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

14 Southdown Road
Shoreham-by-Sea
West Sussex
BN43 5AN

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN NO.	A/0011/07.
DATE RECEIVED	22 FEB 2007

2 Type of property

Semi-detached House

3 Please describe the development you are applying for.

Demolition of rear lean-to original structure and replacement with new rear extension to form Kitchen & Dining Room + installation of new Conservation Rooflight at 2nd Floor level and associated internal alterations

4 Applicant (in block capitals)

Name

Mr & Mrs
Groom

Address

14 Southdown Road
Shoreham-by-Sea
BN43 5AN
WEST SUSSEX

Telephone

01273 452948

Fax

Email

Agroomagmp@aol.com

Agent (if any)

Full Name

DK. Architects

Address

9 Hove Park Villas
Hove
East Sussex
BN3 6HP

Telephone

01273 823980

Fax

01273 823356

Email

info@dkarchitects-uk.com

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	060608: S0	1:1,250
Block Plan	060608: P0	1:500
Floor Plan	EXISTING: S1, S2; PROPOSED: P1, P2	1:50
Elevations	EXISTING: S3, S4; PROPOSED: P3, P4	1:50
Other	SITE PHOTOSHEET	

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:** 15/2/07

Please print your name: DAVID KEMP (DK ARCHITECTS)

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:** 15/2/07

Please print your name: DAVID KEMP (DK ARCHITECTS)

9 Hove Park Villas, HOVE, BN3 6HP
Tel 01273 823980 Fax 01273 823356

email. info@dkarchitects.uk.com
website. www.dkarchitects.uk.com

project address:	**14 Southdown Road, Shoreham**
project description:	**Garden Room and associated alterations**
client:	**Mr & Mrs Groom**
project/drawing ref.:	**060608/S0**

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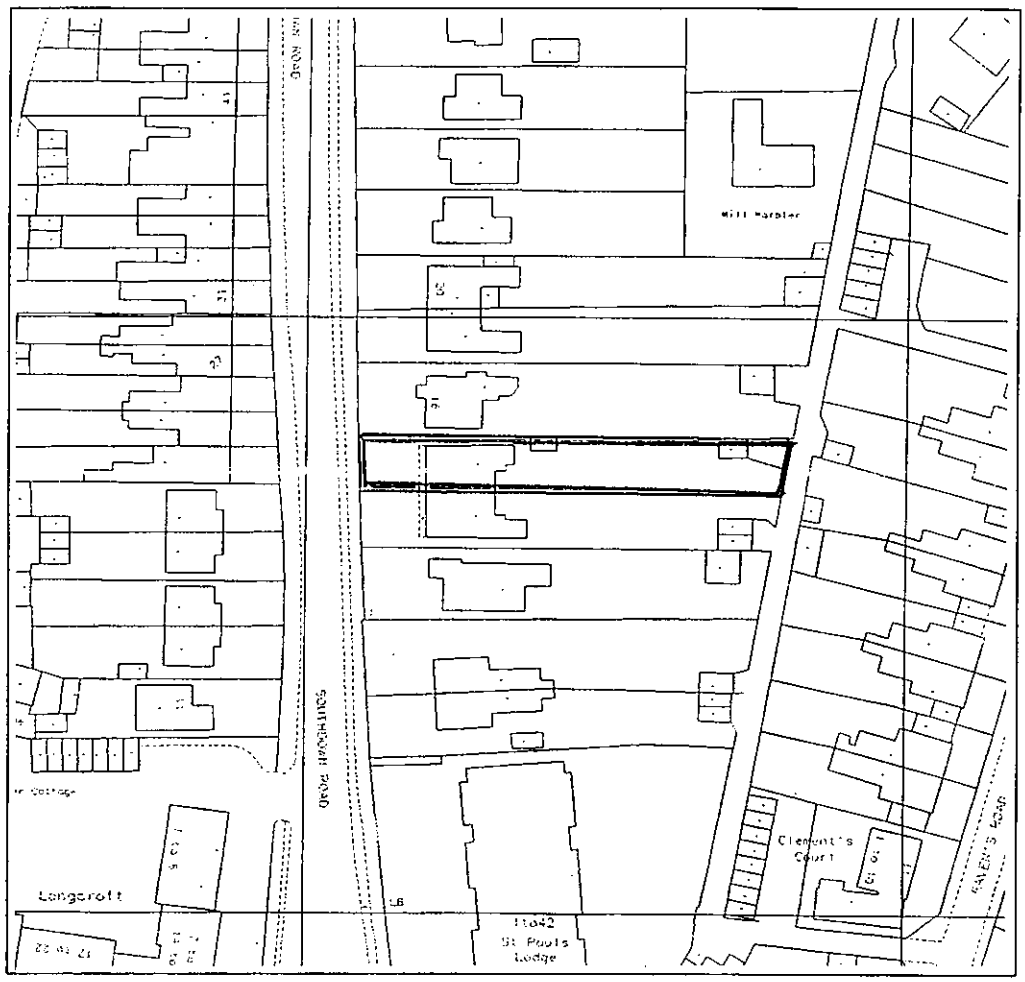
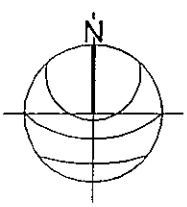
PLANNING DIVISION
PLAN No Ad0411/07
DATE RECEIVED 22 FEB 2007

LOCATION PLAN 1: 1250





JANUARY 2007

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Tel 01273 823980 Fax 01273 823356

