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. Ad0141108
DATE RECEIVED 07 APR 2008

Application for a Lawful Development Certificate for a Proposed use or development.

Town and Country Planning Act 1990: Section 191, as amended by section 10 of the Planning and Compensation act 1991.

Town and Country Planning (General Development Procedure) Order 1995

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR & MRS
First name:	JAMES & JONE
Last name:	HAWTHORNE
Company (optional):	N/A
Unit:	
House number:	73
House suffix:	
House name:	
Address 1:	BRIGHTON ROAD
Address 2:	
Address 3:	
Town:	LANCING
County:	SUSSEX
Country:	
Postcode:	BN15 8RB.

2. Agent Name and Address

Title:	MR.
First name:	ROBERT
Last name:	SAUNDERS
Company (optional):	RSP ARCHITECTS LTD.
Unit:	
House number:	12
House suffix:	
House name:	
Address 1:	OSBORNE VILLAS
Address 2:	
Address 3:	
Town:	HOVE
County:	E. SUSEX
Country:	
Postcode:	BN3 2RE

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:	73	House suffix:	
House name:					
Address 1:	BRIGHTON ROAD				
Address 2:					
Address 3:					
Town:	LANCING				
County:	SUSSEX				
Postcode (optional):	BN15 8RB				

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

Easting: Northing:

Description:

N/A

4. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date DD/MM/YYYY:
(must be pre-application submission)

Details of pre-application advice received?

N/A

5. Lawful Development Certificate - Interest In Land

Please state the applicant's interest in the land?

Owner: ☑ Yes ☐ No Lessee: ☐ Yes ☐ No Occupier: ☐ Yes ☐ No

If Yes to Lessee or Occupier please give details of the owner and state whether they have been informed in writing of this application:

Name	Address	Have they been informed in writing of the application Yes	No
N/A		☐	☐

if No to all the above, pleases give name and addresses of anyone you know who has an interest in the land:

Name	Address	Nature of interest in the land	Have they been informed of the application? Yes	No	if they have not been informed of the application please explain why not
			☐	☐	
	N/A		☐	☐	
			☐	☐	
			☐	☐	

6. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

N/A

7. Grounds For Application

Information About The Existing Use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter, or extend are lawful

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

1.	N/A
2.	
3.	
4.	
5.	

If you consider the existing, or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Information About The Proposed Use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use:

☐ Temporary ☐ Permanent

If temporary please give details:

Please state why you consider that a Lawful Development Certificate should be granted for this proposal:

THIS SMALL EXTENSION IS WITHIN THEIR PERMITTED DEVELOPMENT RIGHTS

8. Description Of Proposal

Does the proposal consist of, or include:

a) The carrying out of building or other operations? ☑ Yes ☐ No

If Yes to a, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions):

SMALL REAR EXTENSION

b) Change of use of the land or building(s)? ☐ Yes ☑ No

If Yes to b, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out:

N/A

If Yes to b, please describe fully the existing or the last known use, with the date this use ceased:

N/A

Has the proposal been started? ☐ Yes ☑ No

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.
The burden or proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided.

3 copies of a completed and dated application form: ☑

3 copies of such evidence verifying the information included in the application as you can provide: ☐

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The correct fee: ☑

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant

Or signed - Agent [redacted]

Date (DD/MM/YYYY): 5/3/08 (date cannot be pre-application submission)

WARNING:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have been issued as a result of such false or misleading information.

11. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: [redacted] | Mobile number (optional): [redacted]

Country code: | Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: 01273 | National number: 727366 | Extension number:

Country code: 07803 | Mobile number (optional): 269168

Country code: | Fax number (optional):

Email address (optional): rob@rsparchitects.co.uk

13. 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)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

