Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
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BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR
DISTRICT COUNCIL

Application for Planning Permission
Town and Country Planning Act 1990

PLANNING ... ON
PLAN No. ADC/0412/08
DATE 05 AUG 2008

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: The Governors of | Surname: St Peter's Catholic primary School

Company name:

Street address: Sullington Way

Town/City: Shoreham-by-Sea
County: West Sussex
Country:
Postcode: BN43 6PJ

	Country Code	National Number	Extension Number
Telephone number:		01273454066	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss | First Name: Jacki | Surname: Beard

Company name: Morgan Carn Partnership

Street address: Blakers House
79 Stanford Avenue

Town/City: Brighton
County: East Sussex
Country:
Postcode: BN1 6FA

	Country Code	National Number	Extension Number
Telephone number:		01273557777	
Mobile number:			
Fax number:		01273552227	

Email address: jackibeard@morgancarn.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Alterations and extension to existing single storey Reception Area to the front of the existing building and 2 storey classroom and stair extension to the rear of the existing building together with minimal external works to provide access onto the existing playground. provision of new PE store extension adjacent to the existing classroom extension at the rear of the school.

Has the building, work or change of use already started? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: St Peters RC School

Street address: Sullington Way

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 6PJ

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

Easting: 522389

Northing: 105686

Description:

5. Pre-application Advice

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

6. 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

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Multistock facing brickwork generally and stained horizontal timber boards between upper and lower windows to hall.

Description of *proposed* materials and finishes:

Multistock facing brickwork generally and horizontal cedar (or similar) timber boards between upper and lower windows to new classroom extension.

Roof - description:

Description of *existing* materials and finishes:

A mixture of copy metal sheeting and roofing felt. Fasicas and soffits are painted timber, colour white, generally, and white uPVC to classroom extension to rear of school. Rainwater goods are assumed to be either aluminium or plastic, colour white.

Description of *proposed* materials and finishes:

3 layers high performance roofing felt with the cap sheet copper finished to match the existing roof to the adjacent single storey classroom extension. Fascias and soffits to be uPVC, collour white. Gutters and downpipes to be aluminium, colour white.

Windows - description:

Description of *existing* materials and finishes:

White steel single glazed generally with blue panels where curtain walling occurs. Brown stained timber double glazed to reception offices to front of the school. White polyester powder coated aluminium double glazed to classroom extension to the rear of the school.

Description of *proposed* materials and finishes:

Polyester powder coated double glazed, colour white, with sandwich panels where required.

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

White or blue steel single glazed generally. Timber to main entrance doors to reception lobby. White polyester coated aluminium double glazed to classroom extension to the rear of the school.

Description of *proposed* materials and finishes:

Polyester powder coated double glazed, colour white.

Others - description:

Type of other material: Canopy

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Polyester powder coated steel, colour to be agreed, with triple wall polycarbonate cladding.

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:

Drawing no. 0817-05.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Not applicable

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

15. Existing Use

Please describe the current use of the site:

Education - primary school

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
OTHER	Please specify	1116.9	0.0	224.8	224.8
	Total	1116.9	0.0	224.8	224.8

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
Other							☒

22. Site Area

What is the site area? 9,098.32 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Not applicable.

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

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.

Title: Miss First name: Jacki Surname: Beard

Person role: Agent Declaration date: 12/08/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select Either A or B

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

(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: ○

Title: Miss First Name: Jacki Surname: Beard

Person role: Agent Declaration date: 12/08/2008 ☒ Declaration Made

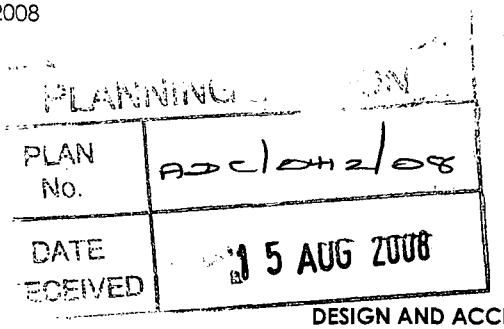
27. Declaration

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

Date 28/07/2008

0817/D/DAS/JB
August 2008





DESIGN AND ACCESS STATEMENT

Reception Lobby and Classroom Extensions
at
St Peter's Catholic Primary School, Shoreham

