ADUR
DISTRICT COUNCIL

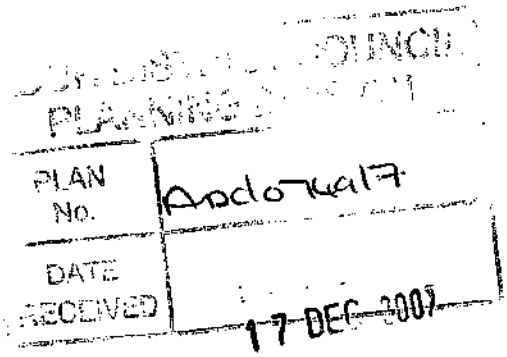
Town and Country Planning Act 1990
Householder Planning Application

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

18 ALANDALE ROAD
SOMPTING
WEST SUSSEX



2 Type of property

Detached House

3 Please describe the development you are applying for.

FRONT EXTENSION

4 Applicant (in block capitals)

Name
MR
PHILLIPS

Address
18 ALANDALE ROAD
SOMPTING
WEST SUSSEX

Telephone
[redacted]

Fax

Email

Agent (if any)

Full Name
JOHN WRIGHT

Address
GREYTILES
Upper West Lane
LANCING
West Sussex
BN15 0EX

Telephone
01903 753240

Fax

Email

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		1:1250
Block Plan		1:500
Floor Plan		1:50
Elevations		1:100
Other		

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:** 6/12/07

Please print your name: J WRIGHT

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

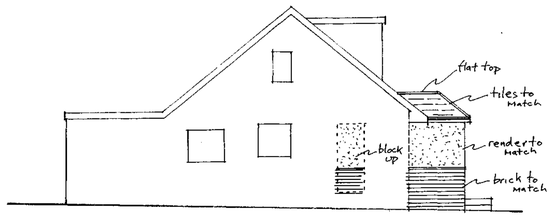
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 6/12/07

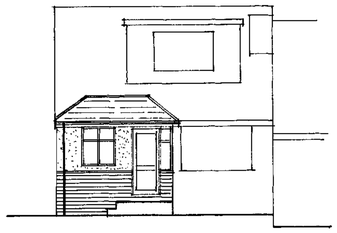
Please print your name: J WRIGHT



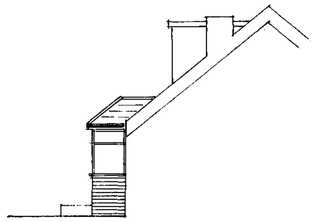
Copyright **message** not configured - any number of copyrights may apply



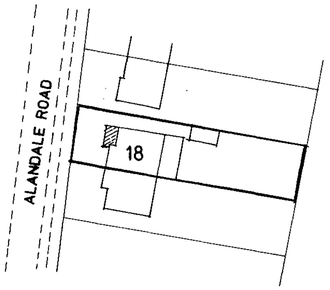
SIDE ELEVATION (N)



FRONT ELEVATION



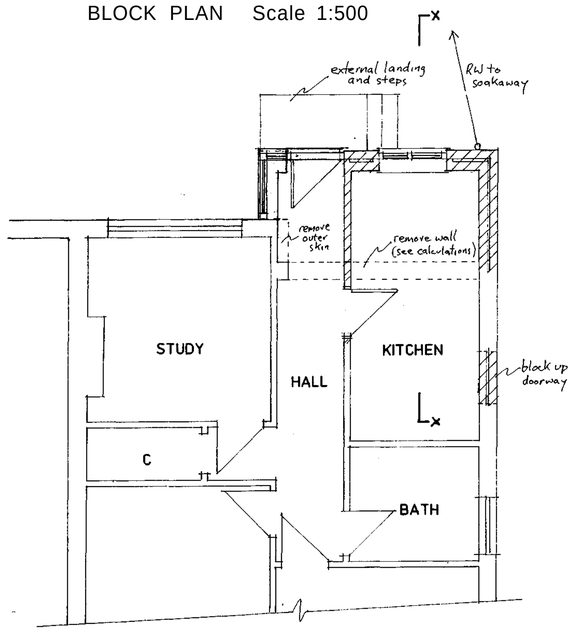
SIDE ELEVATION (S)



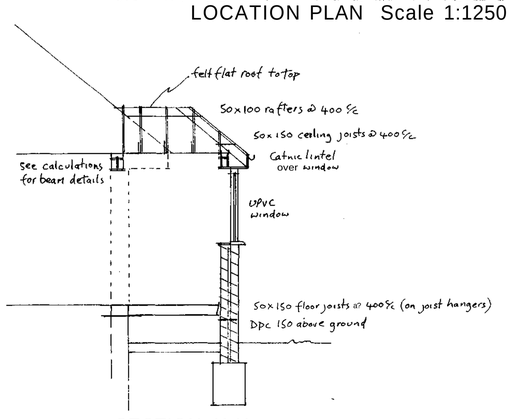
BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:1250



GROUND FLOOR PLAN



SECTION X-X

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS
ALL FOUNDATIONS, WALLS AND LINTELS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

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.
No work to encroach over the boundary of the neighbours property.
All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.
These construction notes are for tthe 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.
THE PROPERTY OWNER IS REMINDED OF THE REQUIREMENT TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996.

