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
PLAN No.
DATE RECEIVED
26 MAR 2010

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

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Mr | First name: Stuart | Surname: Chapman

Company name: Pentangle Consulting Engineers

Street address: 37 East Meadway
Shoreham Beach
Town/City: Shoreham - By - Sea
County: Sussex
Country: England
Postcode: BN43 5RF

	Country Code	National Number	Extension Number
Telephone number:	0044	01273 201309	
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: Mr | First Name: Stuart | Surname: Chapman

Company name: Pentangle Consulting Engineers

Street address: Pentangle Consulting Engineers
68 Middle Street
Town/City: Brighton
County: Sussex
Country: England
Postcode: bn1 1AL

	Country Code	National Number	Extension Number
Telephone number:	0044	01273 201309	
Mobile number:			
Fax number:			

Email address:

3. Description of Proposed Works

Please describe the proposed works:
Conversion of existing garage into usable floor area to the property

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: 37 Suffix:

House name:

Street address: East Meadway

Town/City: SHOREHAM-BY-SEA

County: West Sussex

Postcode: BN43 5RF

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

Easting: 522474

Northing: 104676

Description:

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, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

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):

Officer name:

Title: Mrs First name: Hannah Surname: Barker

Reference:

Date: 05/02/2008

Details of the pre-application advice received:

Advice on the feasibly of adapting a 2 storey extension to the property in place of the existing garage.

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

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

8. Parking

Will the proposed works affect existing car parking arrangements? ◉ Yes ○ No

If Yes, please describe:

The existing garage is being converted; therefore vehicles will park on the drive within the boundary

9. Council Employee / Member

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

10. 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

11. Materials

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

11. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

Cavity wall with face brickwork to the existing property. Existing garage consists of single skin face brickwork that is consistent with the property.

Description of *proposed* materials and finishes:

Existing brickwork to the garage is to remain, and be adapted into cavity wall construction

Roof - description:

Description of *existing* materials and finishes:

Existing property consists of a pitched, hipped roof clad with concrete tiles. Existing garage consists of a flat roof.

Description of *proposed* materials and finishes:

Proposed roof is to be a pitched, hipped roof clad with concrete tiles to match existing

Windows - description:

Description of *existing* materials and finishes:

Existing windows to dwelling are timber double glazed units. Window to utility room is timber single glazed unit. Existing conservatory at rear consists of timber effect upvc double glazed units.

Description of *proposed* materials and finishes:

Proposed window is to be timber effect double glazed unit at front of property to match existing

Doors - description:

Description of *existing* materials and finishes:

Main front door to property is timber effect upvc. Existing conservatory to rear property consists of timber effect upvc double doos. Existing garage consists of up and over garage door. Rear door that gives entry to existing utility room is a single glazed timber door.

Description of *proposed* materials and finishes:

New door will be timber effect upvc double doors to rear of property,

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:

2773/A/001(A) - 2773/A/002/(A) Existing & Poposed Plans & Elevations
2773/A/003(A) - Site Plan & Block Plan
2773/SS/01 - D & A Statement

12. 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: Mr First name: Stuart Surname: Chapmen

Person role: Agent Declaration date: 19/03/2008 [X] Declaration made

12. 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: Mr First Name: Stuart Surname: Chapmen

Person role: Agent Declaration date: 19/03/2008 [X] Declaration Made

13. Declaration

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

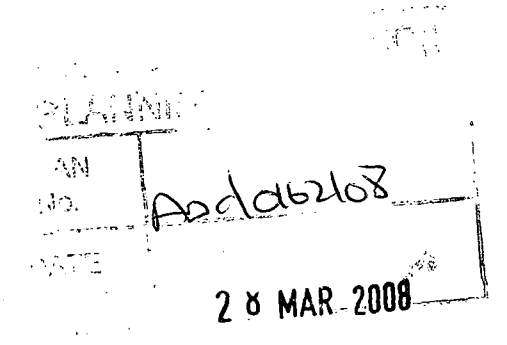
Date 10/03/2008

37 East Meadway,
Shoreham-By-Sea,
BN43 5RF.

APPLICATION FOR DOMESTIC ALTERATIONS:
DESIGN & ACCESS SUPPORTING STATEMENT

DOCUMENT REFERENCE: 2773/ SS /01 (A)

10th March 2008



Pentangle Consulting Engineers Limited

68 Middle Street
Brighton
BN1 1AL

Telephone: 01273 201309
Fax: 01727 825570

Design and Access Statement for 37 East Meadway, Shoreham, BN43 5RF.

