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
DATE 01 SEP 2008
ADC039368

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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:	MS
First name:	[illegible]
Last name:	WATSON
Company (optional):	
Unit:	
House number:	95
House suffix:	
House name:	
Address 1:	EASTERN AVE
Address 2:	
Address 3:	SHOREHAM
Town:	
County:	W. Sx
Country:	
Postcode:	

2. Agent Name and Address

Title:	MR
First name:	BARRETT
Last name:	BARRELL Ltd
Company (optional):	
Unit:	
House number:	153
House suffix:	
House name:	
Address 1:	SOUTH STREET
Address 2:	LANCING
Address 3:	
Town:	
County:	W Sx
Country:	
Postcode:	BN15 8BD

3. Description of Proposed Works

Please describe the proposed works:

Rear Extension & Front Porch.

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: _____ House number: 95 House suffix: _____

House name: _____

Address 1: EASTERN AVE

Address 2: _____

Address 3: SHOREHAM

Town: _____

County: W. SX

Postcode (optional): _____

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. 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 possible: ☐

Officer name:

Reference:

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

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. 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:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	render	render	☐	☐	
Roof	tiled	tiled	☐	☐	
Windows	UPVC	UPVC	☐	☐	
Doors	UPVC	UPVC	☐	☐	
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☑	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☑ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	10.6.08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
	N/A	

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served
	N/A.	

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		10.6.08

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 10.6.08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant 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 this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
	N/A	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. 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 original and 3 copies of a completed and dated application form: ☑

The original and 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 original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☑

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☑

13. Declaration

/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional nformation.

Signed - Applicant:

Or signed - Agent: [redacted]

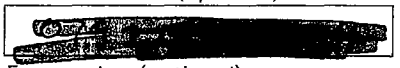
Date (DD/MM/YYYY): 10.6.08 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):



Country code: | Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01903	751927	

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

16. 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: | Telephone number:

Email address:



DOR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Add0393108
DATE RECEIVED 01 SEP 2008

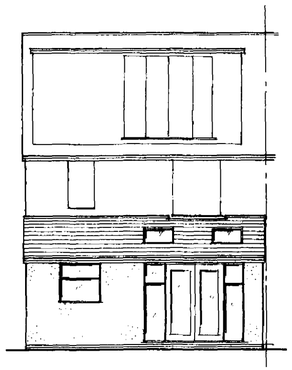


DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A1dc0393/08
DATE RECEIVED 01 SEP 2008