Foundations

750 x 500mm trench fill foundationss (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. Internal loadbearing walls to have 225 x 450mm strip (concrete foundations (1:2:4 concrete mix) taken to at least 1.0m deep or to suit site conditions.
If tree roots are present within excavations, foundations should be taken down to 600mm below any root growth, external face of trenches to be lined with 1(000 gauge polythene slip membrane, internal face of trenches lined with 25mm thick clayboard.

External Walls

Cavity walls comprising matching ibrick / rendered block outer leaf with min 85mm cavity filled with 85mm Dritherm or Rockwool. Inner leaf 100mm Thermalite "Turbo" or equal and approved blockwork min 3.5 N/mm². All walls constructed using 1:1:6 mortar or 1:5 masonry ccement mortar. Finished with 12.5mm plasterboard on dabs and set finish internally.
Horizontal strip polymer (hyload) diamp 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. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved.
New walls to be bonded to existing ussing British Board of Agrément certificated stainless steel wall profiles.
Blockwork below ground level to bee Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean milx concrete up to ground level and min 225mm below damp proof course.
Where drains pass through external l walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drainsi to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.
All walls constructed with stainless steel double triangle wall ties built in at 450mm centres vertically and 750mm centres horizontally in staggered rows. Dcoubled up at corners and reveals. Cavities' closed at eaves level with slate and to be continuous.
All external walls running parallel l to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.
The building fabric will be constructted so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings. Reasonaible provision to be made to reduce unwanted air leakage through the new envelope parts.

Ground Floors

Suspended timber - to be 22mm flooring grade T & G chipboard 100 x 50mm treated floor joists at 400mm centres with solid strutting at mid span insulateddi with 80mm Celotex Insulation, supported by timber battens, leaving a 25mm air gap between the board and the floorboaards, on 100 x 50mm treated timber plates, DPC honeycomb walling at 1.8m maximum built off thickened up oversite, 100mmm concrete base, 1200 gauge polythene, DPM linked to all DPCs and 150mm minimum consolidated clean hardcore. 75mmm minimum air space between concrete and wside of wall plates and 150mm air gap between concrete and underside of tthe floor joists. Suspended floor ventilation to be provided in external walls to provide cross ventilation with 225mm x 75mmm plastic air bricks at 900mm centres.

Ventilation

All new windows to be double glazzed timber or UPVC with 16mm air gap and a soft low-E coating, 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 8000mm² trickle ventilator. Providing a U value of 1.8W/m²K.

Pitched Roof

Tiles to match existing on 25 x 38mmm sw treated battens on type 1F sarking felt to BS747 on SC3 grade rafters at max 400mm centres. 100 x 50mm wall plate strappped to walls at 2000mm centres using 30 x 5mm mild steel straps. SC3 grade ceiling joists at 400mm centres spiked to rrafters. Fascia to match existing with soffit fitted with continuous 25mm vent and fly-proof screen. 175 x 25mm ridge, hip and vvalley boards.
Insulate at ceiling level with 300mm t Rockwool insulation quilt e.g. 150mm between joists and 150mm cross-laid. Ceiling lined with 1000 gauge polythene and 12.5mmm plasterboard with set finish. Providing a U value of 0.2 W/m²K.

Flat Roof

Flat roof covered with 3 layer built tup felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordaance with CP144. 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centress as shown on plan) with 120mm Celotex Extra-R XR3000 insulation laid between joists (Ensure a 50mm air gap above insulation) and 25mm Celotex T-Break below joists. Roofing felt taken up under existing sarking felt minimum 450mm. Ceilieng lined with 1000 gauge polythene and 12.5mm plasterboard with set finish. Providing a U value of 0.2 W/m²K.

Beams and Lintels

Catnic or similar approved lintels tto be used over door and window openings with min 150mm bearings. All voids within lintels to be filled with 150mm fibrreglass. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixedd to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres. Steel beams to be encased too provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plasterr finish; wire bound with 1.6mm wire at 100mm centres.

Surface Water Drainage

Rainwater to 100m half round PVC f gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.
New soakaway min 5m away from aany building to be 1m³ below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 inn 40, bedded and surrounded in pea beach.

Glazing

All glazing in critical locations to be t of toughened or laminated safety glass in accordance with clause 53, BS6206; 1981.

Electrical Works

All electrical work required to meet t the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do soo.
Prior to completion the council or i approved inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electtrical installation certificate to be issued for the work by a person competent to do so.
Please be advised that problems maay occur when fitting down lighters. The areas of concern relate to fire prevention, sound insulation and thermal insulation. Acdvice should be taken from the Building Control Officer to prevent incorrect installation.
Provide energy efficient light fittings! in 1 per 4 of new locations or 1 per 25m² whichever is greater.

NOTES:
~~All dimensions must be checked on site and not scaled from this drawing.~~

A		
	Date	Revisions

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JOHN WRIGHT
Tel: 01903 753240

Approved 17 DEC 2007

Client
Mr.&Mrs.PHILLIPS

Job Title
18 ALANDALE ROAD
SOMPTING

Drawing Title
FRONT EXTENSION

Scale 1:50 & 1:100

Date Dec 07 | Drawn by JW

Drg. No. | Rev.