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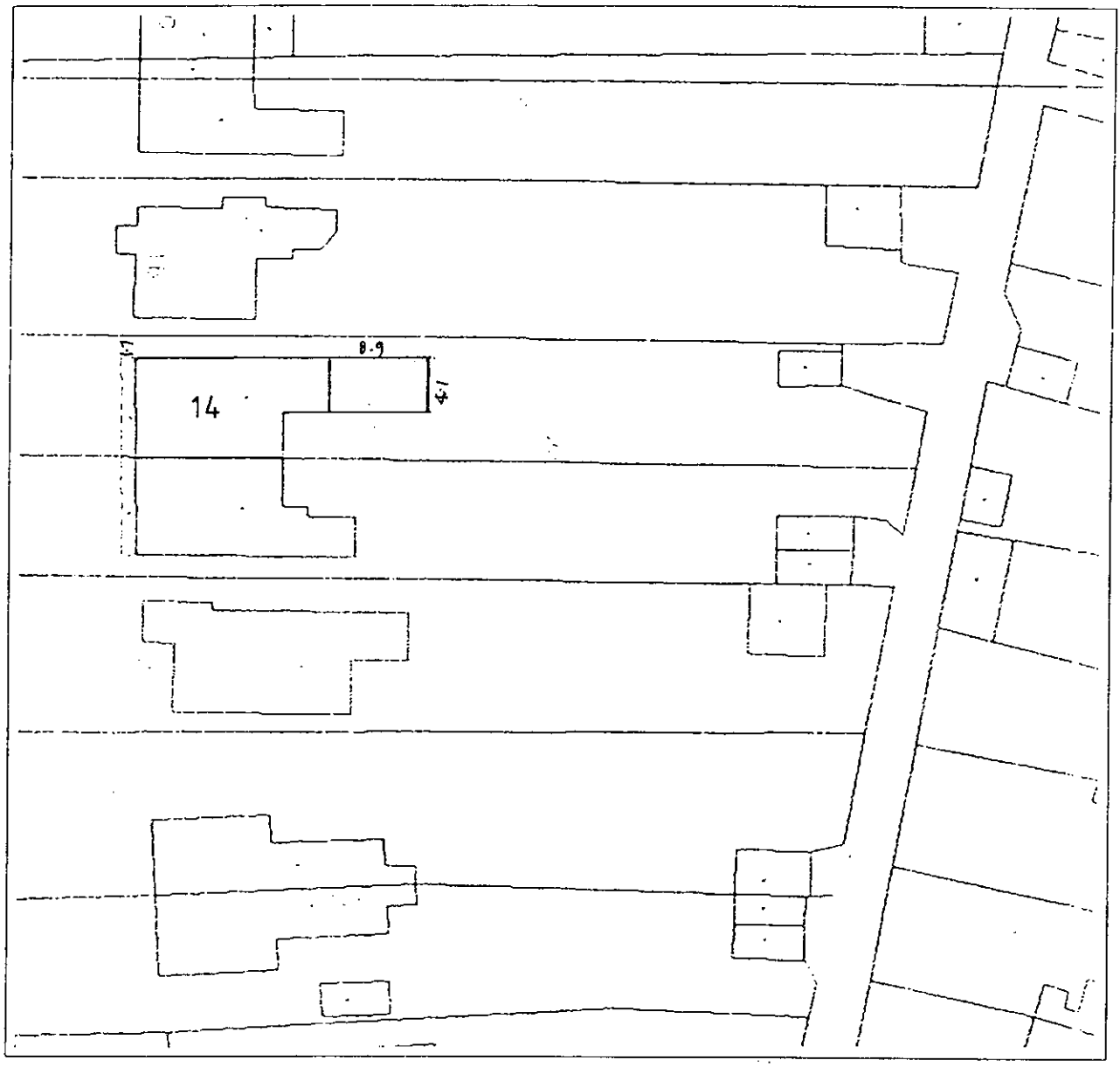
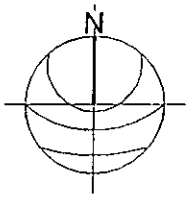
project/drawing ref.:	060608/P0

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/011/07
DATE RECEIVED 22 FEB 2007

BLOCK PLAN 1: 500



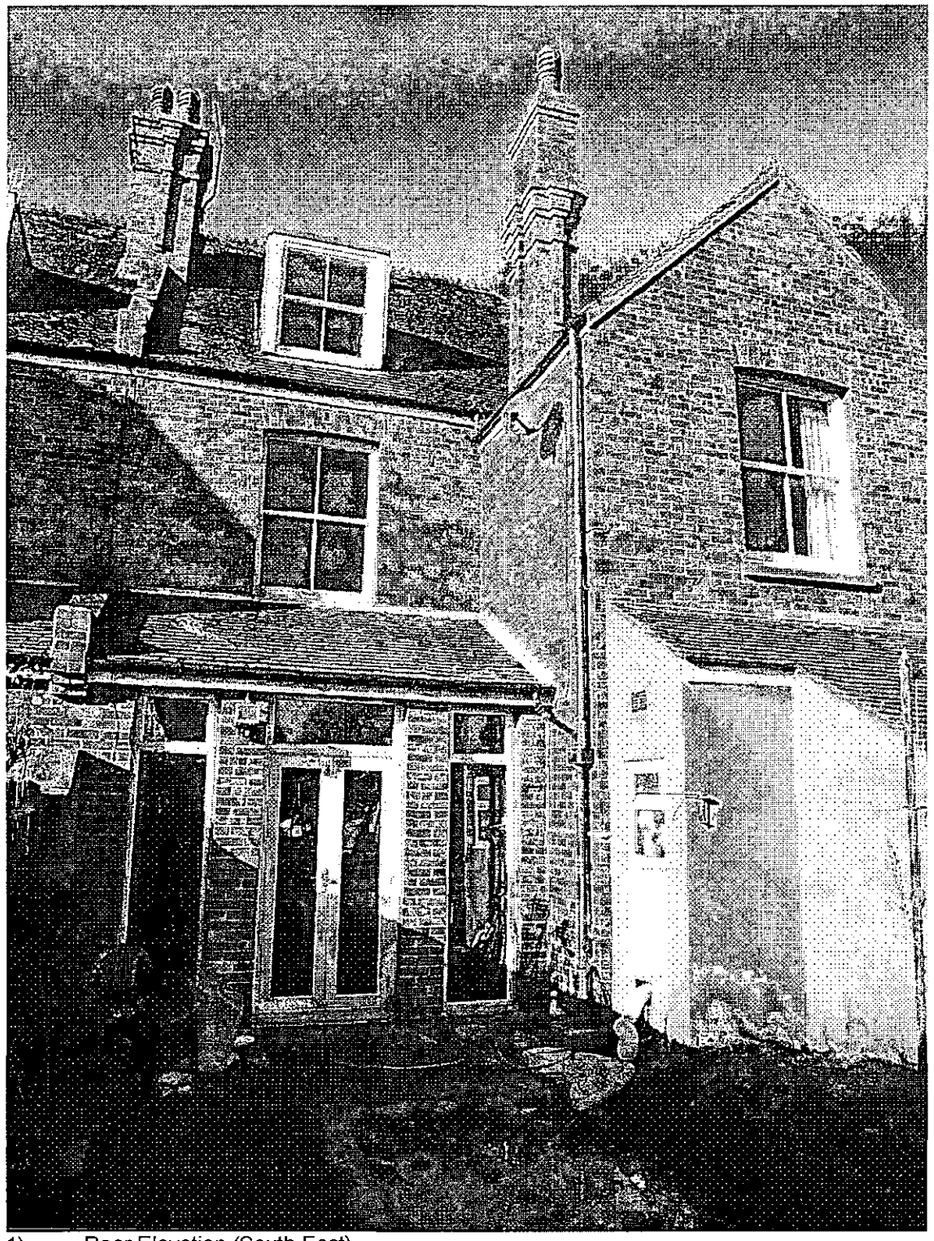


January 2007

14 Southdown Road, Shoreham.
- site photosheet

ref: 060608

for Mr & Mrs Groom



1) Rear Elevation (South East)



2) Front Elevation (West).



3) View of Rear Looking West

PLANNING DIVISION
PLAN No A2c0111107
DATE RECEIVED 22 FEB 2007

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email. info@dkarchitects-uk.com
website. www.dkarchitects-uk.com

14 SOUTHDOWN ROAD, SHOREHAM:
rear kitchen dining room extension, remodelling existing kitchen, & associated works

ref: 060608 **for Mr & Mrs Groom**

Design Statement

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No A0610607
DATE RECEIVED 22 FEB 2007

HEADINGS

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Access
- Waste Minimisation.

Use

This semi-detached house is formed of three floors including attic rooms and has been minimally altered and adapted over the years to its current state. Our clients wish to retain its use as a single family dwelling and remodel the accommodation to make best use of the space available by providing a new rear addition and up-grading the facilities to today's standards and expectations.

