job Number:	Drawing Number:	Revision
dz1065	P05	



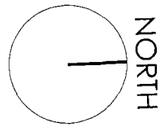
GROUND FLOOR PLAN @ 1:100



FIRST FLOOR PLAN @ 1:100



SECOND FLOOR PLAN @ 1:100



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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc634608
DATE RECEIVED 02 JUL 2008

DZ DesignZone

Design Zone (UK) Ltd, Unit 10 Arundel Mews, Arundel Place, Brighton, BN2 1GG
T: -01273 609801 F: 01273 621877 E: studio@designzone.uk.com www.designzone.uk.com

Registered in England No. 4752190 Registered Office: 197 - 201 Church Road, Hove, BN3 2AH

Drawing Status:
PLANNING

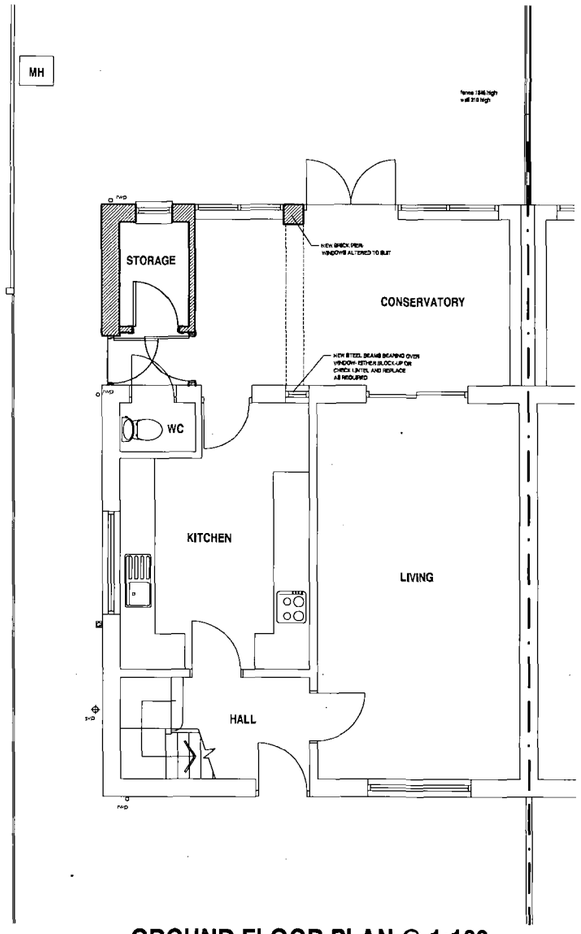
Project Title:
Proposed extension & loft conversion:
4 Orchard Close, Southwick,BN42 4NJ

Client:
Darren Carpenter

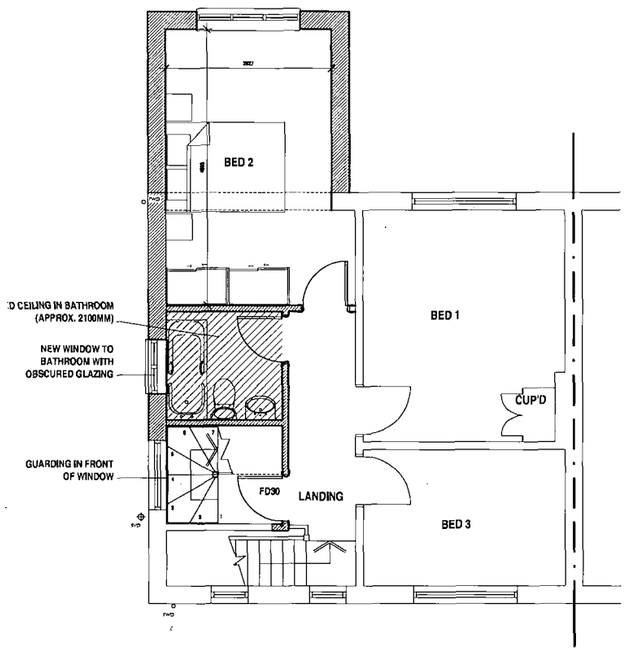
Drawing Title:
Floor plans
As existing

Date:	File reference:
28/05/08	dz1065.dwg
Scale:	Master drawing reference:
1:100(@A3)	dz1065-planning.dwg
Drawn by:	Checked by:
sew	