Use

The proposed development comprises extending the existing reception lobby and office at the front of the school, complete with new entrance canopy, together with a new 2-storey classroom extension to the rear of the school with a lightweight corridor link at first floor level to link the new extension to the remainder of the existing building. An existing brick outbuilding (PE store) is to be demolished and rebuilt as new, to match the adjacent extension, in the same position.

Amount

To meet the school's requirements the new development will provide an additional floor area of approximately 225m^2.

Layout

The new reception office/lobby extension is situated at the front of the school building opposite the main entrance into the site. The new classroom extension is to be positioned at the northeast corner of the existing building at the rear of the school opposite the playground/playing field. There is to be a new lightweight corridor built, at first floor level, over an existing flat roof to connect the new classroom extension to the rest of the existing school building. The new PE store is to be built in the same position as the existing demolished building.

Scale

The new 2-storey classroom extension is to be kept at a lower level than the adjacent classroom wing, with the stair/first floor corridor link lower still. The new PE store extension is single storey. The extension to the reception office/lobby is an extension to the existing single storey flat roof building.

Landscaping

The existing paving and low-level wall outside the existing classroom extension will be carried up to the new classroom extension, with stepped access (approximately 2no. risers) onto the playground.

Appearance

The construction of the new extensions will incorporate matching materials to the existing walls, flat roof and windows/doors to the existing adjacent classroom extension. It is proposed to break up the amount of brickwork to the new classroom extension in the vicinity of the new windows with horizontal timber boards (cedar or similar), similar to the existing hall elevation. The flat roof to the new classroom extension is to be surrounded by parapet walls.

Access

There is already an existing flush threshold to the main entrance doors, which will remain as is. Flush thresholds will be provided to all new external doors to the new extensions (with the exception of the new PE store).