Amount

Our Clients wish to add a single storey rear addition in place of a lean-to outhouse to provide Kitchen / Dining space adjacent to and with a view of the garden.
The height of the property is currently 11m above street level. The proposals do not increase this height. The height of the rear addition will be 3.9m.
The garden is quite large. The rear extension would be in general accord with the rear building line on this side of Southdown Road (see Location Plan) at about 6.5m. The green house which is shown on the Location Plan would be removed as part of this proposal.
The volume of the existing building is 791.93m³ the additional volume created by the proposals would be 112.82m³ or a 14% increase.
We have also shown a Conservation rooflight to the Front Elevation to light and ventilate the new En-suite Bathroom on the top floor.

Layout

The proposed Ground Floor layout will provide a more flexible living space and unifying the house with the garden enabling the family to maximize this amenity. It will also allow for a better distinction between the formal reception rooms at the front of the house and the family orientated spaces at the rear which would enjoy a much better connection to the garden.

Scale

The proposed alterations form a transition between the solid substantial house and the garden with a long low structure leading out in to the garden.
The roof structure is kept beneath the adjacent First Floor window cill by using a low roof pitch with an appropriate material.

Landscaping

The existing garden is laid to a mixture of paving and lawn. The proposals would retain much of the grassed area with the new paved area being adjacent to the new addition. By limiting the paved areas we are seeking to maintain rainwater entering the water table.

The existing side access would be retained and extended around the new addition. The existing garden has been neglected for a number of years and as part of the ongoing refurbishment of the property as a whole would be attended to and restored to a family garden.

Appearance

The proposed addition does not pretend to be an original part of the property, but offers a foil to the solid Victorian brickwork. From the garden the large glazed areas link the internal and external spaces wrapping around the patio area and giving a degree of protection and privacy to this area. The roof line has been kept low minimise any effect on the view from the upper windows. The choice of materials being painted render to set off the rich red brick whilst avoiding the difficulties of finding an exact match, and a light copper roof to contrast with the plain clay tile roof - enabling a much lower pitch and thus reducing the bulk of the extension. The clerestory windows opposite the sliding folding doors are intended to suggest the feeling of the roof floating. Making a feature of the raised roof lights breaks up the expanse of one material and would give visual interest from the garden and upper windows.

Access

The original property was constructed in a time where consideration of those less able was not an issue. The proposals do not affect the original entrance to the building which involves negotiating two steps directly up from the front garden. Once inside the building the accommodation is split over three floors linked by a traditional staircase. The proposals will include an ambulant accessible sanitary accommodation. All new doorways will be sized to allow wheelchair access with level thresholds between rooms. Narrow doorways and corridors have been avoided and the large glazed areas to the garden will allow easier access to this amenity. Within the remodelled areas light switches and power sockets will be located within the areas prescribed under the Building Regulations as a matter of course.

Waste minimisation

Where appropriate the new construction will meet current standards for insulation and energy conservation. This will substantially reduce the carbon footprint of a building constructed when energy conservation was not an issue.
Where possible and practical, existing materials on site are to be reused. Roof timbers and bricks salvaged from the demolition of the lean-to out house where not reused in the garden will be sent for reclamation, roof tiles will be used to carry out any necessary repairs to the main roof and the excess sent for reclamation. Broken bricks and tiles will be sent for use as hardcore on other sites via reclamation yards. Waste on site is to be kept to a minimum by correct ordering, storage, recycling and good site management.
All waste is to be sorted for recycling before disposal to registered sites.
New products and materials used on site are to be sourced locally when ever possible and all timber and timber products is to be from a sustainable source.

Some work has been carried-out since moving in by the applicants including the removal of an unstable rear chimney (since photos were taken). The adjacent property has already had this done so the two halves now match. A boiler was installed to provide some heating & hot water to the property for the first winter period since they moved in.

February 2007

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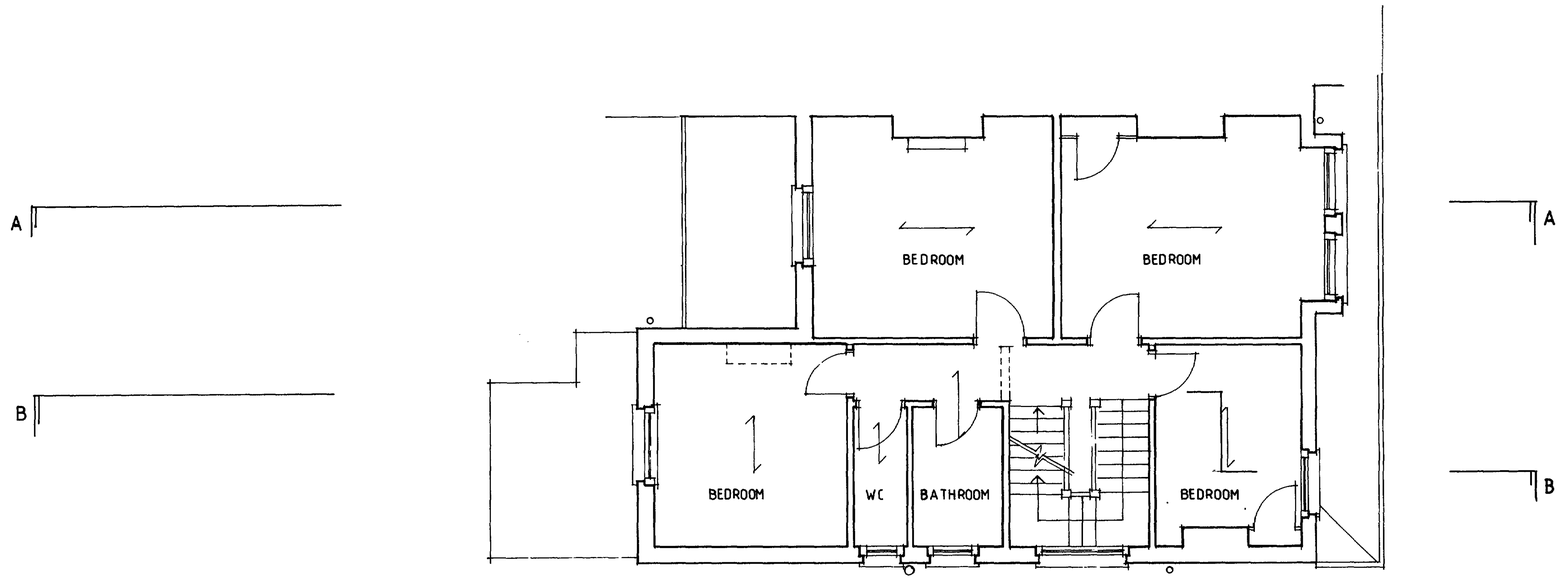

