ADUR DISTRICT COUNCIL

# Adur District Council

## Town and Country Planning Act 1990

Office use
App. [illegible]
Date Re.
Fee 13 22 MAR 2007
Rec. No.

## Householder's planning application form

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.**

28 SAXONS, SHOREHAM-BY-SEA, W SUSSEX.

**2 Type of property** (please tick)

| | | | | | |
|---|---|---|---|---|---|
| Detached House | ✓ | Terraced House | | Other (please give details) | |
| Semi-detached House | | Flat | | | |

**3 Please describe the development you are applying for.**

PROPOSED SIDE EXTENSION AND GARAGE CONVERSION

**4 Applicant** (in block capitals)

Full name : MR B THOMPSON.

Address (including postcode):

28 SAXONS, SHOREHAM-BY-SEA, W SUSSEX

**Phone Number:**

Home:

Work:

Extension:

Fax Number:

**Agent** (if any)

Full name : ATTERBURY MOORE ASSOC

Address (including postcode): THE OLD STABLES, CLAPHAM COMMON, CLAPHAM, WORTHING, W SUSSEX. BN13 3UR.

**Phone Number:**

Home:

Work: 01903 871131.

Extension:

Fax Number:

**5** Please enclose four copies of this form and four sets of plans.
Please number

| | Plan number | Scale |
|---|---|---|
| Location plan | | |
| Block plan | | AS SHOWN. |
| Floor plan | IN A1 SCAN. | |
| Elevations | | |
| Other | | |

**6** **Will the development involve cutting down any trees?** Yes ☐ 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?** Yes ☐ No ☑

**8** **Does this application require a fee?** (See note 3) Yes ☑ No ☐

**If "No", please tick the option that applies** (See note 3) A ☐ B ☐ C ☐

**If "Yes", please state the fee enclosed** (See note 4) £135.00

**Signature:** [signature] **Date:** 19/03/07

**Please print your name:** C. MOORE

**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:** [signature] **Date:** 19/03/07.

**Please print your name:** C. MOORE

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

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date 19th September 2006

ADUR DISTRICT COUNCIL
PLANNING DIVISION
NO Ad0a4107
DATE RECEIVED 22 MAR 2007

## DESIGN AND ACCESS STATEMENT

**Site Address:** 28 Saxons, Shoreham-by-Sea
**Proposed Works:** Proposed side extension and garage conversion

### Existing

The existing property is a 3-bedroom detached dwelling with a detached garage at the rear The dwelling has an existing rear conservatory The dwellings in the Saxons are built on a slope and therefore the houses are stepped An existing brick retaining wall is located on the eastern boundary

### Use:

The proposed side extension will provide the clients with a new bathroom, a utility room and a separate wc. The extension will also provide a large store / garage at the front The client is aware that a car will not be able to park in the garage, although due the width of the existing drive and the rear garage parking is already restricted. 2 parking spaces at the front will be retained The rear garage will be converted to provide a home office

### Amount:

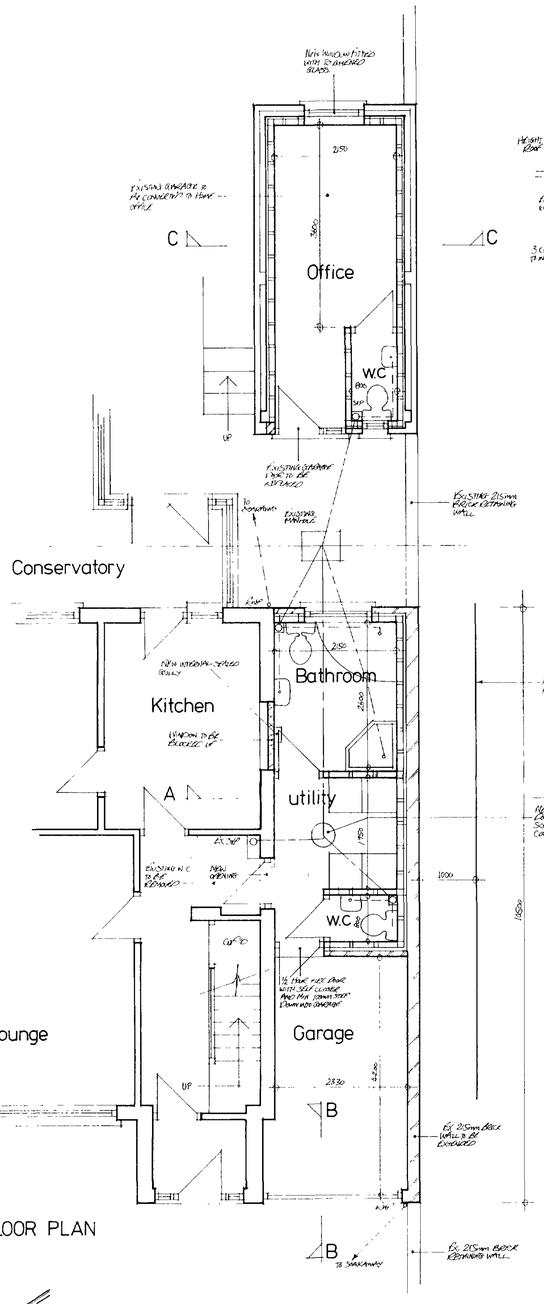
The extension will extend over the existing driveway to the brick retaining wall on the eastern boundary The client has consulted with the neighbour to obtain approval prior to this application. The front will extend to the existing porch and the rear will line up with the back of the house The flat roof will be removed from the rear garage and reconstructed at a higher level (200mm additional height)