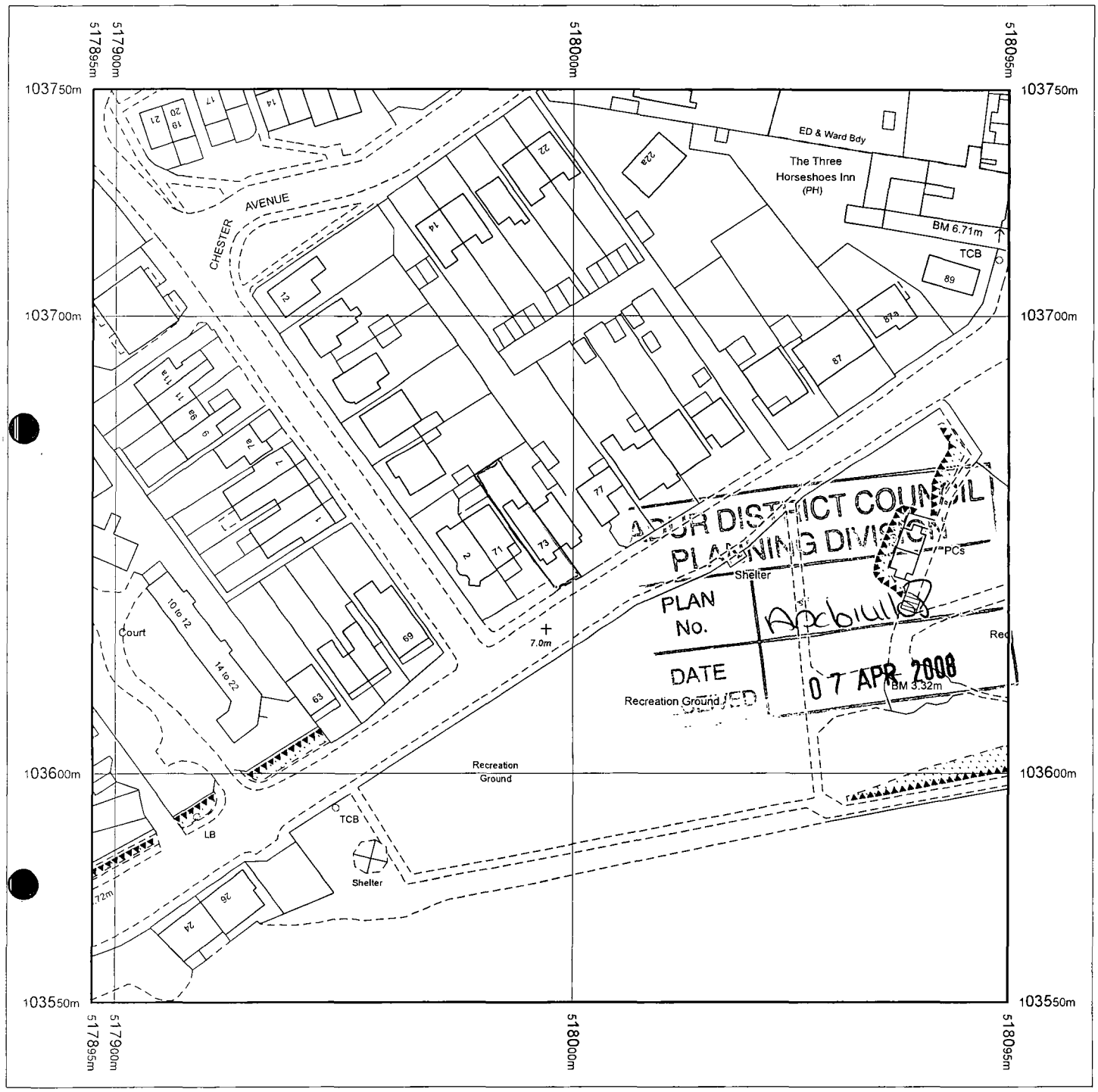
Contact name: JAMES OR JANE.

Telephone number: [redacted]

Email address: N/A

$Date: 2007/08/22 15:20:06 $ $Revision: 1.21 $

OS Sitemap™



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Centremaps Aworth**
Serial number: 00301400
Centre coordinates: 517995 103650