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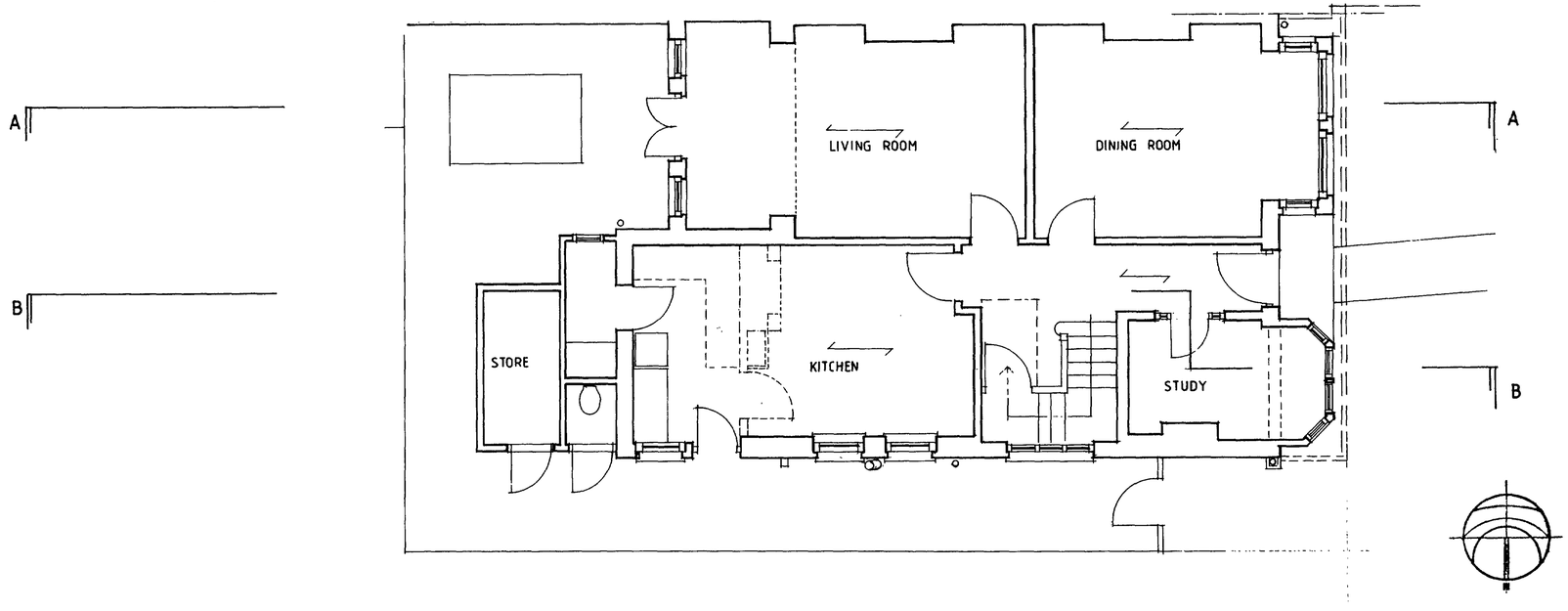

GROUND FLOOR

DAVID KEMP ARCHITECT

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9 Hove Park Villas, Hove BN3 6HP
(previously David Kemp - Architect)

ADUR DISTRICT COUNCIL
PLANNING SERVICES
22 FEB 2007

rev. | date

client: MR & MRS GROOM		
job title: 14 SOUTHDOWN ROAD SHOREHAM		
drawing title: GROUND & FIRST FLOOR PLAN AS EXISTING		
scale: 1:50	date: 9 JAN 07	drawn by:
job no.: 060608	drawing no.: S1	revision:

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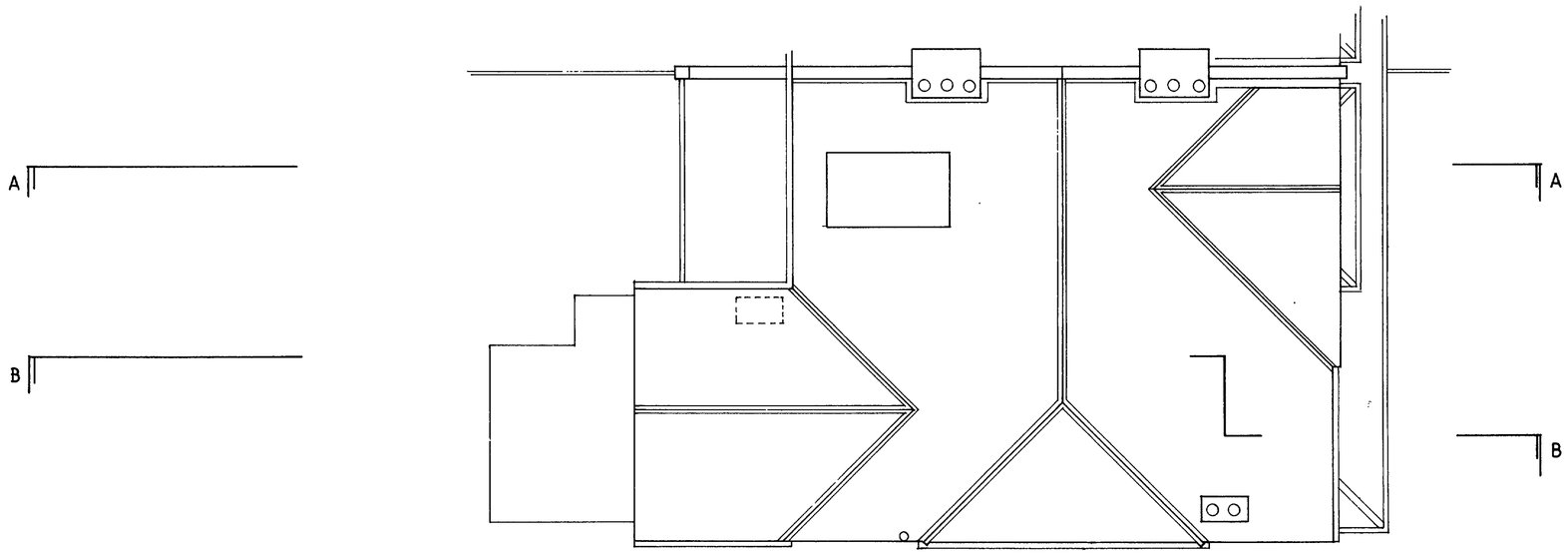
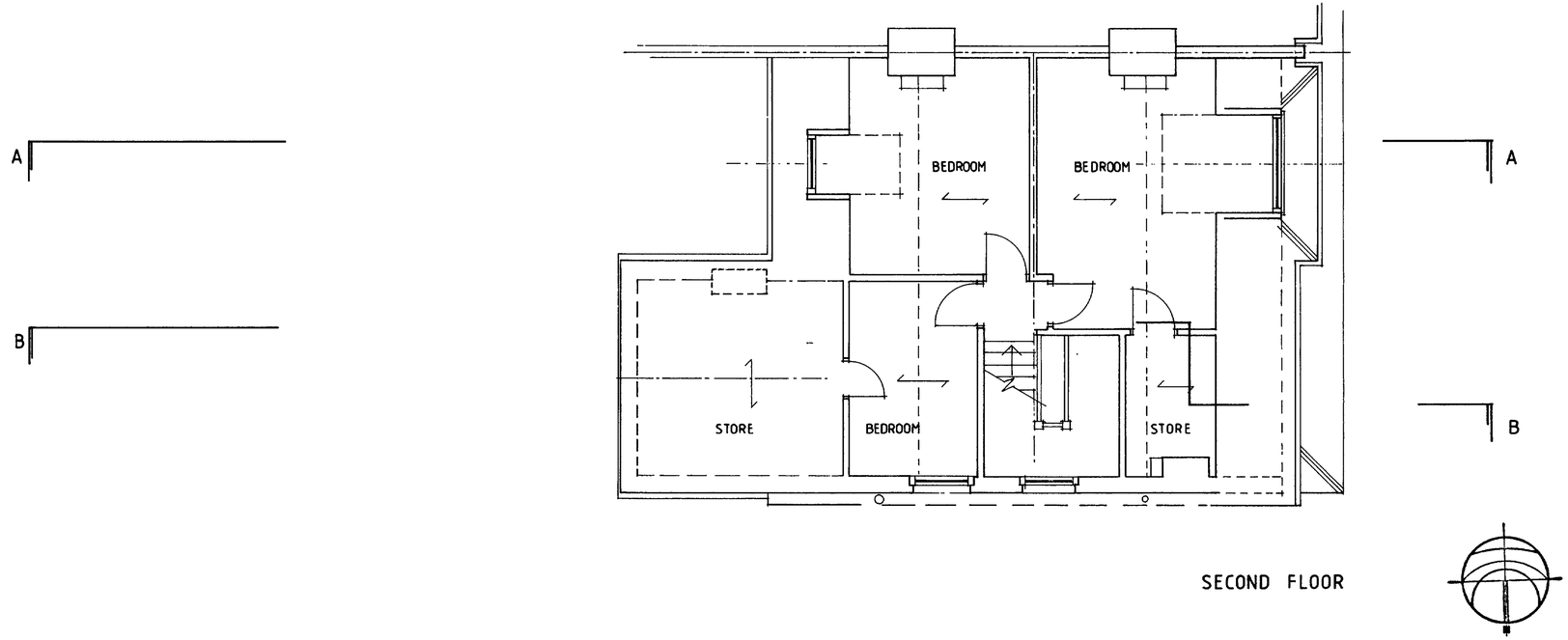