0817/D/WMS/JB
August 2008

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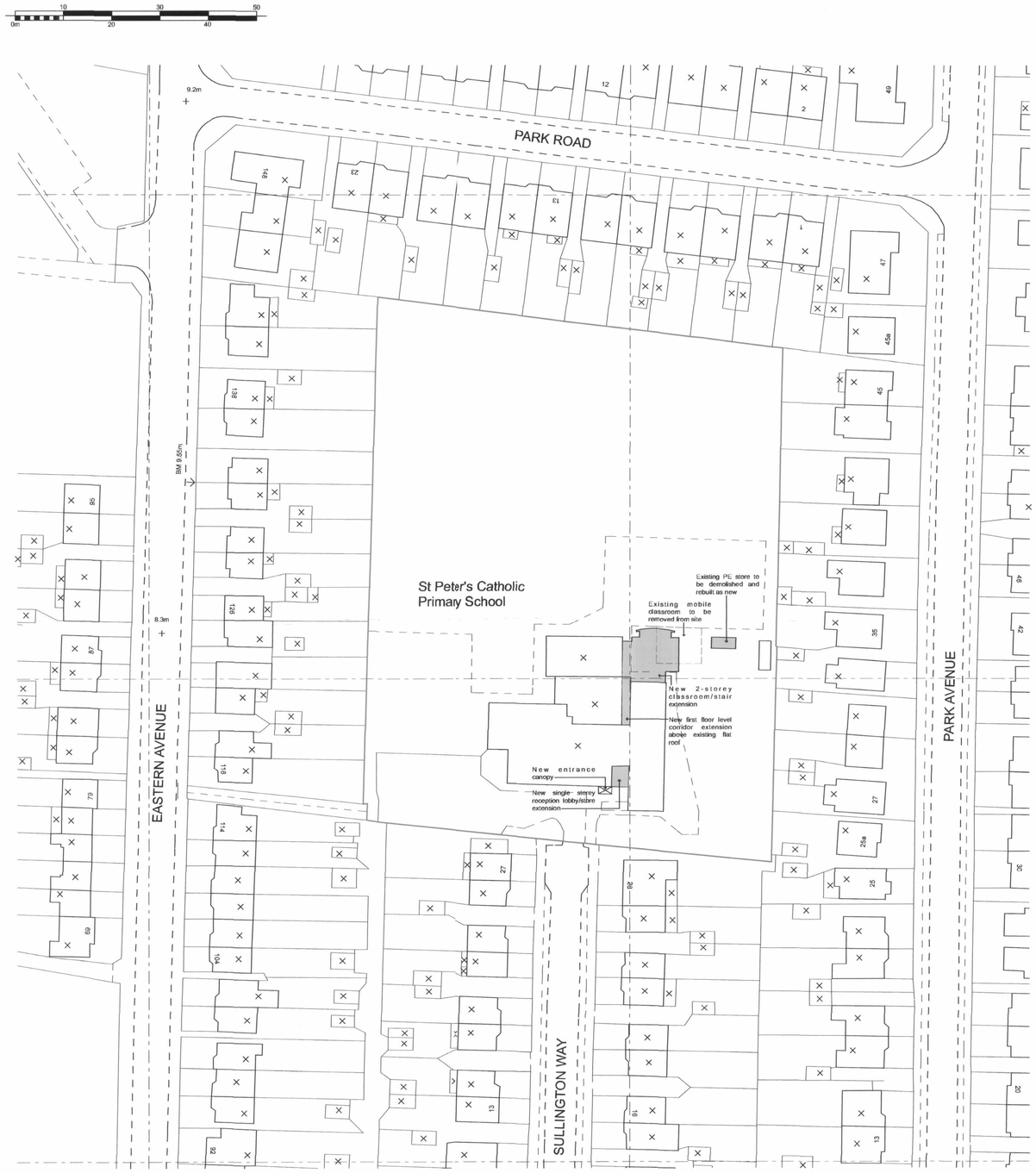
AD C/0412/08
15 AUG 2008
RECEIVED

WASTE MINIMISATION STATEMENT

Reception Lobby and Classroom Extensions
at
St Peter's Catholic Primary School, Shoreham

- There will be no demolition works carried out prior to works commencing.
- Any excavated materials will, wherever possible, be reused on site. Any that can't be reused will be disposed of to a Recycling Contractor.
- Any top soil removed will be used where possible in making good the existing landscaping.
- Dedicated material recycling skips will be used by Contractor during construction.
- During construction the Contractor will ensure the correct amount of building materials are ordered, therefore reducing the amount of waste from unused materials.
- Space on site will be allocated for the storage of waste materials be stock piled until there is a full lorry load for recycling if possible.
- Timber packaging will be segregated on site and standard size pallets will be returned or collected by a Specialist Contractor.
- The Contractor will produce a plan which details how water use and run-off will be minimised, e.g. grey water recycling.
- All aggregate used during construction will be recycled.
- Contractors will be instructed to obtain materials from local sources wherever possible and will use local suppliers wherever practicable.
- All materials will be securely stored so as to avoid being blown away.
- When using plaster board to line walls one thicker layer will be used rather than two thinner layers in order to reduce waste.

Do not scale from this drawing. Work to indicated dimensions only. All dimensions to be confirmed on site. This drawing is to be read in conjunction with other drawings in this series and all relevant consultants drawings and documentation where applicable. This drawing has been produced for the specific client and project identified below and is not intended for use by any other person or for any other purpose other than indicated on this drawing. Please report any discrepancy on this drawing to Morgan Carn Partnership for clarification. © Morgan Carn Partnership