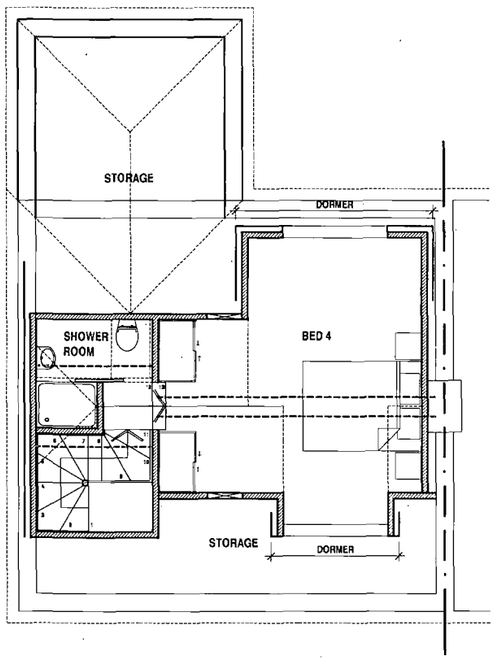
Job Number:	Drawing Number:	Revision
dz1065	P01	-



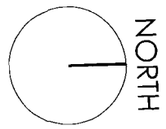
GROUND FLOOR PLAN @ 1:100



FIRST FLOOR PLAN @ 1:100



SECOND FLOOR PLAN @ 1:100



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ADUR DISTRICT
PLANNING D
PLAN No. Arc/0346/08
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4 Orchard Close, Southwick,BN42 4NJ

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Darren Carpenter

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Floor plans
As proposed

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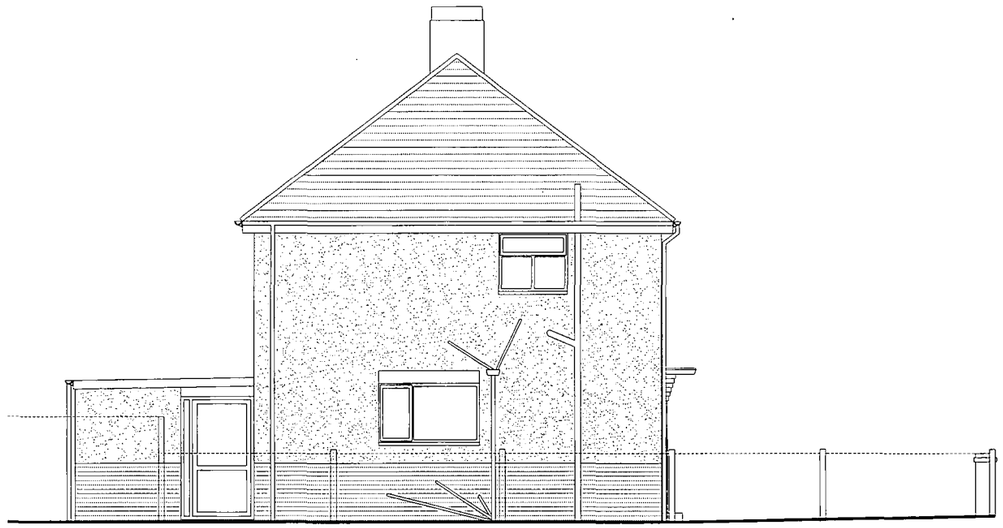
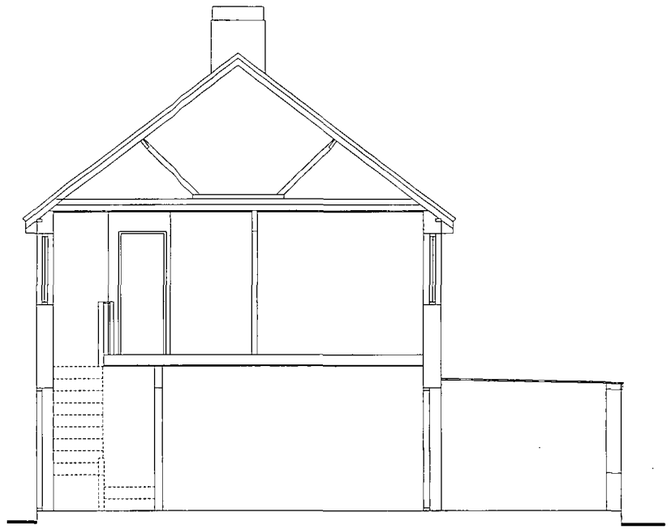
Drawn by:	Checked by:
gam	