ROOF PLAN



SECOND FLOOR

DAVID KEMP ARCHITECT

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		ADUR DISTRICT COUNCIL PLANNING DIVISION PLAN No. Ar0d0ui/07 DATE RECEIVED 22 FEB 2007

client: MR & MRS GROOM		
job title: 14 SOUTHDOWN ROAD SHOREHAM		
drawing title: AS EXISTING SECOND FLOOR & ROOF PLAN		
scale: 1:50	date: 9 JAN 07	drawn by: GW
job no.: 060608	drawing no.: S2	revision:



WEST ELEVATION (FRONT)



EAST ELEVATION (REAR)



NORTH ELEVATION (SIDE)

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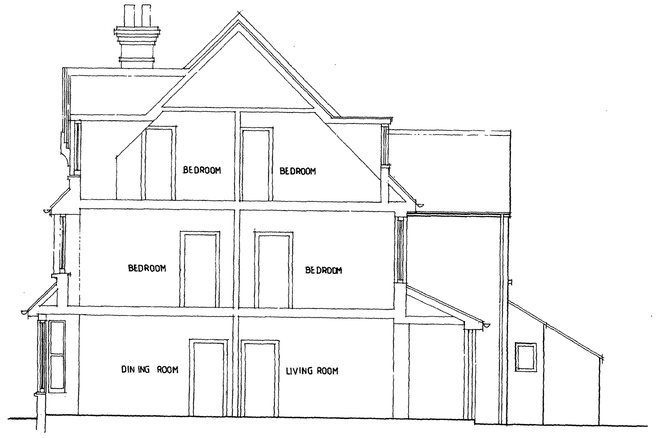
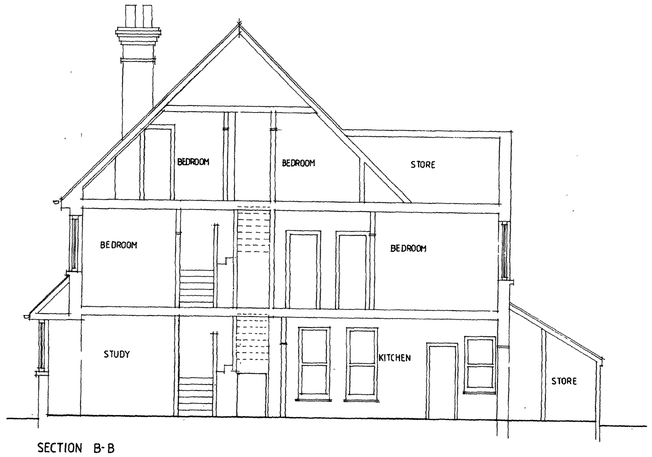
client MR & MRS GROOM		
job title 14 SOUTHDOWN ROAD SHOREHAM		
drawing title NORTH WEST & EAST ELEVATIONS AS EXISTING		
scale 1:50	date 10 JAN 07	drawn by GW
job no. 060608	drawing no. S3	revision



SECTION A-A SOUTH ELEVATION



SECTION B-B

The Commission Drawing is to be read in conjunction with the Architect's Specification and report any discrepancies to the Architect.
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		ADOP PLANNING PLAN No. Ascl011/02 DATE 22 Feb 2007

client: MR & MRS GROOM		
job title: 14 SOUTHDOWN ROAD SHOREHAM		
drawing title: SOUTH ELEVATION & SECTION B B		
scale: 1:50	date: 10JAN 07	drawn by: GW
job no.: 060608	drawing no.: S4	revision:

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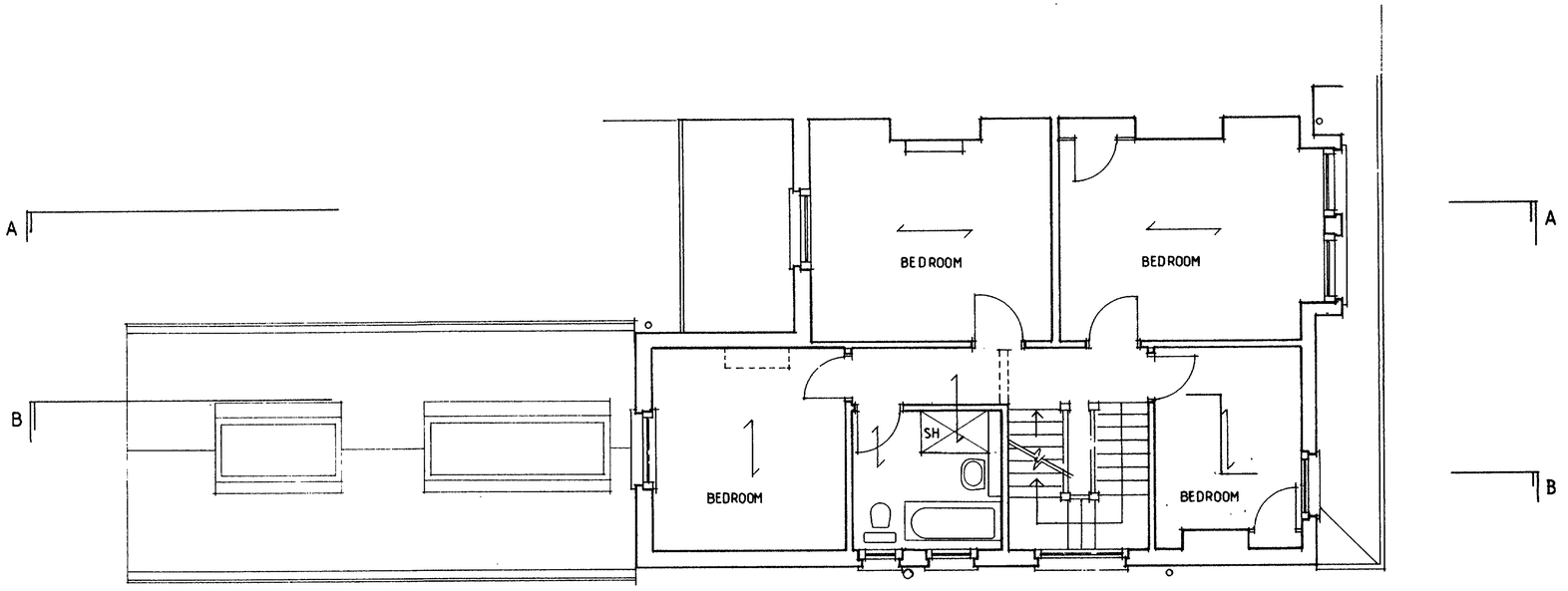