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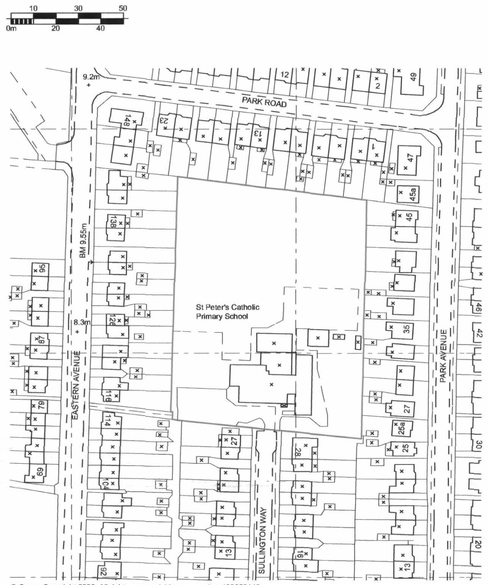
BLOCK PLAN 1:500



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LOCATION PLAN 1:1250

N

ad-04-2-08

15 AUG 2008

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Scheme **ST PETER'S CATHOLIC PRIMARY SCHOOL SHOREHAM**

Title **BLOCK AND LOCATION PLANS**

Scale	1-500 / 1-1250 @ A1	Drawn By	JB	Drawing Number
Date	JULY 08	Date plotted	12/08/2008	**0817-01**

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EXISTING GROUND FLOOR PLAN 1:100



DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0412/08
DATE RECEIVED 15 AUG 2008

EXISTING FIRST FLOOR PLAN 1:100

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Scheme **ST PETER'S CATHOLIC PRIMARY SCHOOL SHOREHAM**

Title **EXISTING GROUND AND FIRST FLOOR PLANS**

Scale	1-100 @ A1	Drawn By	JB	Drawing Number	
Date	JULY 08	Date plotted	12/08/2008		**0817-02**

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SOUTH ELEVATION [FRONT]



WEST ELEVATION



NORTH ELEVATION [REAR]



EAST ELEVATION



EXISTING ELEVATIONS 1:100

SOLIHULL COUNCIL
PLANNING DIVISION
PLAN No. A0804/08
DATE 15 AUG 2008

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Scheme **ST PETER'S CATHOLIC PRIMARY SCHOOL SHOREHAM**

Title **EXISTING ELEVATIONS**

Scale	1-100 @ A1	Drawn By	JB	Drawing Number
Date	JULY 08	Date plotted	12/08/2008	**0817-03**

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PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100

COUNCIL
PLANNING DIVISION
PLAN No. ADC/0412/08
DATE 15 AUG 2008

Rev

PLANNING

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Scheme **ST PETER'S CATHOLIC PRIMARY SCHOOL SHOREHAM**

Title **PROPOSED GROUND AND FIRST FLOOR PLANS**

Scale	1-100 @ A1	Drawn By	JB	Drawing Number	
Date	JULY 08	Date plotted	12/08/2008		**0817-04**

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SOUTH ELEVATION [FRONT]



WEST ELEVATION



NORTH ELEVATION [REAR]



EAST ELEVATION



TYPICAL SIDE ELEVATION OF PE STORE

MATERIALS

WALLS:-
-Multistock facing brickwork to match existing
-Cedar horizontal timber boards, or similar

WINDOWS:-
-Aluminium double glazed, colour white, with insulated panels where applicable

DOORS:-
-Aluminium double glazed, colour white

ROOF:-
-3 layers high performance roofing felt, cap sheet copper finish to match existing

FASCIAS/SOFFITS:-
-UPVC, colour white

GUTTERS/DOWNPIPES:-
-Aluminium, colour white

PAVING:-
-Concrete paving slabs, colour natural, to match existing

CANOPY:-
-Polyester powder coated steel with triple wall polycarbonate cladding

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0408
DATE 15 AUG 2008

Rev

PLANNING

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Scheme **ST PETER'S CATHOLIC PRIMARY SCHOOL SHOREHAM**

Title **PROPOSED ELEVATIONS**

Scale	1-100 @ A1	Drawn By	JB	Drawing Number
Date	JULY 08	Date plotted	12/08/2008	**0817-05**

0m 1 2 3 4 6

PROPOSED ELEVATIONS 1:100