Job Number:	Drawing Number:	Revision
dz1065	P03	



SIDE ELEVATION @ 1:100



CROSS SECTION @ 1:100



REAR ELEVATION @ 1:100



FRONT ELEVATION @ 1:100

1:500 5m 10 20 30 40 50 60 70 80 90
1:50 1m 2 3 4 5 6 7 8 9
1:1250 10 20 30 40 50 100
1:100 1m 2 3 4 5 6 7 8 9 10

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PLANNING DIVISION
PLAN No. Ara/08/0610B
DATE RECEIVED 02 JUL 2008

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Drawing Status:
PLANNING

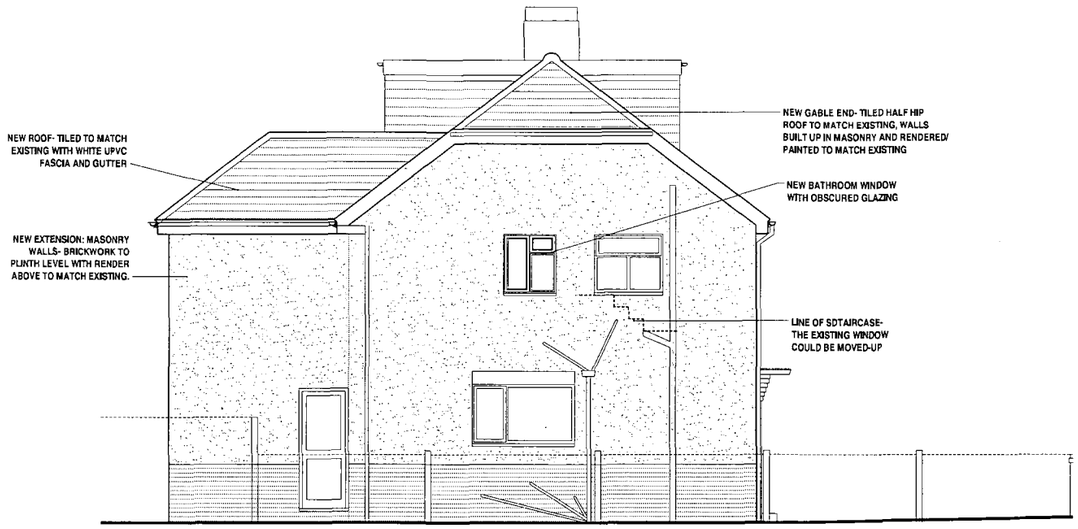
Project Title:
Proposed extension & loft conversion:
4 Orchard Close, Southwick,BN42 4NJ

Client:
Darren Carpenter

Drawing Title:
Elevations
As existing

Date:	File reference:
28/05/08	dz1065.dwg
Scale: 1:100(@A3)	Master drawing reference: dz1065-planning.dwg
Drawn by: SEW	Checked by:

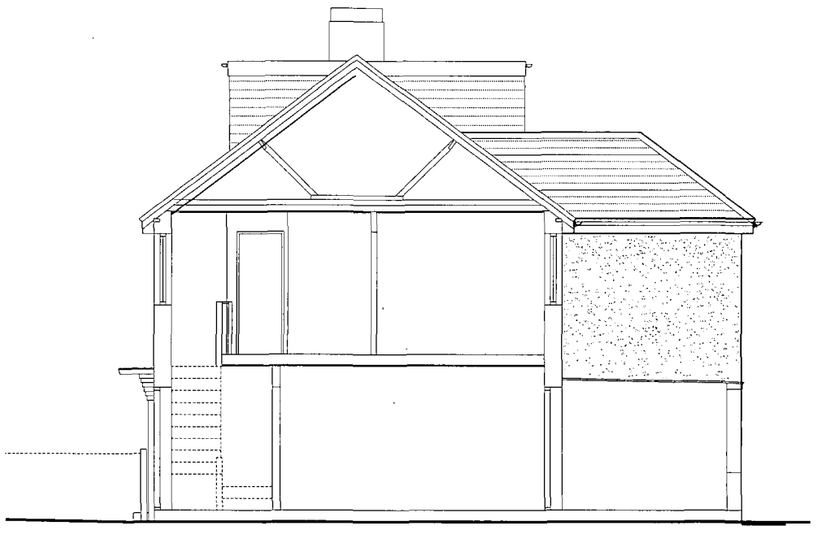
Job Number:	Drawing Number:	Revision
dz1065	P02	-



SOUTH ELEVATION @ 1:100



WEST ELEVATION @ 1:100



NORTH ELEVATION @ 1:100



EAST ELEVATION @ 1:100

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10. The inclusion on this drawing of any elements of the Works that are subject to detailed design by other parties (whether consultant or specialist supplier/subcontractor) is purely indicative and is incorporated solely to illustrate its relationship to the adjoining construction. The liability for the design of those elements shall lie entirely with the relevant designer.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc634608
DATE 02 JUL 2008

DesignZone

Design Zone (UK) Ltd, Unit 10 Arundel Mews, Arundel Place, Brighton, BN2 1GG
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Registered in England No. 4752190 Registered Office: 197 - 201 Church Road, Hove, BN3 2AH

Drawing Status:
PLANNING

Project Title:
Proposed loft conversion & extension:
4 Orchard Close, Southwick,BN42 4NJ

Client:
Darren Carpenter

Drawing Title:
Elevations
As proposed

Date:	File reference:
28/05/08	dz1065.dwg
Scale: 1:100(@A3)	Master drawing reference: dz1065-planning.dwg
Drawn by: gam	Checked by:

Job Number:	Drawing Number:	Revision
dz1065	P04	











PHOTOGRAPHS OF THE EXISTING HOUSE & IMMEDIATE NEIGHBOURS

Notes:

1. This drawing remains the copyright of Design Zone (UK) Ltd and shall not be copied in any format without their specific approval in writing. The issue of the drawing in digital format (on floppy disk, CD or via email) entitles the named recipient only to utilise the elements of the drawing that are visible in paper space at the time of issue for the purposes of the named project only.

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4. Where two or more drawings illustrate the same element of the Works, the drawing at the largest scale shall take precedence. Where drawings are of the same scale the drawing with the later date (or revision date) shall take precedence.

5. Where drawings contain cross-references to a written specification that specification shall carry equal precedence with the drawing.

6. Do not scale drawings. Figured dimensions are to be worked to in all cases.

7. All dimensions indicated are structural unless specifically identified to the contrary.

8. Workmanship and materials are to be in accordance with all relevant British Standards, Codes of Practice, Agrément Certificates and manufacturer's written instructions that are current at the commencement of the Works. All materials and components are to be utilised strictly in accordance with the manufacturer's written instructions.

9. All works are to be carried out in strict accordance with the Building Regulations and to the entire satisfaction of the Building Inspector. Should this differ from that shown on the drawings, obtain from the designers approval prior to proceeding with the Works.

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KEY TO THE DRAWING

1. Refer to Structural Engineer' details and Building Notes
2. Dimensions for client information only. DO NOT USE FOR SETTING-OUT

(S) Smoke detector/sounder
SC Self-closing device
fd30 Half-hour fire door
Mechanical Extract
(0.0) Building Notes reference

REVISIONS

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc634668
DATE 02 JUL 2008

DZ DesignZone

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Drawing Status:

PLANNING

Project Title: Proposed rear extension & loft conversion:
4 Orchard Close, Southwick, BN42 4NJ

Client: Darren Carpenter

Drawing Title: Photo Sheet 1

Date: 30.06.08 File reference: dz1065

Scale: N.T.S Master drawing reference: dz1065-PH01

Drawn by: Checked by:

Job Number:	Drawing Number:	Revision
dz1065	PH01	-