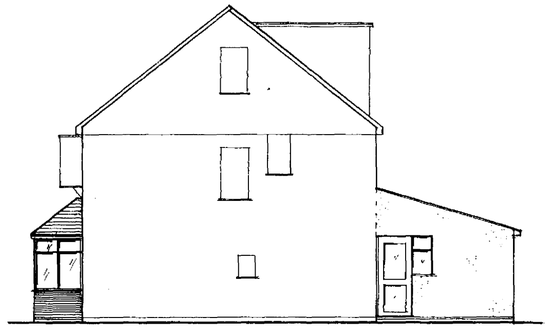
FILE
H.M



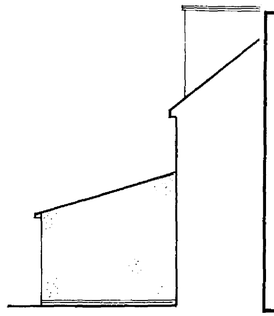
FRONT ELEVATION 1:100



REAR ELEVATION 1:100



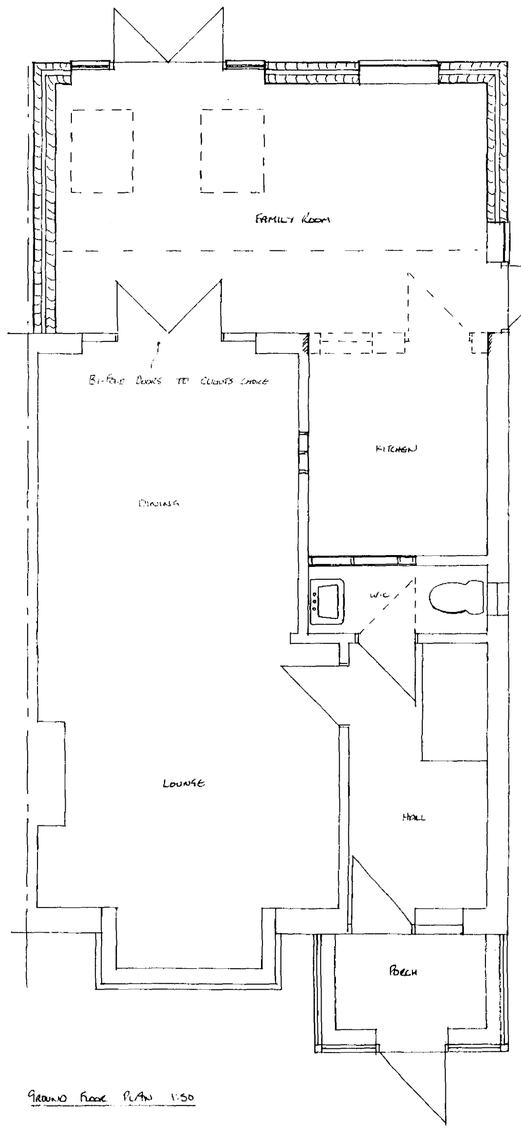
SIDE ELEVATION 1:100



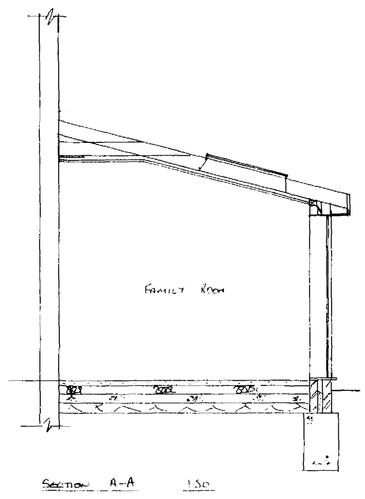
SIDE ELEVATION 1:100

BARRVELL LTD
ARCHITECTURAL & PARTY WALL SERVICES
153, South Street, Lancing.
West Sussex BN15 8BD
01903 751927
e-mail: barrvell@yahoo.co.uk

Drawing Title: 95 EASTBOURNE AVE, STREETHAM
REAR EXTENSION & FRONT PORCH
Scale: 1:50 1:100
Date: APRIL 07 Drawn by: SB
MS WATSON
Drg No. BAR/07/135 Rev. A



GROUND FLOOR PLAN 1:50



SECTION A-A 1:50

Building Regulation Notes
Scales 1:100 1:50

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS.

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 Regulations and Codes of Practise in force at this time. Any parts of the structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.
Any discrepancies found with this drawing should be reported to the client prior to works continuing.
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 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.
New dwellings are to be provided with a SAP rating upon completion of the work, prior to occupation.
Measurements to be checked prior to manufacture.
All measurements for stairs including headroom to new and existing to be checked before building works commence. Any discrepancies to be reported to client and architect.
Measurements shown on plan may differ once job is completed.
All works started before Building Regulation approval are carried out at the owners own risk.
No responsibility is accepted for furniture that doesn't fit into rooms.
The owner is ask to notify architect if building is built prior to 1937 and has shared drainage, as these drains may be deemed vested sewers and belong to Southern Water.

FOUNDATIONS

750 x 450mm 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. All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of works. All existing lintels taking additional load are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

EXTERNAL WALLS

Cavity walls to be bonded into existing walls comprising 100mm 'Toplite Standard' outer leaf, rendered externally, 85mm cavity filled with 85mm Rockwool with a 100mm 'Toplite Standard' inner leaf with 13mm lightweight plaster internally. Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. Lean mix concrete to be placed in cavities up to a level 225mm below dpc. DPC to be lapped with existing wall DPC and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed. Where cavities meet existing walls, cavities to be made continuous. Blockwork below ground level to be Class A dense concrete or alternatively semi- engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course. Where drains pass through external 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. Ensure that at all openings no cold bridging occurs by using a proprietary system such as Thermabate Closers, or similar approved. All walls constructed with 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 1200mm centres and screw fixed to joists. Weep holes to be provided adjacent to ground level and over openings / cavity trays etc. every third perpendicular. Rendering should be in 2 coats of 10mm each with a scraped or textured finish. (Nominal mix should be 1:1:6). All making good to match existing and dissimilar backgrounds reinforced to obviate cracking.