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

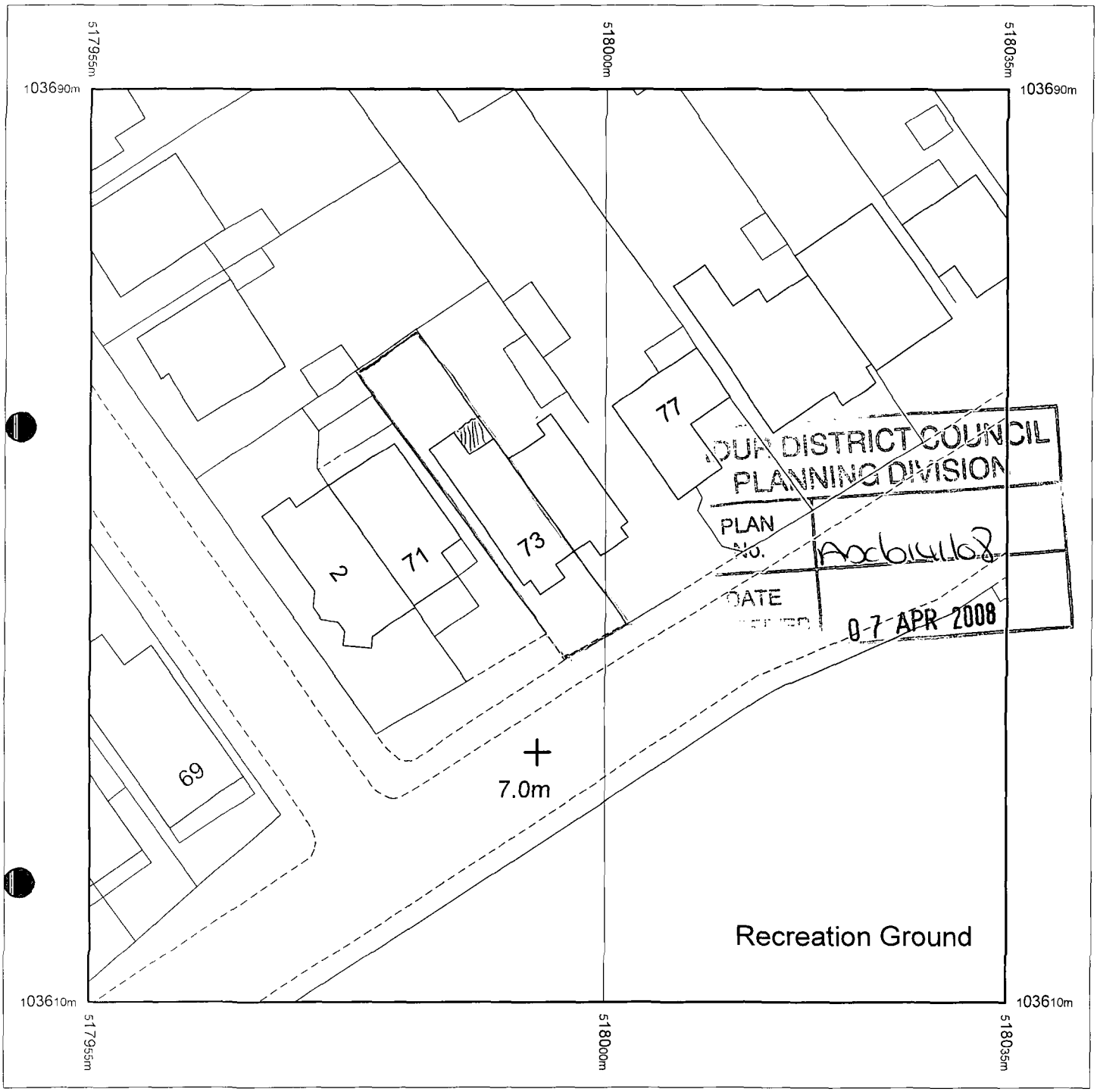
73 Brighton Road

Lancing

BN15 8RB

Ordnance Survey®

OS Sitemap™



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 10 20

Scale 1:500

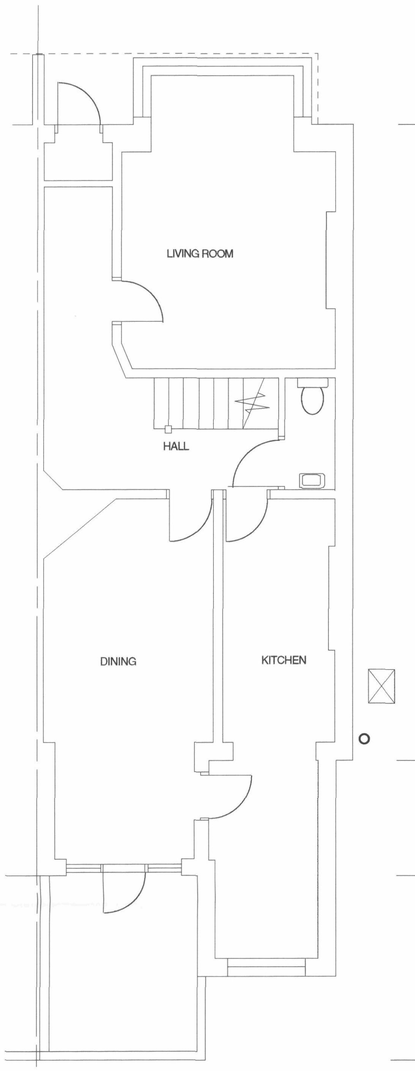
Supplied by: **Centremaps Aworth**
Serial number: 00301500
Centre coordinates: 517995 103650

