Planning Application - part 1

A1. Applicant Details

PLANNING
PLAN No. A2d0762c7
DATE RECEIVED 14 DEC 2007

Organisation			
	Title	**Forename**	**Surname**
Name	Mr & Mrs	Leonard	Outridge

A1.1 Address Details

Name or flat number	
Property number or name	7
Street	Test Road
Locality	
Town	Sompting
County	
Postal Town	
Postcode	BN15 0EG

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	[redacted]	
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation	Hutchinson Design Associates		
	Title	**Forename**	**Surname**
Name	Mr	Donal	Hutchinson

A2.1 Address Details

Name or flat number	
Property number or name	41/43
Street	Portland Road
Locality	
Town	Hove
County	
Postal Town	
Postcode	BN3 5DQ

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01273724810	
Daytime Telephone No.		
Fax No.	01273230008	
Email Address	design@hda-architect.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	7
Street	Test Road
Locality	Sompting
Town	LANCING
County	West Sussex
Postal Town	
Postcode	BN15 0EG
UPRN	060021675
Location	

2. Description of the Proposed Development

Development Description

Proposed detached house

3. Type of Application

Type

_ **Outline**
_ **Approval of Reserved Matters**
X **Full**
_ **Renewal of temporary permission**
_ **Renewal of unexpired permission**
_ **Removal of Condition**
_ **Variation of Condition**

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type **New building(s)** X Yes _ No

Alteration or Extension to building(s)	_ Yes	X No
Change of use	_ Yes	X No
Demolition	_ Yes	X No
Other operations	_ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	**Pedestrian**	X Yes	_ No
	Vehicular	_ Yes	X No

Disability Access

5. Other Information

A. Planting of trees, shrubs or hedges	X Yes	_ No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Fcaing brickwork

Roof

Concrete interlocking tiles

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Fences: close boarded timber - Path: concrete block paviors

8. Site Area & Floor Space

Site Area
282

Units
X square metres
_ hectares

Width of site frontage
6.75
metres

Is the application for new building works? **X** Yes **_** No
Please state the existing floorspace of the building
0
sq.m

Please state the proposed new floorspace
154
sq.m

Is the proposal for a change of use? **X** Yes **_** No
Please state the floorspace related to the change of use
0
sq.m

Does the proposal involve the removal or demolition of any part of the existing building? **X** Yes **_** No
Description of removal/demolition

single storey extension to existing house

9. Existing Uses

Current use of land or building

garden/single storey extension to existing house

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on
X Brown-field

_ Green-field
_ Part Greenfield, Part Brownfield
_ Don't Know

Is the number of residential units changing? X Yes _ No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	1	1
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
Other	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? X Yes _ No
Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development

8.3 **metres**

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	2	2	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	4	4
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

soakaway

State method of disposal for foul sewage

public foul sewer

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Signature **Electronically submitted; no signature required.**

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 building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Donal	Hutchinson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-12-10		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Donal	Hutchinson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-12-10		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Planning, Design & Access Statement

New House

for

Mr & Mrs L Ourtridge

at

7, Test Road
Sompting
West Sussex

PLANNING
PLAN No. AAC076207
DATE RECEIVED 14 DEC 2007

1.00 **Introduction**

1.01 This Planning, Design & Access Statement has been prepared in support of the Town Planning Application submitted on 11 December 2007 for a detached house at 7 Test Road, Sompting.

1.02 This Planning, Design & Access Statement is to be read in conjunction with the submitted drawings numbered 778/01 & 778/location plan.

2.00 **Use**

2.01 The proposal is for a detached house and is located within an established residential area.

2.02 The site is a brownfield site and currently forms part of the garden to 7 Test Road.

2.03 The existing building is not listed.

2.04 The site is not within a conservation area.

3.00 **Amount**

3.01 The proposal is for a single detached two storey house with a further floor contained in the roof space.

3.02 The house consists of a Kitchen, Living Room, Dining Room and WC at ground floor level and three Bedrooms and a Bathroom at first floor level and a further Bedroom with ensuite WC/Shower room in the loft space.

3.03 The existing semi-detached dwelling will retain adequate front and rear gardens.

4.00 **Layout**

4.01 The proposed dwelling is orientated east-west and facing Test Road with the front door being located in Arun Close.

4.02 The main garden is located to the east of the house and this relates to the adjoining properties.

4.03 The front garden area accommodates a footpath leading to the side of the house between the two properties. There is a 2 metre gap between the existing house and the proposed house giving rear access to both properties.

4.04 The rear gardens to both the new house and existing are comparable in size to other properties in the area.

5.00 **Scale**

5.01 The proposal is for a two storey dwelling with the loft providing additional accommodation with pitched roof that follows the scale and massing of other properties both adjoining the site and the surrounding area. In particular a similar scale and arrangement as the new house at 5 Arun Close.