Use:
37 East Meadway is a 2 storey residential house located on the Shoreham Beach area of Shoreham-by-sea. The property has been altered a number of times over the years including a single storey front extension and a conservatory to the rear.

Amount:
The proposal is to convert the existing single garage into usable floor area providing the owners with a larger ground floor living space better suited to family living. The scheme proposes the removal of the existing garage door to be replaced with a new upvc timber effect framed window to match the existing style. To the rear of the garage an existing single door and window shall be replaced with a double glazed timber effect framed double door leading out to the garden area. Due to the limited head height of the garage it is proposed that the existing flat roof shall be replaced with a tiled pitched roof, hipped at each end so as to remain in keeping with the existing roof forms.

Layout:
The existing site layout will remain unchanged with no size increase of the building footprint.

Scale:
The scale of the building within the street scene remains unchanged, with the exception of the garage roof, which shall be pitched in order to tie the new kitchen area in with the existing building.

Landscaping:
Not Applicable

Appearance:
The main alteration to the appearance of the building is the hipped pitched roof replacing the existing flat roof. The decision to create a pitched roof over the new kitchen area was made in order to create a form more suited to its new use i.e. so that it no longer has the appearance of a low quality conversion. The existing garage door shall be replaced with a new double glazed timber effect framed window to match the existing style. To the rear of the garage an existing single door and window shall be replaced with a double glazed timber effect framed double door leading out to the garden area. Materials for new brickwork, roofing and water goods shall be chosen to match the existing aesthetic of the property.

Access:
Access to the property remains unchanged in that the main entrance remains unaltered. The proposed rear double door replaces an existing single door, cill and head heights shall remain as existing.

A1 : 841 x 594

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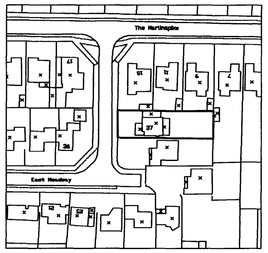
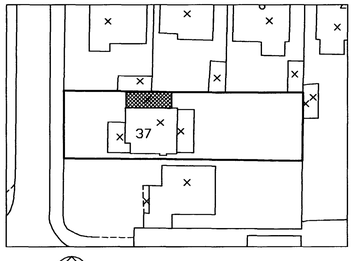


Site Plan
@1:1250 Scale



Block Plan
@1:500 Scale

NOTES

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2) WORK TO FIGURED DIMENSIONS ONLY
3) THIS DRAWING SHOWS DESIGN INTENT ONLY AND SHOULD NOT BE USED FOR INSTALLATION PURPOSES. THE CONTRACTOR IS REQUIRED. UNDER CLAUSE 1.5.2 OF THE FORM OF TENDER, TO PRODUCE HIS OWN INSTALLATION / WORKING DRAWINGS.

PLANNING
PLAN No. Ax/0162/08
DATE RECEIVED 28 MAR 2008

REV	DATE	REVISION	DRAWN	CHECKED	APPROVED
A	10/03/08	NEW DRAWING	SC	JS	

Pentangle
Consulting Engineers Limited
Target House
257-263 High Street
London Colney
St Albans
Hertfordshire
AL2 IHA
Tel : 01727 825580
Fax : 01727 825570
Email : consult@pcel.co.uk
Web : www.pcel.co.uk

CLIENT
Mr & Mrs Parfoot

DESIGNER
S Chapman

PROJECT
37 East Meadway
Shoreham Beach
BN43 5RF

TITLE
Site Plan & Block Plan

SCALES
As Noted @ A1

DATE
10/03/08

DRAWING No.
2773/A/003/(A)