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

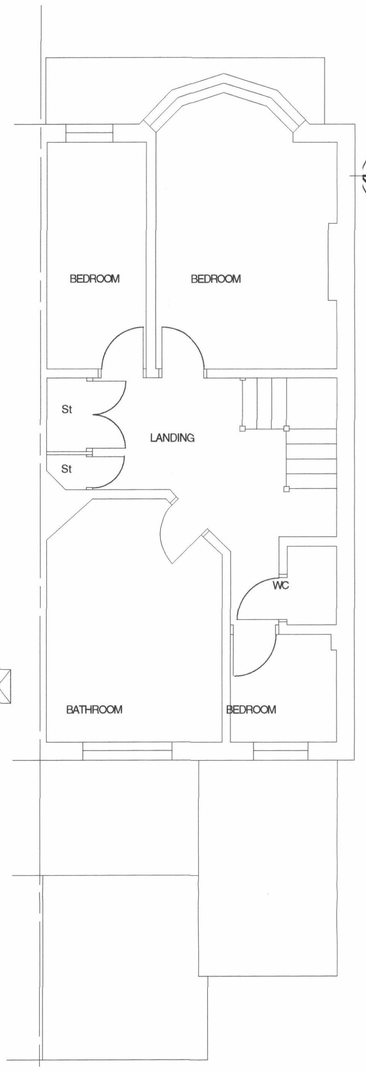
73 Brighton Road

Lancing

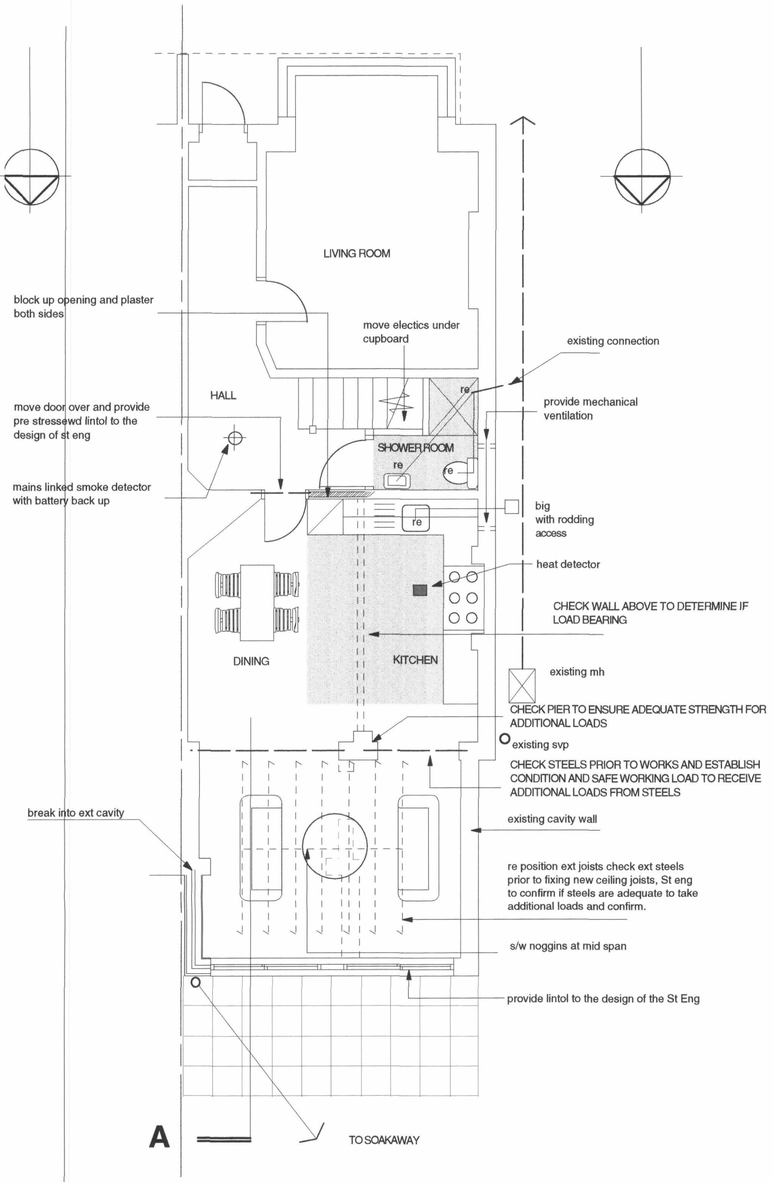
BN15 8RB



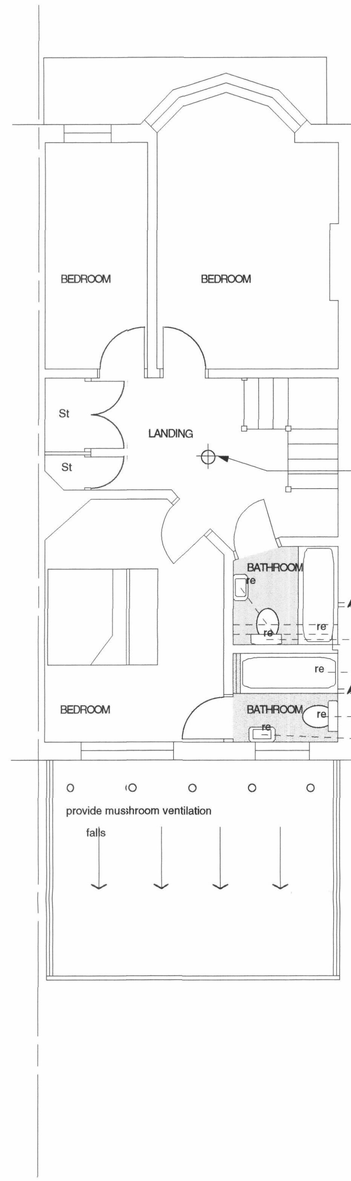
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



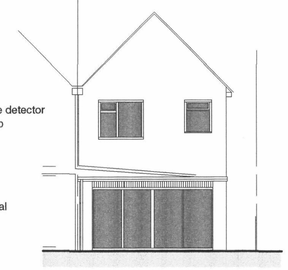
PROPOSED GROUND FLOOR PLAN



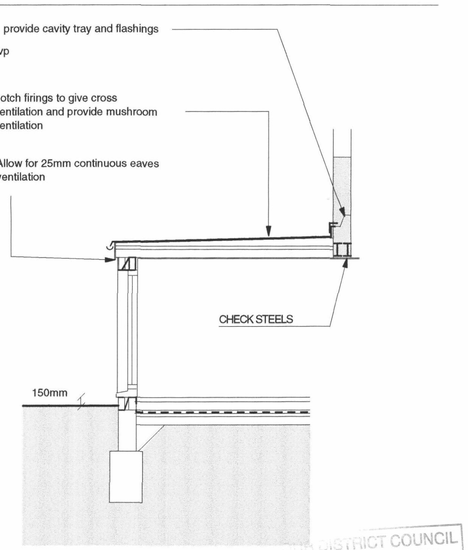
PROPOSED FIRST FLOOR PLAN



EXISTING REAR ELEVATION scale 1 : 100



PROPOSED REAR ELEVATION scale 1 : 100



SECTION A - A

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 08/0404/03
DATE RECEIVED 07 APR 2008

NOTES

FOOTINGS

Provide mass concrete strip foundations to the design of the structural engineer and taken down to a suitable base to the approval of the structural engineer and the Local Authority.

GROUND FLOOR

Provide a new concrete floor to comprise of 150mm wellconsolidated hardcore, 50mm sand blinding,1200 guage polythene membrane, 150mmmass concrete slab to the design of the structural engineer, 100mm Celotexinsulation and 75mm sand cement screed with stainless steel chicken wire reinforcement placed within the screed. Take dpm up the sides of the slab and tuck under the dpc. Provide galv trunking in slab to ensure existing timber floor is ventilated if required.

STEELWORK.

New steel beams in positions as shown and in accordance with structural engineers details.

Steel beams bearing onto new concrete padstones in accordance with structural engineer's details.