INTERNAL WALLS

Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggins at minimum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Walls supported off double floor joists where running parallel with floor joists.

GROUND FLOORS

Minimum 65mm screed reinforced with chicken wire (mix 1:3 or 4) on 100 mm concrete ground floor slab (1:2:4 mix), on 80mm Celotex laid over 1200 gauge polythene damp proof membrane on blinded hardcore minimum 100mm thick with perimeter insulation to slab.

Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain. Where existing suspended 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.

PITCHED ROOF

TIMBER ROOF STRUCTURES TO BE FIXED IN ACCORDANCE WITH BS CODES OF practice no CP3 and CP112.
Plain tiles to match existing on 25 x 38mm sw treated battens on tyvec or similar felt to BS747 on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. C16 grade ceiling joists at 400mm centres spiked to rafters. Fascia to match existing with soffit of 'Masterboard' fitted with continuous 25mm ventilation strip. Due to low pitch use undertile system to prevent water egress. Rafters to be restrained to gable walls with 1000 x 30 x 5mm mild steel straps at 1.2m centres screw fixed securely.
Provide code 4 lead stepped cavity tray and cover flashing at junction of pitch roof and existing cavity walling.

BEAMS AND LINTELS

Catnic or IG lintels to be used over door a window opening with 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. Or Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less that 44mm x 44mm spaced at 600mm centres, with all joints staggered.

VENTILATION

New 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. W.C to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering. Kitchen to be provided with an extract fan capable of extracting not less than 60 litres per second (or 30 litres per second if fitted with a cooker hood) which may be operated intermittently and ducted to external air. All new windows to be double glazed timber, or UPVC with 16mm air gap and 'K' glass providing U value of 1.8W/m2K.. Velux roof lights to be fitted in accordance with manufacturers instructions, fitted with minimum 8000mm² trickle ventilator. Double up rafters either side. Internal WCs, bathroom and shower room to be provided with mechanical ventilation giving a rate of 15 litres per second, ducted to external air with 15 minute overrun and worked off light switch. Provide 10mm air intake beneath the wedoor.

FOUL WATER DRAINAGE

All plumbing to BS 5572. All below ground drainage to BS 8301.
Sink waste to be 38mm diameter with 75mm deep seal trap to discharge to back inlet gulley below grating back inlet gulley to be connected to manhole with 100mm diameter UPVC drain laid to 1:40 fall and surrounded in pea beach.
All fittings to be provided with trapped waste pipes as follows

Sink, shower and baths	40mm diameter
Wash hand basin	32mm diameter
WC	100mm diameter

Common waste pipes to be 50mm diameter. All traps to be 75mm deep seal and all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with anti-syphonic traps.
New inspection chambers to be constructed of 100mm semi-engineering brickwork rendered externally on 150mm thick concrete base. Inspection chambers over 900mm deep to be constructed of 225mm brickwork.
All drains to be 100mm dia UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450mm. Existing manholes to be rebenched accordingly if required.

SURFACE WATER DRAINAGE

Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway. New soakaway min 4.6m away from any building to be 1m3 below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene. Drain to be 100mm dia UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

GLAZING

All glazing to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206.

HEATING

Heating to be controlled by room thermostat in living room and thermostatic radiator valves. All works to be extended/ upgraded to be carried out in accordance with the 'domestic Heating Compliance guide'. Existing central heating system to be extended into new extension / room in roof with appropriate sized radiators.

ELECTRICS

All Electrical works required to meet the requirements of part P (Electrical safety) must be designed, installed, inspected and tested by a person competent to do so. A certificate to BS7671 must be provided at completion of works.

LIGHTING

New lighting (comprising either basic outlets or complete luminaries) must only take lamps having a luminous efficacy greater than 40 lumens per circuit – watt. Examples are fluorescent tubes and compact fluorescent lamps (no GLS tungsten lamps with bayonet cap or Edison screw bases).
Recommended number of efficient lighting is as follows. Provide 1 light per every 4 lights or for every 25m2 whichever is greater.