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A1 : 841 x 594

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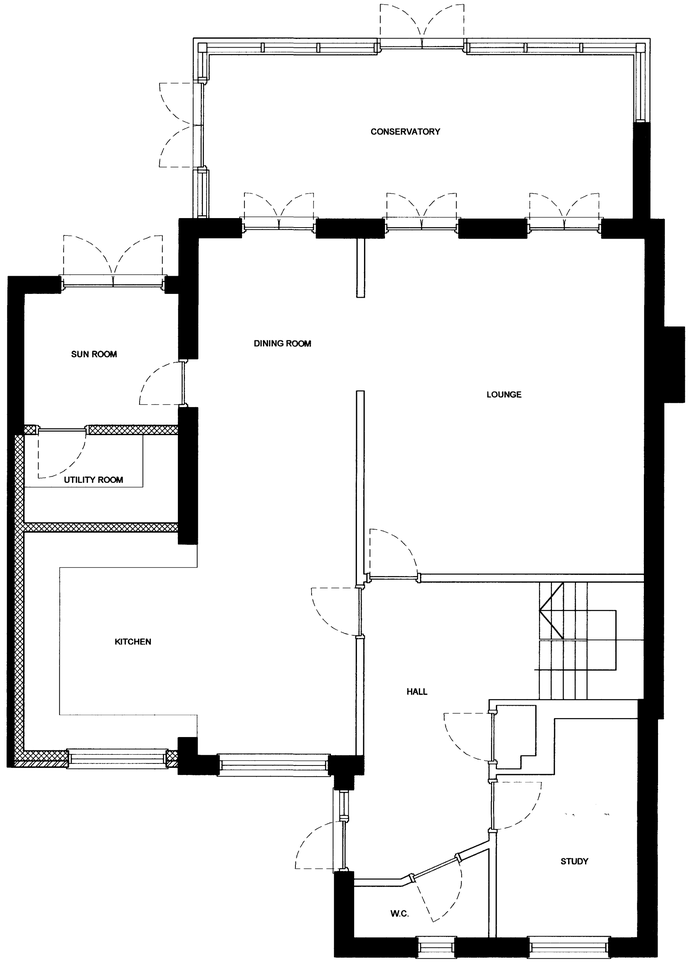
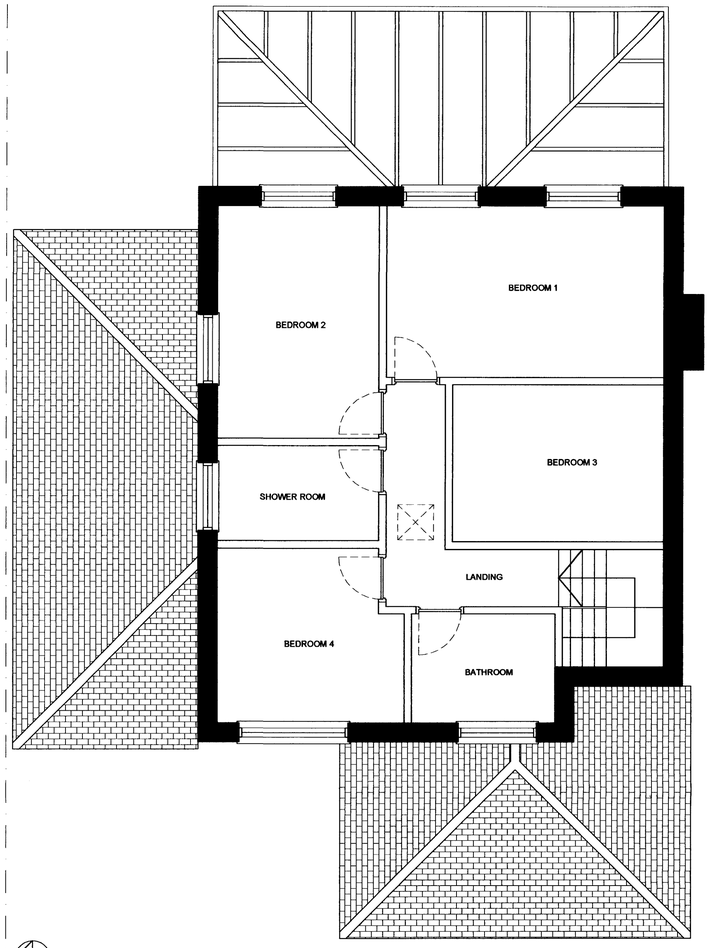
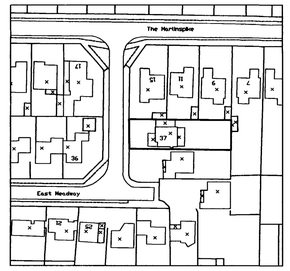