CAVITY WALLS CONSTRUCTION EXTERNAL

Cavity wall construction is to comprise of an inner skin of 100mm CelconHi Seven blocks, *90mm cavity with 50mm Cellotex CW3000 fixed* in strict accordance with the recomendations of the supplier and 100mm blockwork and 20mm two coat render .

Provide stainless steel wall ties at 450mm centers measured verticallyand 600mm centers measured horizontally, wall ties are to be at every other course at openings. Provide a dpc 150mm minimum above external finished ground level.

Cavity is to be closed at head with a slate.

Expansion / movement joints are to be provided *in strict accordance with the manufacturers* recommendations and with BS5628: part 3:1985, clause 20.

Provide Thermabate cavity closers at all window and door openings in strict accordance with the recommendations of the manufacturer.

VENTILATION

All windows are to have 8000mm sq d trickle ventilation set within the frame. Grilles are have an insect mesh set within the frame. All windows are to be double glazed

SHOWER ROOM

New W.C. is to have a mechanical extract system which is to achieve an extractin of 15 litres per second linked to a relay switch located within the door frame. The extrac is to run on for a minimum of 15 minutes ater it is switched off.

INTERNAL DRAINAGE

Provide uPVC wastes to all units. Provide 38mm dia to all baths and showers, 32mm dia to basins. All to have deep seal traps. Provide rodding eyes at all changes of direction.

SOAKAWAY

Soakaway design to be agreed by the LA before commencement

BOILERS

new condensing boilers sized by mechanical sub-contractor and allow for all necessary work in connection with this. Allow for thermastatically control valves to all radiators, boilers to be SEDBUK rating band A

HEIGHTS OF ELECTRICAL SOCKETS.

All switches and socket outlets for lighting and otherequipment in habitabe rooms is to be set atappropriate heights between 450mm and 1200mm from F. F. L.

All electrical work required to meet the requirements of Part P(Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so. A copy of a *certificatein accordance with BS 7671 provided* by a person competentto do so will be given to the Council.

Kitchens

The kitchens are to have mechanical extract to achieve an extraction of 60 litres per second linked into a humidity control sensor located in the center of the ceiling. The extraction is to run on for 15 minutes after the sensor is switched of.

FLAT ROOF

Flat roof is to be constructed of 50x200mm s/w treated timber joists at 400mm centers *firings to falls to gutter , 18mm ext quality plywood* and three course built up high performance roofing felt laid in accordence withthe manufacturers requirements. Provide 150mm Cellotex insulation between the joists and provide a vapour barrier on the warm side of the insulation. Provide 12.5mm plasterboard, skim and set. Allow a min of 50mm air gap between the top of the joist and top of the insulation. Ensure new felt is taken up under existing felt by a min of 300mm. Provide timber fascia and allow for 75mm plastic gutter and downpipe to discharge onto existing roof. Provide s/w treated noggins at the mid span of the joists to the full depth.

Ceiling joists are to be supported frm wall plate to ext *steel if possible. St Eng to design.*

10.GLAZING.

All glazing to be secured by means of external glazing beads.

Glazing to be hermetically sealed,argon filled, double - glazed 24mm units, comprising 2 panes of 6.4mm laminated safety glass - inner pane to be Low E.

All glass and glazing shall conform to:

BS.6206 : 1994.Specification for Impact Performance.
BS.6262 : 1982.Code of Practice for Glazing Buildings.
BS. 952 : 1978.Glass for Glazing.

Glazing to patio doors to be toughened glass Windows and doors are to achieve a u value of 1.80WmsqK

Do not scale from these drawings. The contractor is to check all dimensions, levels and conditions on site and advise of any discrepancies prior to the commencement of any work on site. All work is to be carried out in strict accordance with the relevant, current British Standards and codes of practice. Materials and components are to be fixed in strict accordance with the manufacturers instructions and recommendations and relevant body

AMENDMENTS

73, BRIGHTON ROAD LANCING

Client	Description
James & June	Existing and Proposed Plans

robert saunders partnership
Chartered Architects, Planning & Development Consultants, Project Management.