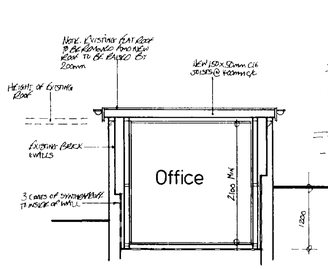
### Layout:

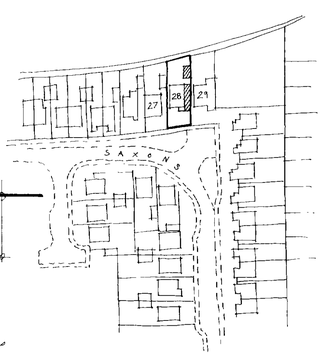
See use above.

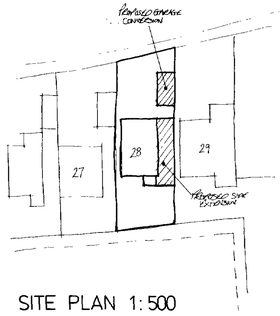
### Scale & Appearance:

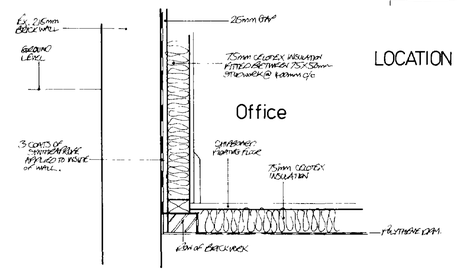
The proposed side extension will include a false pitch roof to the front that will match the height of the adjacent porch The roof tiles will match the existing The extension will be constructed externally with facing brickwork to match the existing house The extension will have a flat roof with a parapet wall above the boundary wall. In order to gain height in the converted garage, the flat roof will be removed and raised by 200mm

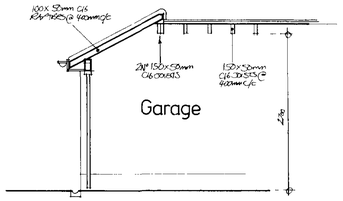


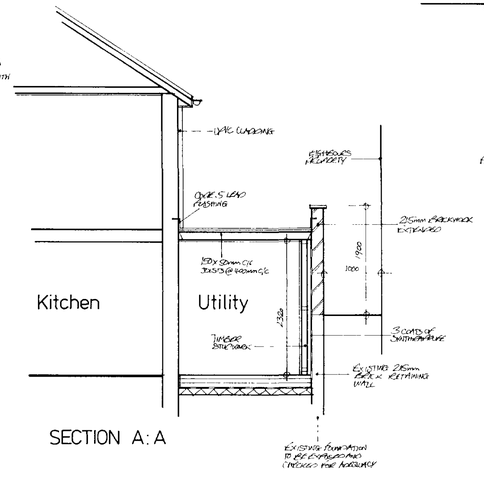



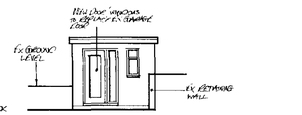



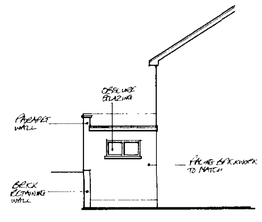



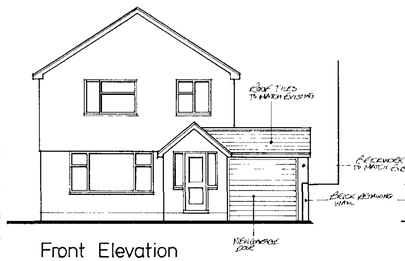



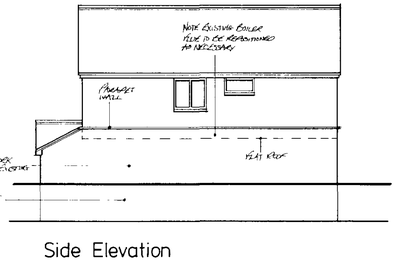










**Surface Water Drainage**
Rainwater to 100mm half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway
New soakaway min 4 6m away from any building to be 1m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000 gauge polythene Drain to be 100 dia UPVC laid to min. fall of 1 in 40, bedded and surrounded in pea beach

**Glazing**
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause

**Electrical Safety**
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with This may require an appropriate BS 7671 electrical installation certificate to be issued for the work

**BUILDING REGULATION NOTES**

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
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 neighbour's 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
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
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved Any work undertaken is done so at the clients risk

**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
***All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.***
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary

**External Walls**
*Extension*
New external wall to be timber frame construction comprising 102mm brick outer leaf, 50mm clear cavity and 100 x 50mm studding at 400mm centres Studding to be clad externally with breather paper (Sealkraft), on 12 5mm plywood sheathing, nailed to studwork at 200mm centres, and insulated with 75mm thick Celotex GA3000 insulation fitted between studwork (push insulation hard against ply leaving a 25mm air gap). Internally finish the wall with a 12mm layer of Celotex and one layer of 12 5mm foil backed (vapour barrier) plasterboard with joints taped All to achieve a U value of 0 30 W/m² K The side elevation is to be 215mm brickwork The existing retaining wall is to be extended to new level as shown on plan and to include a parapet wall 3 coats of synthraprufe or similar are to be applied to the inner face of the wall before the timber studwork is formed Synthraprufe to be lapped to new dpm.
*Garage Conversion*
New external wall constructed of 75 x 50mm studding at 400mm centers postioned 25mm away from external wall Wall to be insulated with 75mm thick Celotex GA3000 insulation fitted between studwork (push insulation hard against ply leaving a 25mm air gap) Internally finish the wall with one layer of 12 5mm foil backed (vapour barrier) plasterboard with joints taped 3 coats of synthraprufe to be applied to inner face of external brick wall prior to forming the stud inner wall All to achieve a U value of 0 30 W/m² K
*General*
Horizontal strip polymer (tyload) 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 Vertical DPC to be installed at all reveals where cavity is closed
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
The separating wall between the garage and dwelling shall be taken up to the underside of the floor covering and fire stopped with mineral wool quilt ensuring no gaps exists
All walls constructed with wall ties built in at 450mm centres vertically and 900mm 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

**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 maximum 1200 centres Studding faced both sides with 12 5mm plasterboard finished with set Provide 100mm mineral wool between studs for sound insulation purposes

**Ground Floors**
*Extension*
Minimum 65mm screed reinforced with chicken wire (mix 1 3 or 4) on 75mm Celotex flooring grade insulation (GA3000) on 100mm concrete ground floor slab (1 2 4 mix) over 1200 gauge polythene damp proof membrane on blinded hardcore minimum100mm thick with perimeter insulation to slab. All to achieve a U value of 0 22 W/m² K
*Garage*
Garage floor to be floating floor Lay 1200 gauge polythene damp proof membrane over existng concrete slab, 75mm Celotex flooring grade insulation (GA3000) and 18mm flooring grade tongued and grooved chipboard

**Flat Roof**
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112
Flat roof covered with 3 layer built up felt to BS747 finished with 12 5mm chippings bedded in bitumen All felt work and detailing to be in accordance with CP144 18mm WBP plywood decking on sw firrings to give min 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) Roofing felt dressed up existing wall by 150mm with code 4 lead cavity tray and cover flashing built into existing cavity wall dressed down over felt upstand Flat roof to be insulated with 1 layer of 100mm Celotex GA3000 insulation fixed between joists (leaving a min air gap of 50mm above insulation) and ceiling lined with a further layer of 40mm Celotex GA3000 fixed to underside of joists finished with 12 5mm foil faced plasterboard finished to client's approval Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1 2m centres All to achieve a U value of 0 20 W/m² K
Firrings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at 1 2m centres screw fixed securely
If min 150 x 50mm roof joists are used then insulate with 90mm GA3000 Celotex between joists and underline with 25mm GA3000 Celotex leaving a min 50mm air gap above the insulation

**False Pitched Roof**
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112
Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on SC3 grade rafters at max 400mm centres 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps Fascia to match existng with soffit of Masterboard' fitted with continuous 25mm vent and fly-proof screen 175 x 25mm ridge board

**Lintels**
Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings All voids within lintels to be filled with 150mm fibreglass

**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
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 within 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 between panes. Glazing to be 16mm cavity Low E with an emissivity of 0 15 in order to provde the minimum U value of 1 8 W/m² K
All new doors with more than 50% of glazing to have a min U value of 2 2 W/m² K All other doors to have a min U value of 3 0 W/m² K
Internal WC and bathroom 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
Utility room to be provided with an extract fan capable of extracting not less than 30 litres per second that may be operated intermittently and ducted to external air
Provide 10mm air intake gap beneath bathroom and utility room doors.

**Foul Water Drainage**
All plumbing to BS EN 12056 (BS5572)
All below ground drainage to BS8301
All fittings to be provided with trapped waste pipes as follows

| | |
|---|---|
| Sink, shower & 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 & all waste pipes are to be fitted with rodding access on light bends
Common wastes or runs in excess of 1 7m long are to be fitted with antisyphonic traps
New inspection chambers/manholes to be proprietary plastic mouldings supplied by "Osma" or similar approved Installed strictly in accordance with manufacturer's instructions
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 450m
All manholes within the building to be fitted with double seal screw down covers

Received
22 MAR 2007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Address of works: 28 Saxons, Shoreham-by-Sea

Drawing title: Proposed Side Extension and Garage Conversion

| Date | February 2007 | Revisions | | | |
|---|---|---|---|---|---|
| Scales: | 1:50,100,500,1250 | Dwg No | 01 | Job No | AD-101 |