5.02 The west elevation on the drawing illustrates the proposed dwelling in relation to the existing house facing onto Test Road and shows how the proposals relates to this property.

6.00 **Landscaping**

6.01 The front garden and side garden area onto Arun Close would be mainly grassed area with plants and shrubs. The path to the front door would be in concrete block paving.

6.02 The rear garden to included a patio of either timber decking or paving slabs with the remaining area to lawns and domestic flower beds.

6.03 Close boarded timber fences would be provided between the properties and between the garage and house as indicated on the site plan.

7.00 **Appearance**

7.01 The design of the building as noted earlier is two storey with a pitched roof as follows the pattern of adjoining properties in Test Road and Arun Close.

7.02 The elevational treatment of the proposed dwelling would be facing brickwork, concrete interlocking roof tiles and upvc framed windows and doors. The small dormers to the east and west roof slope would have plain concrete tiled cheeks and roof lights to be velux type.

7.03 First floor window from the Bathroom facing the existing house will have obscure glass.

8.00 **Access**

8.01 The main access for both vehicles and pedestrians are direct from Arun Close with a secondary pedestrian access from Test Road.

8.02 Level access is provided for disabled users from both the public footpath to the front door and from the garage (via the public footpath) to the front door.

8.03 Whilst the street has public lighting, an external light with PIR sensor will be provided to light the routes the entrance area to the house, including lighting to the car space and cycle & refuse/recycling store.

9.00 Sustainability

9.01 It is proposed that the development will achieve minimum three star rating under the Code for Sustainable Housing.

10.00 Car & Cycle Parking

10.01 The existing shed, as indicated on the site plan, will provide covered secure cycle storage. There is sufficient space to provide cycle spaces for each occupant and visitors.

10.02 The existing garage and space in front of the garage will serve the new dwelling.

10.03 A new hardstanding with new cross-over will provide a car space for the existing house.

11.00 Refuse & Recycling

11.01 An area for refuse and recycling boxes is located adjacent to the north boundary near the back door.

PLANNING
PLAN No A3d0762b7
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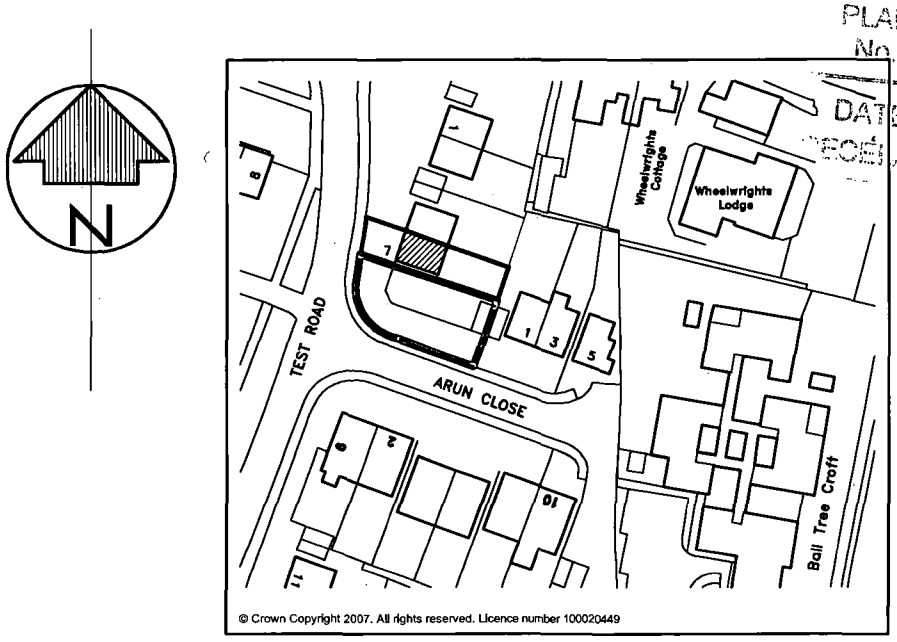


Location Plan 1:250

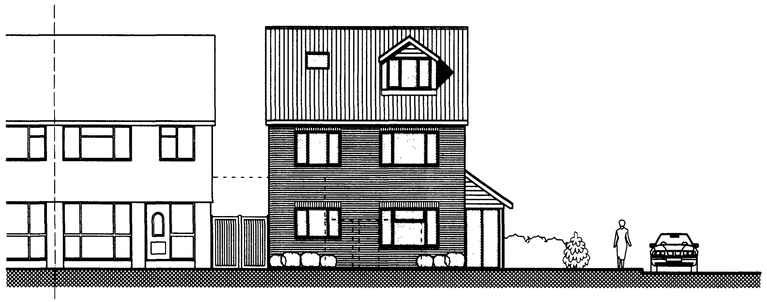


scale 1:1250

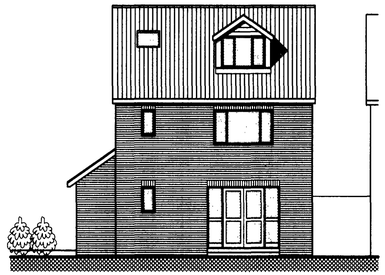
Print ● 1:50 at A4

Client: Mr & Mrs L Outridge
Site: 7, Test Road, Sompting
Date: 11 Dec 07 Scale: 1:1250
Drawing Number: 778/location plan