Date	Scale	Job No.	Drawing No.	Revision
Feb 2008	1 : 50	0809	01	

1 Westbourne Grove, Westbourne Gardens, Hove, East Sussex. Tel: (01273) 727366 Fax: (01273) 728483

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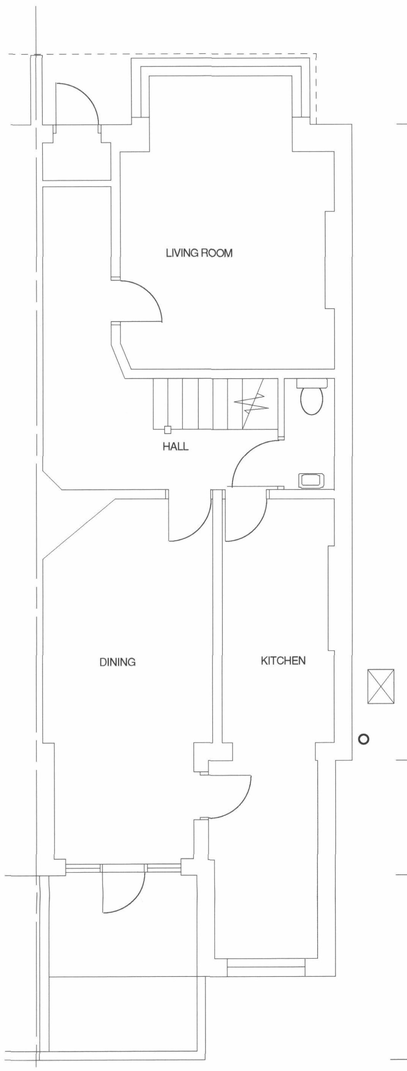
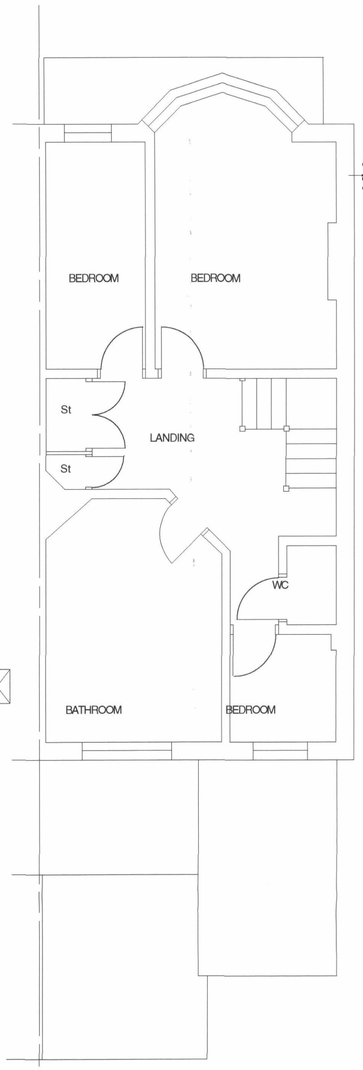
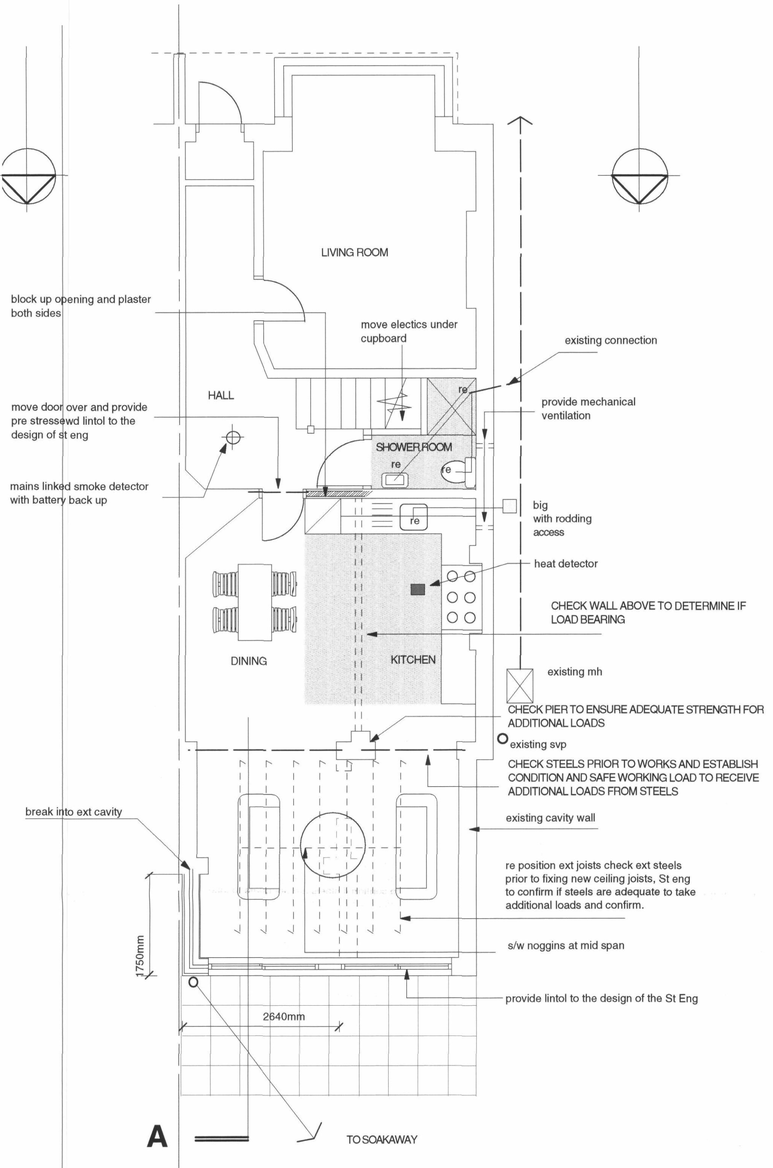


