Form Ref. No. 869955

ADUR DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No. Ad07/0107

17 DEC 2007

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

31 UPPER BRIGHTON ROAD

SOMPTING
WEST SUSSEX

2 Type of property

Semi-detached House

3 Please describe the development you are applying for.

FRONT EXTENSION

4 Applicant (in block capitals)

Name

MR.fr MRS

ALEXANDER

Address

31 UPPER BRIGHTON 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
07809 205095

Fax

Email

johnforplans@yahoo.co.uk

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:** 12/12/2007

Please print your name: JOHN 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

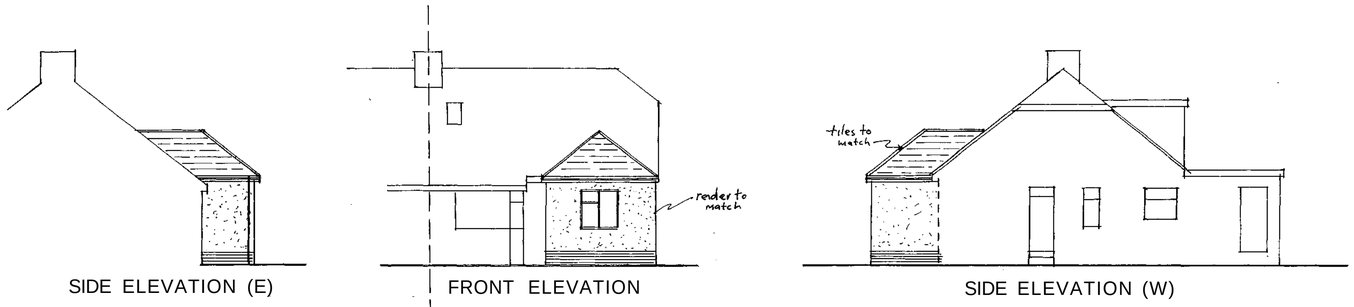
I confirm that:

- 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

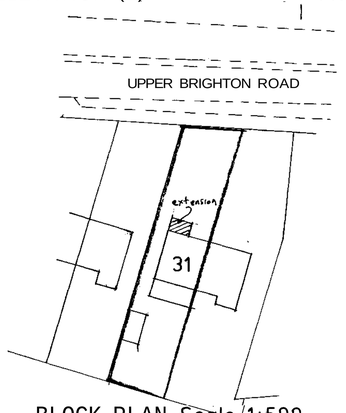
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: [redacted] **Date:** 12/12/2007

Please print your name: JOHN WRIGHT



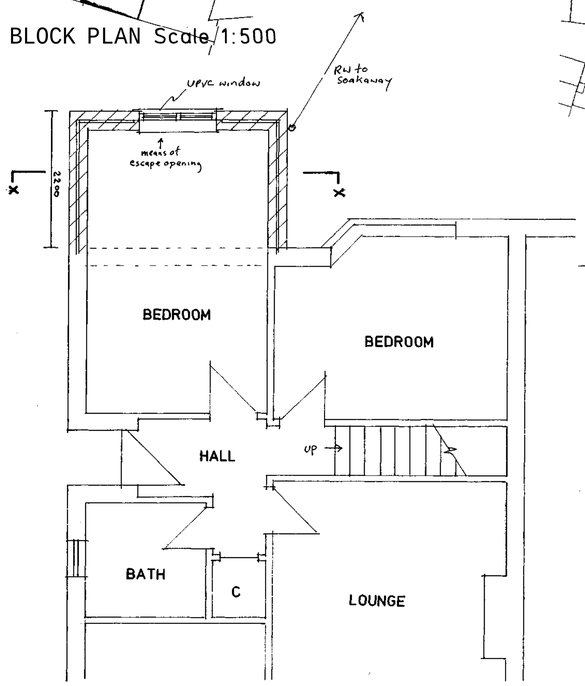
SIDE ELEVATION (E) FRONT ELEVATION SIDE ELEVATION (W)