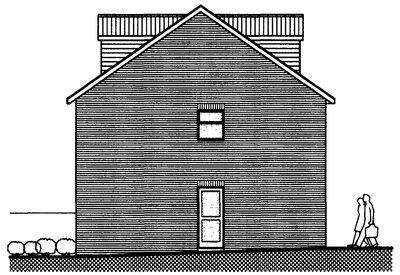
Hutchinson Design Associates
Chartered Architect
41/43, Portland Road
Hove
BN3 5DQ
Tel: 01273 724810



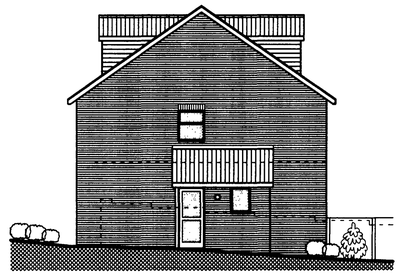
West Elevation



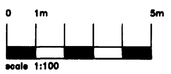
East Elevation



North Elevation



South Elevation



Materials

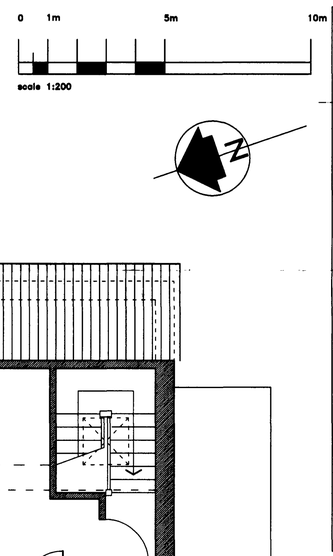
Roof: Interlocking concrete tiles

Walls: facing brickwork

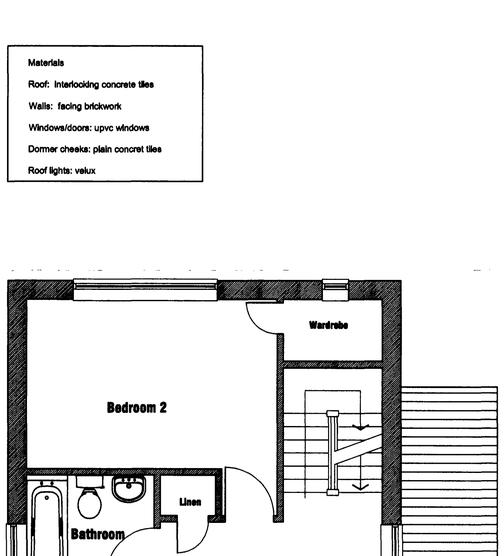
Windows/doors: upvc windows

Dormer cheeks: plain concret tiles

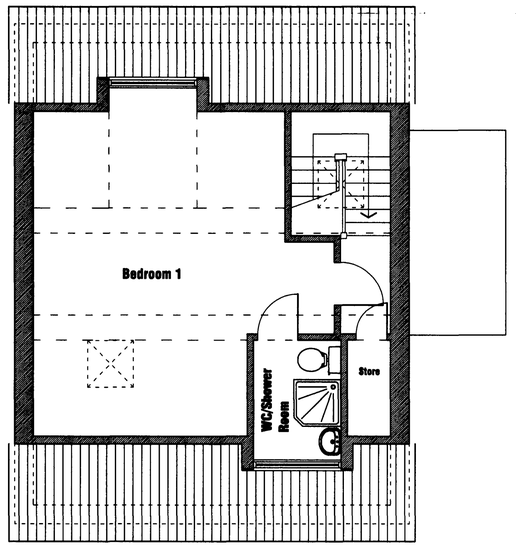
Roof lights: velux



Ground Floor Plan



First Floor Plan



Second Floor Plan



Site Plan 1:200

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14 DEC 2007

Print – 1:50 at A1

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CLIENT:
Mr & Mrs L Outridge

DRWG TITLE:
Proposed Floor Plans & Elevations
Site Plan

PROJECT TITLE:
7, Test Road
Sompting
West Sussex

DATE: December 07

SCALE: 1:50, 1:100 & 1:200

DRAWING NO. 778/01

REVISION NO.