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



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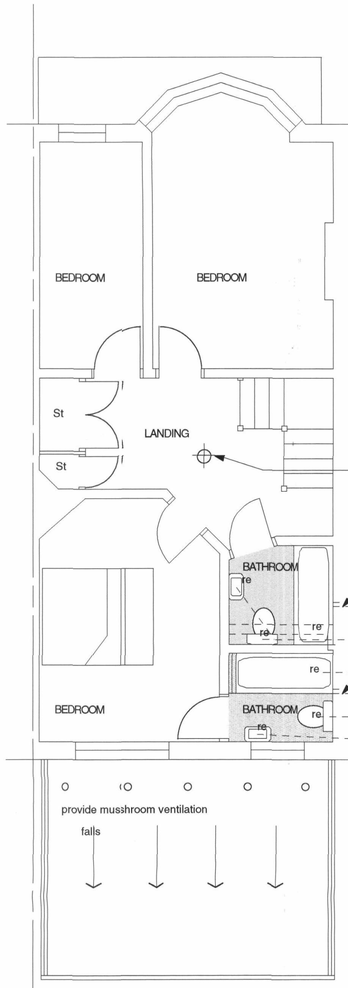
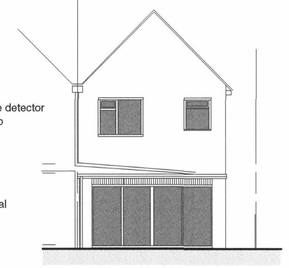


PROPOSED FIRST FLOOR PLAN



EXISTING REAR ELEVATION scale 1 : 100



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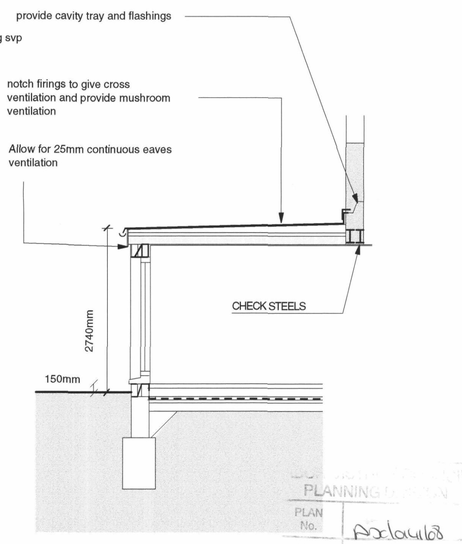

SECTION A - A

PLANNING
PLAN No. A
DATE RECEIVED 07 APR 2008

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AMENDMENTS
A March 2008 Dimensions added for planning

73, BRIGHTON ROAD LANCING

Client	Description
James & June	Existing and Proposed Plans

robert saunders partnership
Chartered Architects, Planning & Development Consultants, Project Management.

Date	Scale	Job No.	Drawing No.	Revision
Feb 2008	1 : 50	0809	01	A

1 Westbourne Grove, Westbourne Gardens, Hove, East Sussex. Tel: (01273) 727366 Fax: (01273) 728483

Do not scale from drawing

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