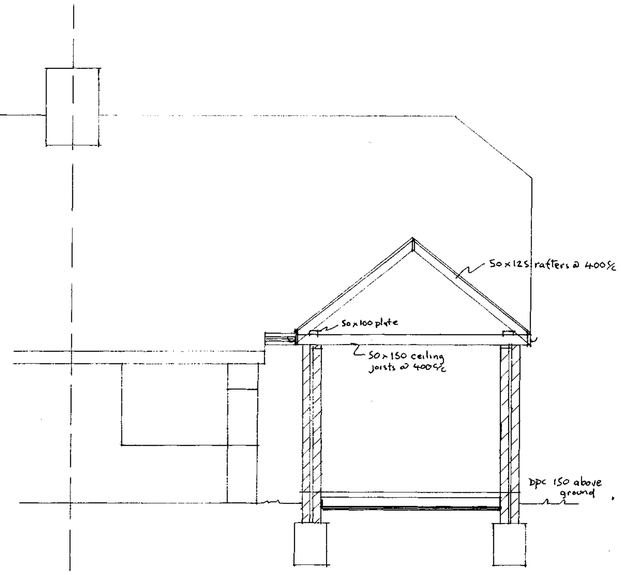
BLOCK PLAN Scale 1:500



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 the purposes of Building Regulation approval only and do not represent a detailed specification.
All lengths of proposed beams tto 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 foundations (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 1000 gauge polythene slip membrane, internal face of trenches lined with 25mm thick clayboard.

External Walls

Cavity walls comprising matching 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 morrtar or 1:5 masonry cement mortar. Finished with 12.5mm plasterboard on dabs and set finish internally.
Horizontal strip polymer (hyloadl) damp 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 occurrs by using a proprietary system such as Thermabate Closers, or similar approved.
New walls to be bonded to existing using British Board of Agrément certificated stainless steel wall profiles.
Blockwork below ground level tto be Class A dense concrete or alternatively semi engineering brickwork.
Cavities below ground level to be Ifilled with lean mix concrete up to ground level and min 225mm below damp proof course.
Where drains pass through externnal walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains 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. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.
All external walls running parallel 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 constructed 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 wimdow and door openings. Reasonable provision to be made to reduce unwanted air leakage through the new envelope parts.

Ground Floors

Minimum 75mm screed reinforcced with chicken wire (mix 1.3 or 4) on 100mm concrete ground floor slab (1.2.4 mix), on 80mm Celotex insulation laid over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with 35mm Celotex perimeter insulation to slab. Where drain runs pass under new floor provide A142 meesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain. Where existing suspended 1 timber floor air bricks are covered by new extension provide 100mm dia vent duct under new floor within hardcore to terminate at new 65 x 215mm air bricks built into new cavity wall. Ducts to be sleeved through cavity with cavity tray over.

Ventilation

All new windows to be double glaazed timber or UPVC with 16mm air gap and a soft low-E coating, windows to provide openable ventilation areas 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/m²°K.

Pitched Roof

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

Beams and Lintels

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

Surface Water Drainage

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

Glazing

All glazing in critical locations tto be of toughened or laminated safety glass in accordance with clause 5.3, BS6206; 1981.

Heating

Heating to be controlled by room thermostat in living room and thermostatic radiator valve.

Electrical Works

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

NOTES:
All dimensions must be checked on oito ond not scaled from this drawing.

A		
	Date	Revisions

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JOHN WRIGHT
Tel: 01903 753240

Received
17 DEC 2007

Client
Mr.&Mrs.ALEXANDER

Job Title
31 UPPER BRIGHTON RD. SOMPTING

Drawing Title
FRONT EXTENSION

Scale 1:50 & 1:100

Date Dec 07 | Drawn by JW

Drg. No. | Rev.

594 x 841mm A1