Proposed Ground Floor Plan
@1:50 Scale



Proposed First Floor Plan
@1:50 Scale

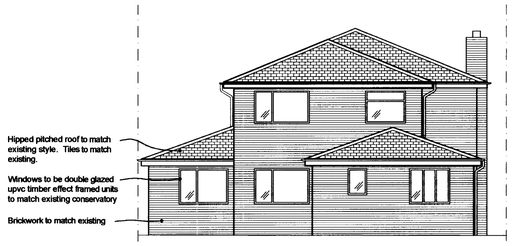


Site Plan
@1:1250 Scale

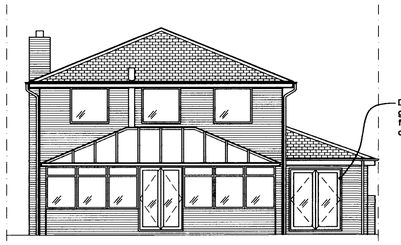


Hatch showing area of work

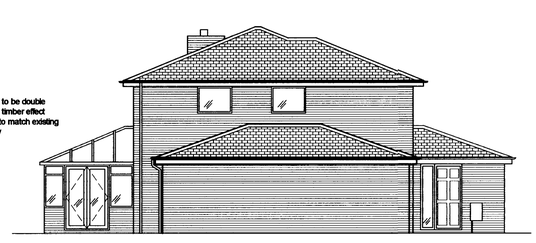
Block Plan
@1:500 Scale



Proposed West Elevation
@1:100 Scale



Proposed East Elevation
@1:100 Scale



Proposed North Elevation
@1:100 Scale

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PLANNING
PLAN No. 2773/A/002/(A)
DATE RECEIVED 20 MAR 2008

REV	DATE	REVISION	DRAWN	CHECKED	APPROVED
A	10/03/08	NEW DRAWING	SC	JS	

Pentangle
Consulting Engineers Limited
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257-263 High Street
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St Albans
Hertfordshire
AL2 IHA
Tel : 01727 825580
Fax : 01727 825570
Email : consult@pcel.co.uk
Web : www.pcel.co.uk

CLIENT
Mr & Mrs Parfoot

DESIGNER
S Chapman

PROJECT
37 East Meadway
Shoreham Beach
BN43 5RF

TITLE
Proposed Plans & Elevations

SCALES
As Noted @ A1

DATE
10/03/08

DRAWING No.
2773/A/002/(A)

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A1 : 841 x 594

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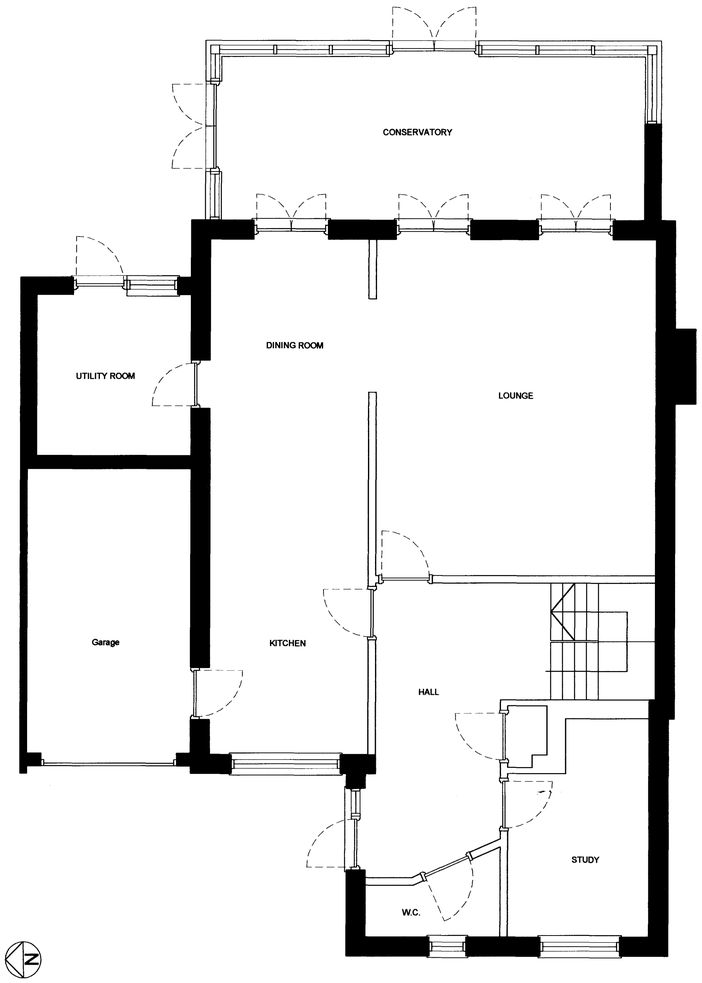
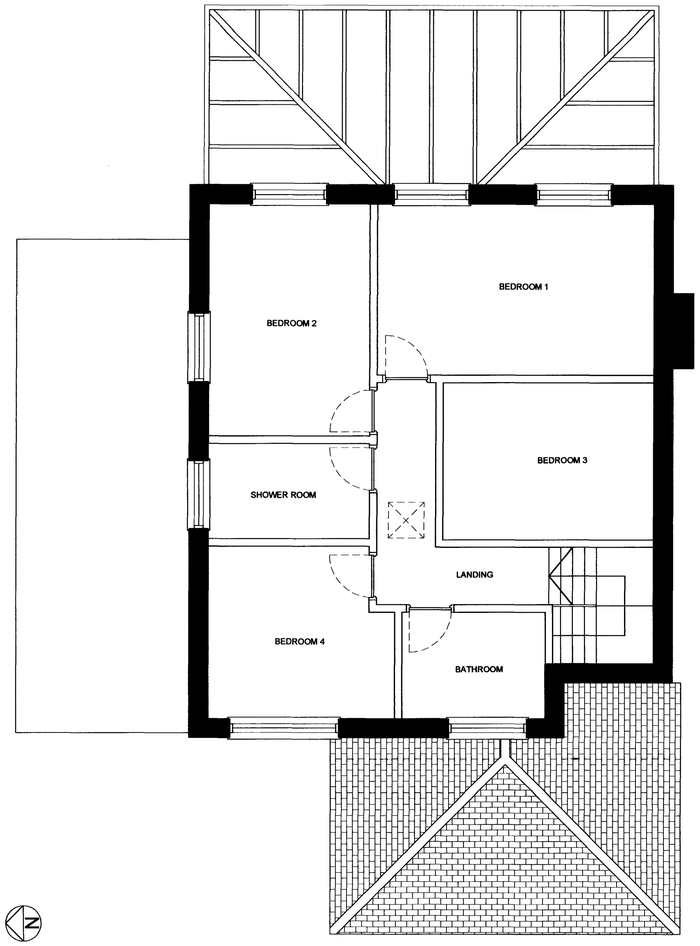
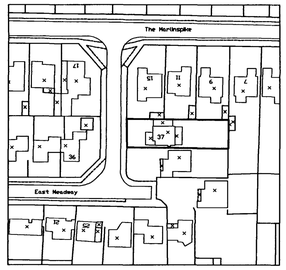