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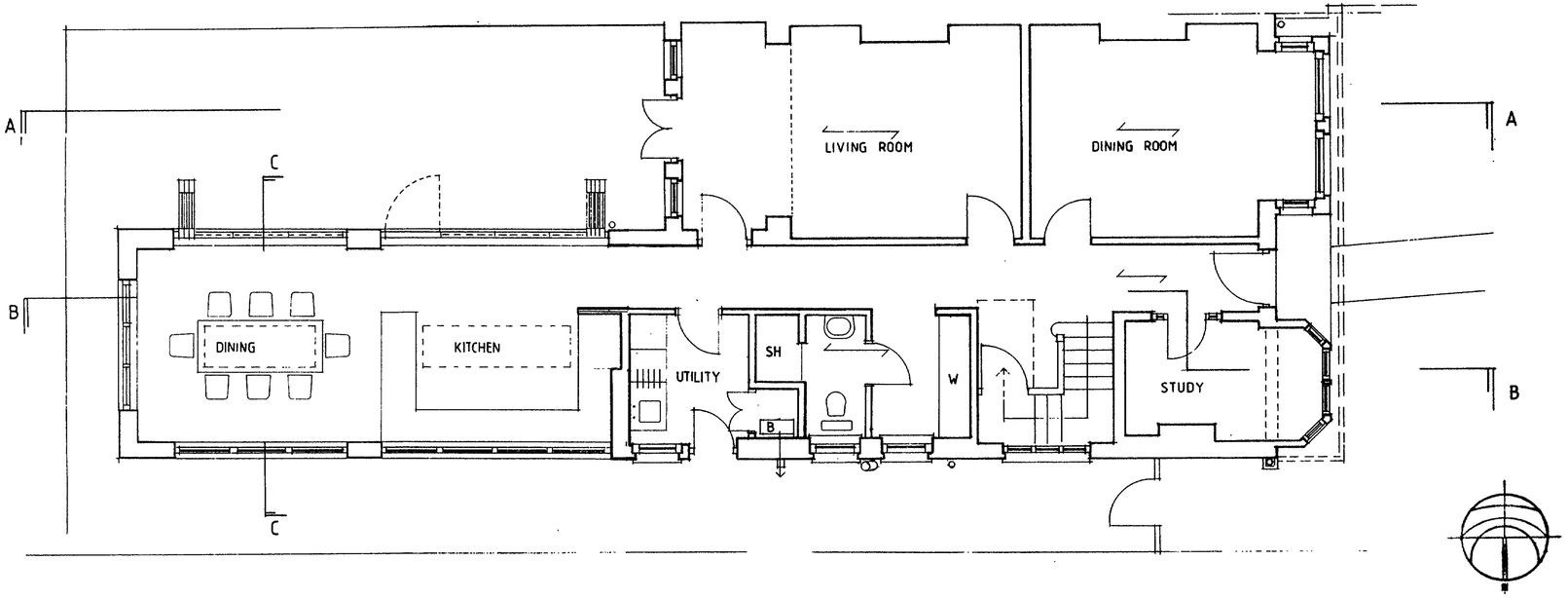

GROUND FLOOR

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(previously David Kemp - Architect)

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		ADUR DIS HIC ... PLANNING ... PLAN No. Arc/0111/07 22 FEB 2007

client: MR & MRS GROOM		
job title: 14 SOUTHDOWN ROAD SHOREHAM		
drawing title: GROUND & FIRST FLOOR PLAN AS PROPOSED		
scale: 1:50	date: 9 JAN 07	drawn by: GW
job no.: 060608	drawing no.: P1	revision:

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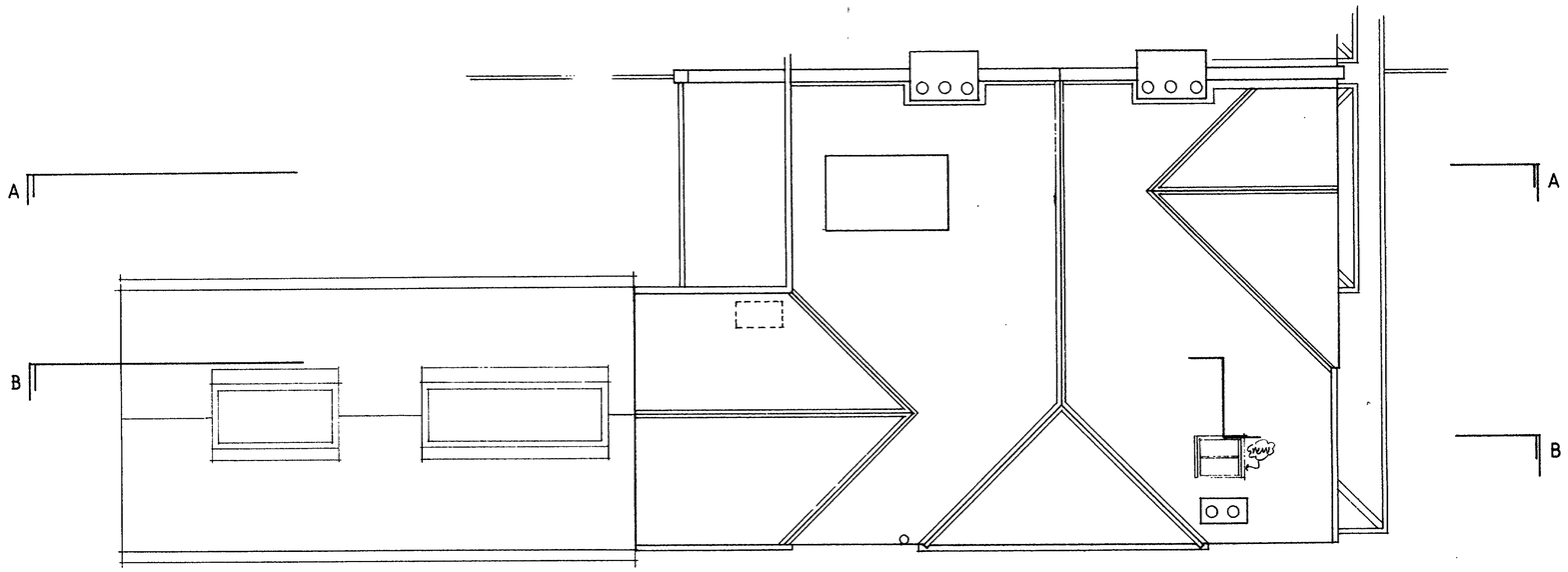
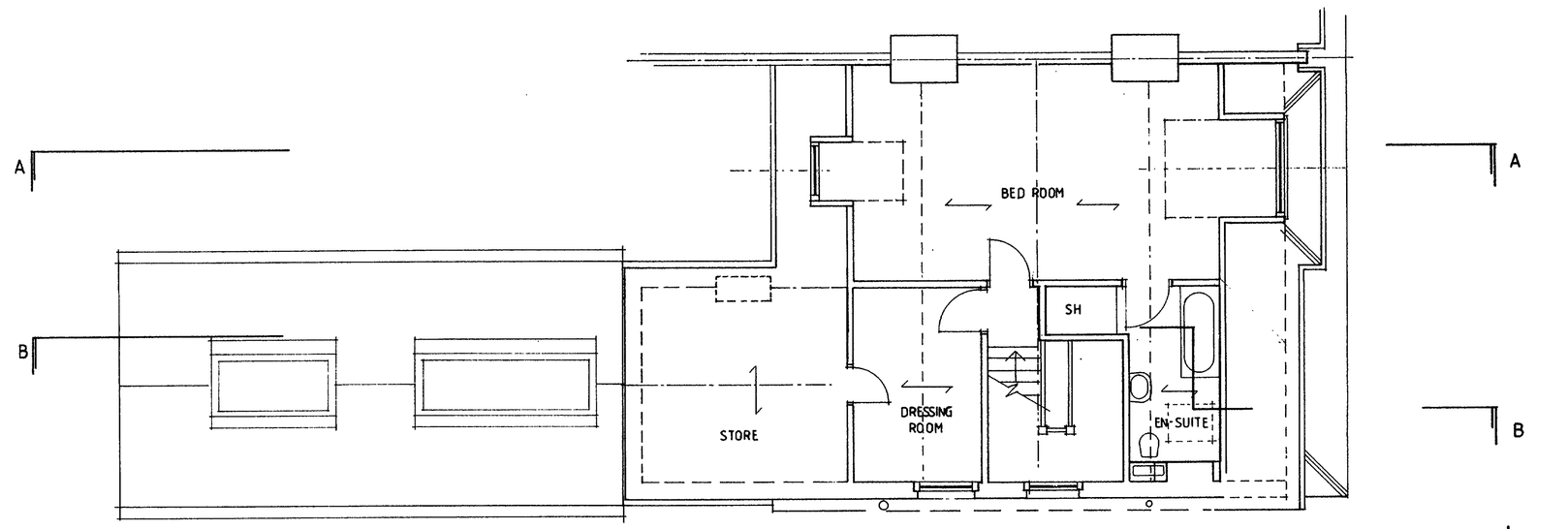