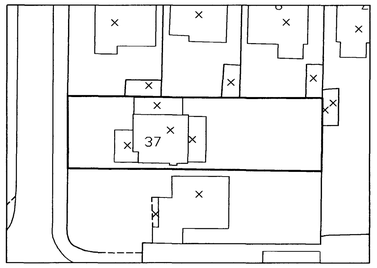
Existing Ground Floor Plan
@1:50 Scale



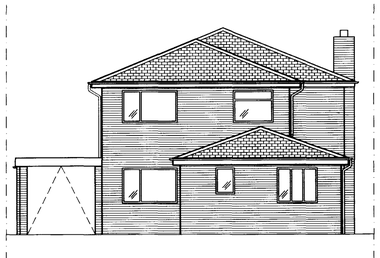
Existing First Floor Plan
@1:50 Scale



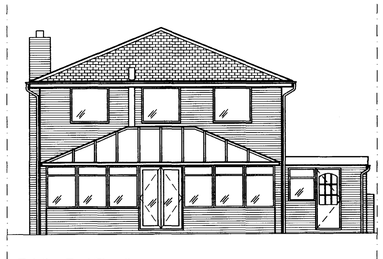
Site Plan
@1:1250 Scale



Block Plan
@1:500 Scale



Existing West Elevation
@1:100 Scale



Existing East Elevation
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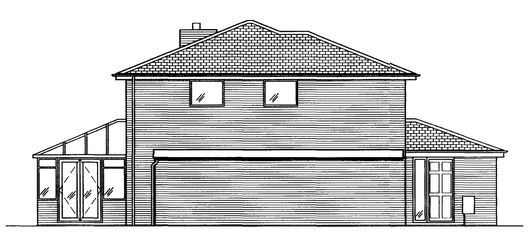

Existing North Elevation
@1:100 Scale

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PLANNING
PLAN No. Ax0162/08
DATE RECEIVED 28 MAR 2008

REV	DATE	REVISION	DRAWN	CHECKED	APPROVED
A	10/03/08	NEW DRAWING	SC	JS	

Pentangle
Consulting Engineers Limited
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