ROOF PLAN



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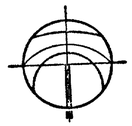

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9 Hove Park Villas, Hove BN3 6HP
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client: MR & MRS GROOM		
job title: 14 SOUTHDOWN ROAD SHOREHAM		
drawing title: SECOND FLOOR & ROOF PLAN AS PROPOSED		
scale: 1:50	date: 9 JAN 07	drawn by: G/W
job no.: 060608	drawing no.: P2	revision:

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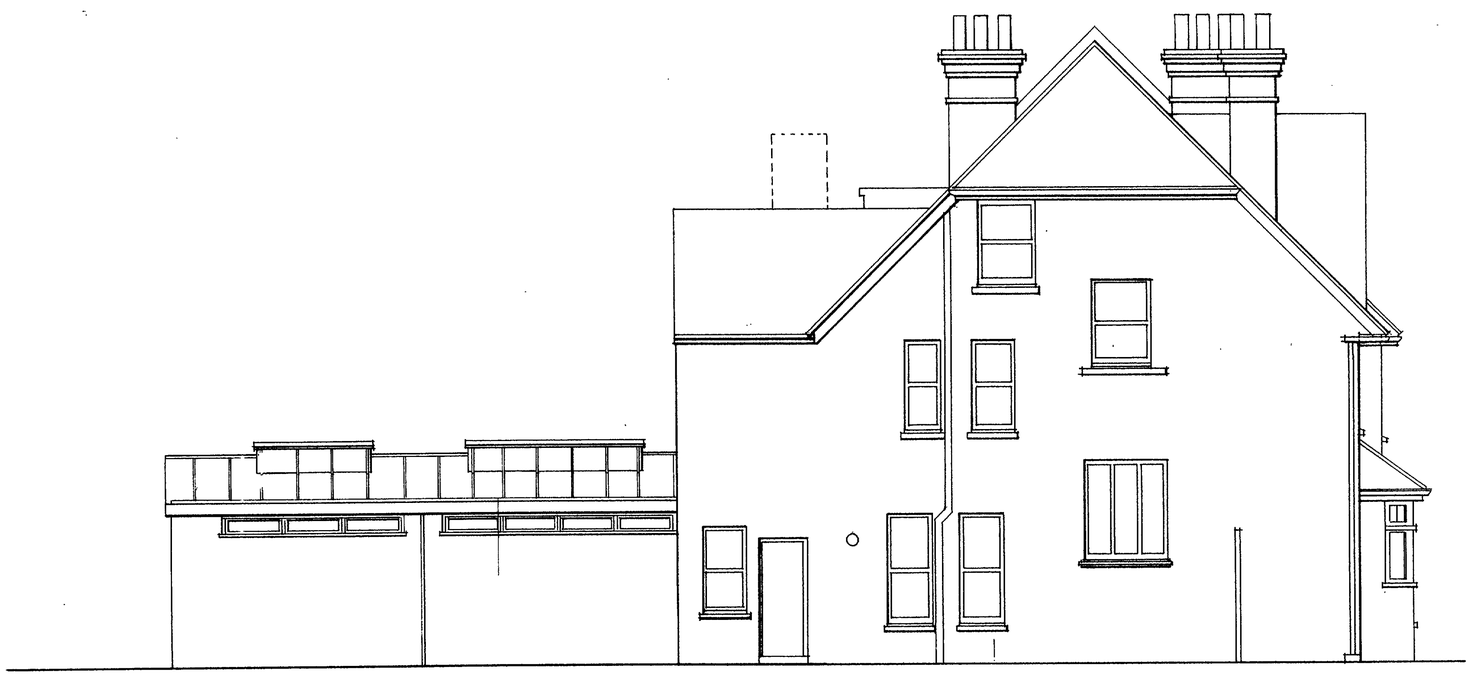
WEST ELEVATION (FRONT)



EAST ELEVATION (REAR)



NORTH ELEVATION (SIDE)

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(previously David Kemp - Architect)

LADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No A06/0160
DATE RECEIVED 22 FEB 2007

rev. | date

client: MR & MRS GROOM		
job title: 14 SOUTHDOWN ROAD SHOREHAM		
drawing title: NORTH WEST & EAST ELEVATIONS AS PROPOSED		
scale: 1:50	date: 10 JAN 07	drawn by: CJL
job no.: 060608	drawing no.: P3	revision:

conjunction with all relevant Consultants' drawings and specifications
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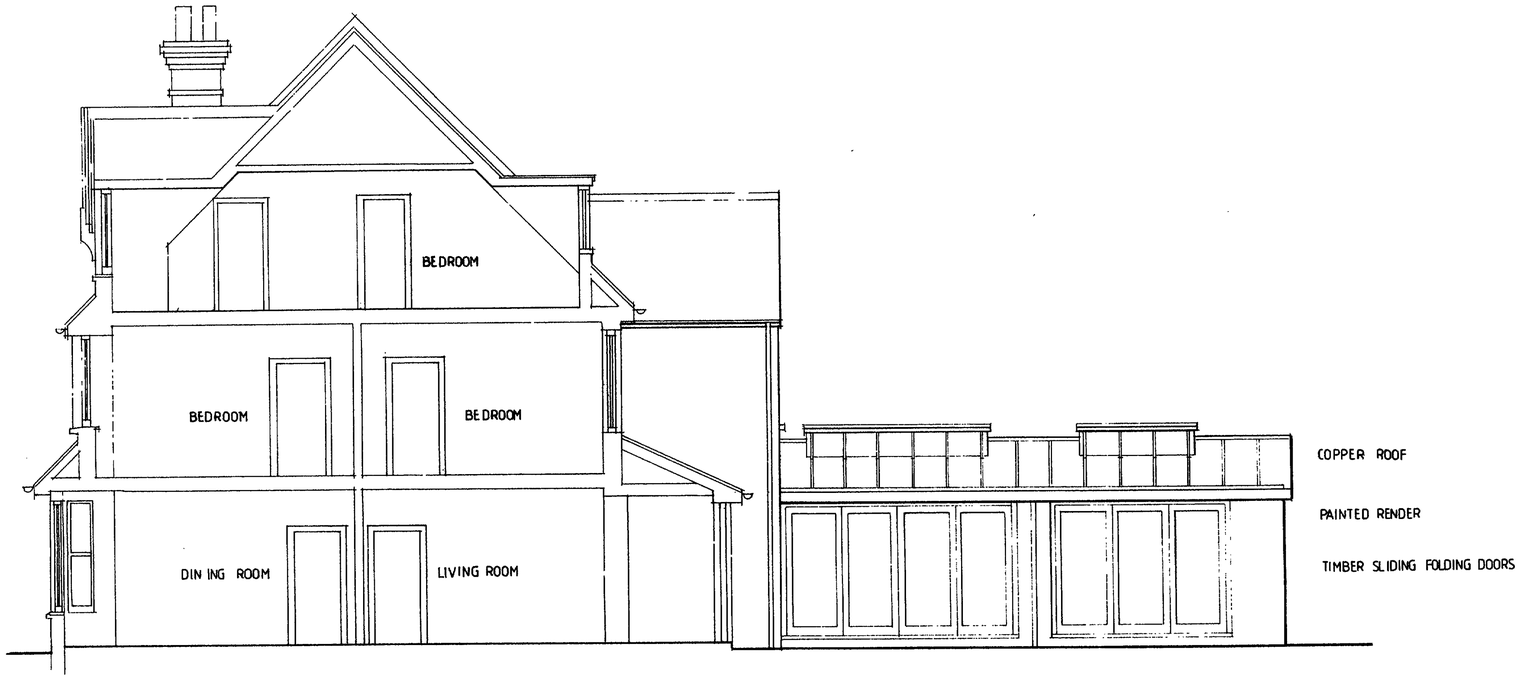
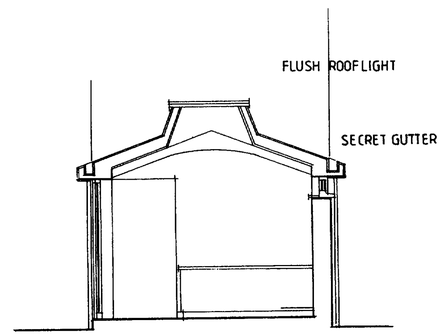


SECTION A-A SOUTH ELEVATION



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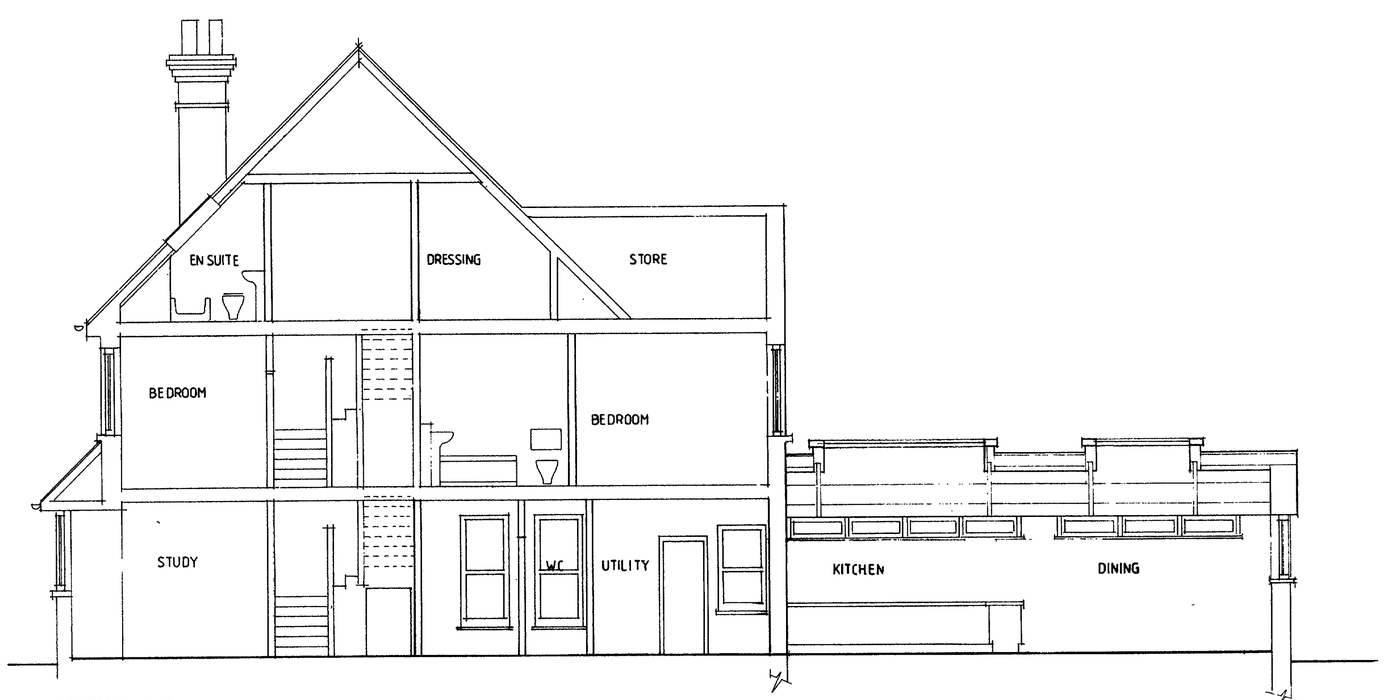

SECTION B-B

DAVID KEMP ARCHITECT

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9 Hove Park Villas, Hove BN3 6HP
(previously David Kemp - Architect)

rev.	date	
		ADUR DISTRICT COUNCIL PLANNING DIVISION PLAN NO. Acknowledgment DATE RECEIVED 22 FEB 2007

client: MR & MRS GROOM		
job title: 14 SOUTHDOWN ROAD SHOREHAM		
drawing title: SOUTH ELEVATION & SECTION B B AS PROPOSED		
scale: 1:50	date: 10JAN 07	drawn by: CJW
job no.: 060608	drawing no.: P4	revision: