ARCI-BUILD
DESIGN & CONSTRUCTION
9 Chiton Hill, Brighton,
BN1 3HQ United Kingdom
01273 386775

Brighton and Hove City Council
Development Control Team
Hove Town Hall
Norton Road
HOVE
BN3 3BQ

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. AD/0168/07
DATE RECEIVED 05 APR 2007

15th March 2007

Dear Sirs

The Dental Practice – 6 Southdown Road

Please find enclosed the Planning Application for the proposed works at the above address.

Four copies of all of the drawings as listed in the attached drawing issue register are enclosed, along with four copies of the full planning submission forms, and a cheque for £135.00.

Additionally enclosed are four copies of this letter, noting the Design and Access details as follows:

Use – New two-storey extension will provide new staff area, manager's office, sterile room, surgery room and small cupboard at ground floor, and new kitchen/living area and balcony at first floor level. The existing garage to the right of the rear of the property is to be demolished and the new extension constructed as detailed in drawing number AB07-007 11. The existing steps up to the first floor conservatory are to be taken down, to allow for extension of ground floor level at the rear of property. The first floor extension will be to the east side of the property only, as indicated in attached drawings. All uses at second floor are to remain as existing.

Amount of development – At ground floor, the proposed extension is taken back from the existing external WC to form a reasonably sized staff area, the extension then returns as shown to form the new manager's office, sterile room and then surgery room. The extension is then proposed to return back to the existing external wall, allowing adequate ingress of natural light to the existing windows to the rear of the front main building with an 1800mm clear opening. A new double-door will be fitted within this return, leading into the waiting room and improving access to this part of the building. At first floor level, the proposed extension increases the usable kitchen / living area space from existing, and provides a roof terrace balcony to the extents detailed on drawing number AB07-007 11. The proposed development is proportionate to the property as a whole, and will not present any obstruction with regards to neighbouring properties views and the like. The proposed roof to the new extension is to be a pitched roof which is approximately 400mm lower than the existing eaves height of the front building.

Layout – See "*Amount of Development*" above for layout details.

Scale – The approximate external area of the proposed two-storey extension is 39 metres squared, which is divided up as being 18.36m at first floor internally (13.14 metres squared new external balcony area) and 20.64m at ground level.

Landscaping – Not applicable.

Appearance – The proposed roof to the new ground floor extension at the rear is to be a felted flat roof, with a new pitched roof over the new first floor side extension which is to have roof tiles to match existing. New small 2.4m height glass roof to be fitted over new return to waiting room double doors, as shown on drawing number AB07-007 14. External walls are to be fair-face brickwork to match existing front building. New windows are to be timber sash to match existing.

Access – The rear access to the property will be via the new double doors fitted within the return of the main front building. The existing access to the first floor conservatory will be removed, to make way for ground floor extension. Please note that all other aspects of access to the property will remain as existing.

I trust that the above meets with your requirements, however if you do have any queries, please do not hesitate in contacting me on the telephone number provided.

Yours sincerely

Steve Vale
Building Surveyor

Form Ref. No. 225993

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No	A/0068/07
Date Received	05 APR 2007
Fee	265
Rem. List	

Applicant's Details

Title		Address	6 Southdown Road
Forenames			Southwick
Surname or Company/ Organisation	The Dental Practice		BRIGHTON
Telephone		Postcode	BN43 5AN
Email			

Do you have an agent? Yes

Agent's Details

Title	Mr	Address	9 Clifton Hill
Forenames	Leo		
Surname	Horsfield (ARU-BUILD)		Shoreham-By-Sea
Telephone	01273 386775		
Email Address		Postcode	BN1 3HQ

Application Type

(a) Full planning permission (including changes of use) YES

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

6 Southdown Road,
Shoreham-by-Sea
West Sussex

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 596.00

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development: New two storey extension to side of property, and single storey extension to rear.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) Yes

(ii) Alteration or extension of building(s) Yes

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: Dental Surgery

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? Soak-away

(ii) How will foul sewage be disposed of? Mains as existing (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Dentistry practice

Details of Proposal

Is the proposal related to an existing use on or near the site? Yes

If 'Yes', please explain the relationship: Extension of existing dentist surgery

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)	91	39	129
Other Use 2 (please specify)			
TOTALS	91	39	129

Other Uses 1 or Comments/Information

Dentist Surgery

Details of Staff	Office		Industrial		Other	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business: N/A.

Public floor space (Total):

Seating capacity:

Bar floor area (sq.m):

Single bedrooms:

Double bedrooms:

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

AS EXISTING.

State number of car spaces:

and Lorry spaces:

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles:

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

AS EXISTING

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
SEE ATTACHED DRAWING ISSUE REGISTER.		

Fees

If a fee is submitted, please give the amount £135.00 Calculated Fee £135.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] The Dental Practice

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements? YES

Signed: [redacted] Date: 14/03/07

On behalf of: THE DENTAL PRACTICE

BRIGHTON & HOVE CITY COUNCIL
PLANNING DIVISION
PLAN No. Arc6168107
DATE RECEIVED 05 APR 2007

Arci-Build
9 Clifton Hill
Brighton East Sussex, BN1 3HQ
Telephone +44(0)1273 386775
Fax +44(0)1273 357895
Email: info@arci-build.co.uk
Website: www.arci-build.co.uk

ISSUE REGISTER

Project:	The Dental Practice 6 Southdown Road	Day	Scale	15
Job No:	AB07-007	Month		03
Sheet No:	1 of 1	Year		07

Dwg No:	Drawing Title:		
AB07 - 007 00	Block Plan & Location Plan	1:500 & 1:1250	✓
AB07 - 007 01	Existing Grnd, 1st & 2nd Floor Plans	1:100	✓
AB07 - 007 02	Existing Front Elevation	1:50	✓
AB07 - 007 03	Existing Rear Elevation	1:50	✓
AB07 - 007 04	Existing Flank Elevation	1:100	✓
AB07 - 007 10	Proposed Ground Floor Plan	1:50	✓
AB07 - 007 11	Proposed Grnd, 1st & 2nd Floor Plans	1:100	✓
AB07 - 007 12	Proposed Front Elevation	1:50	✓
AB07 - 007 13	Proposed Rear Elevation	1:50	✓
AB07 - 007 14	Proposed Flank Elevation	1:100	✓

Distribution to:		
Client - The Dental Practice		1
Planning Department, Brighton and Hove City Council		4
TOTAL NR OF COPIES ISSUED		5

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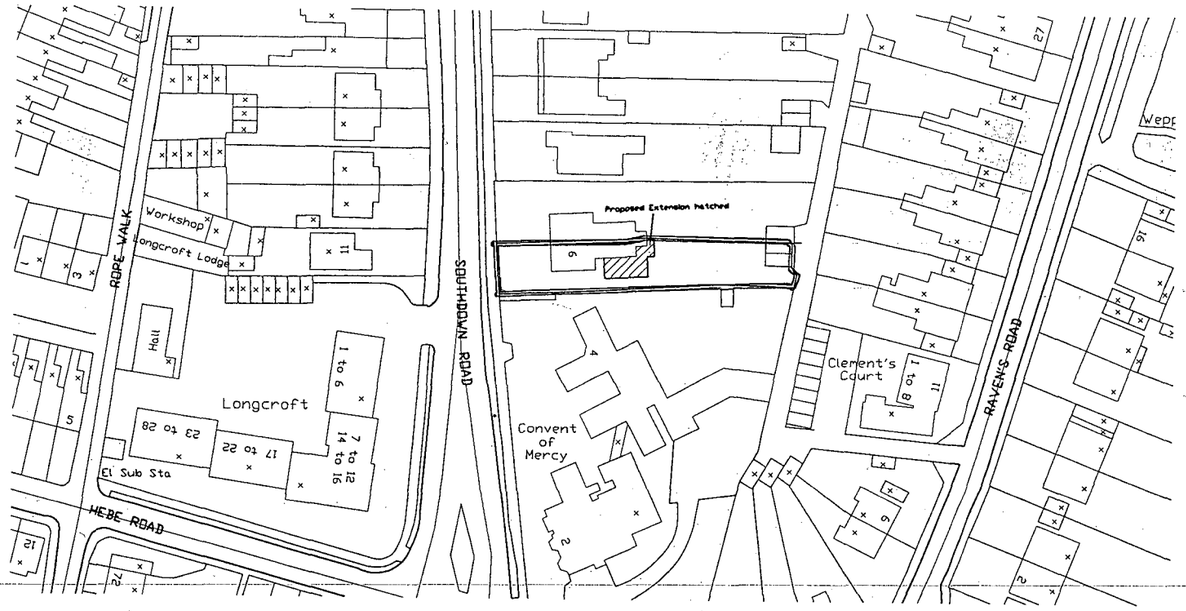
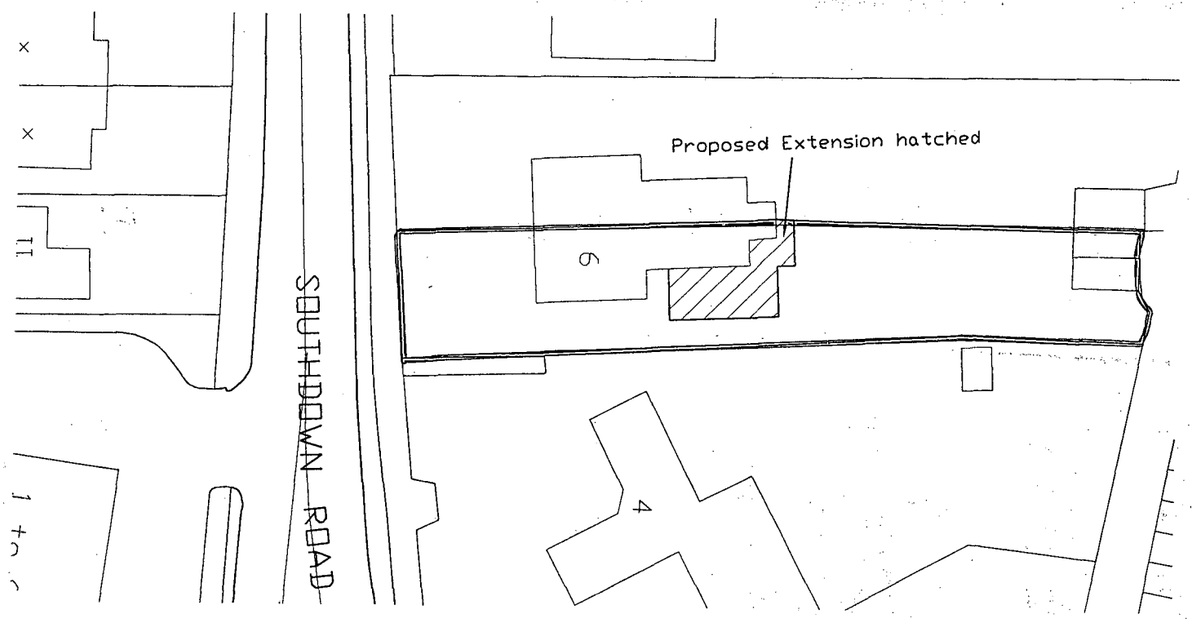
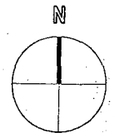


1:1250 LOCATION PLAN



1:500 BLOCK PLAN



DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO Ad/0168/07.
DATE RECEIVED 05 APR 2007

ARCI - BUILD
DESIGN & CONSTRUCTION
9 CLIFTON HILL, BRIGHTON
EAST SUSSEX BN1 3HQ
TELEPHONE 01273 386775
INFO@ARCI-BUILD.CO.UK
WWW.ARCI-BUILD.CO.UK

TITLE 1:500 Block Plan and 1:1250 Location Plan

CLIENT The Dental Practice

PROJECT 6 Southdown Road The Dental Practice

SCALE 1:500 & 1:1250 @A3

DRG NO AB07-007 00 **DATE** FEBRUARY 07

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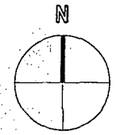
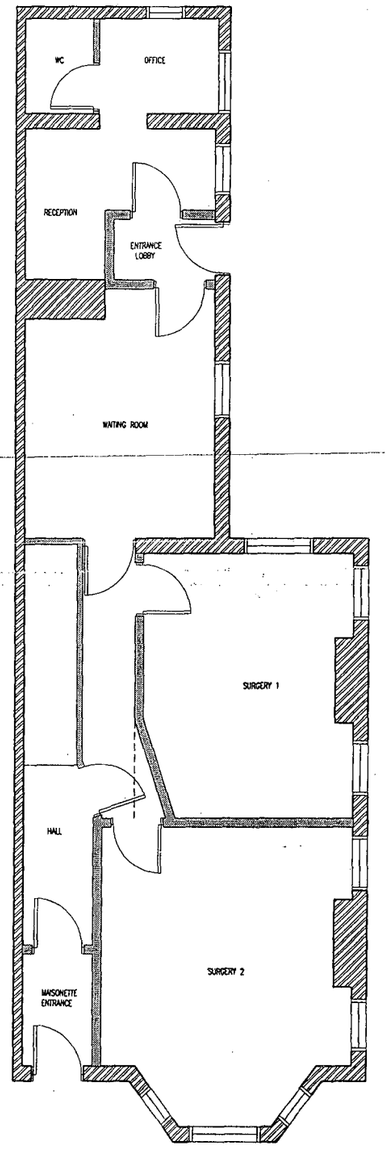
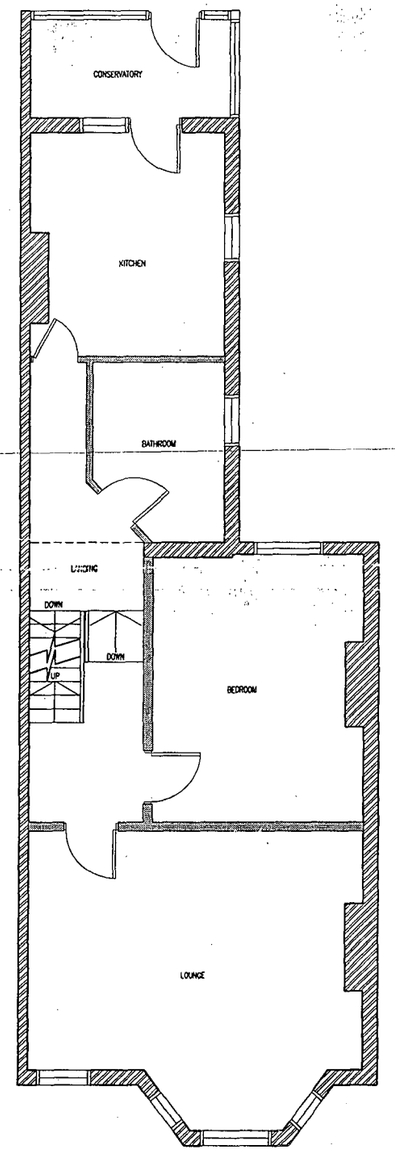


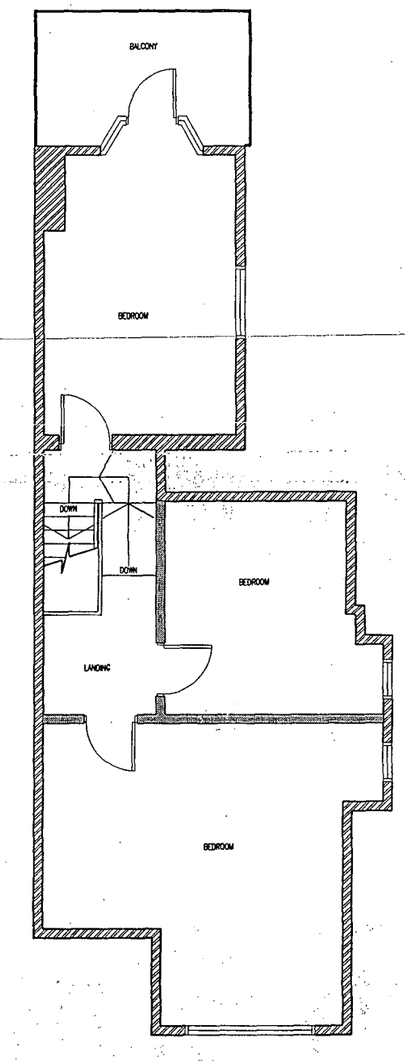
...UH DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO Ad016867
DATE RECEIVED 05 APR 2007



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

ARCI - BUILD
DESIGN & CONSTRUCTION
9 CLIFTON HILL, BRIGHTON
EAST SUSSEX BN1 3HQ
TELEPHONE 01273 386775
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WWW.ARCI-BUILD.CO.UK

TITLE EXISTING GROUND, FIRST AND SECOND FLOOR PLANS

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:100 @A3

DRG NO AB07-007 01 **DATE** FEBRUARY 07

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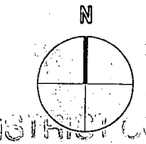
EXISTING FRONT ELEVATION



DISTRICT COUNCIL
PLANNING DIVISION
LAW
No. Ad01 68/07
DATE
RECEIVED 05 APR 2007

ARCI - BUILD
DESIGN & CONSTRUCTION
9 CLIFTON HILL, BRIGHTON
EAST SUSSEX BN1 3HQ
TELEPHONE 01273 386775
INFO@ARCI-BUILD.CO.UK
WWW.ARCI-BUILD.CO.UK

TITLE EXISTING FRONT ELEVATION

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:50 @A3

DRG NO AB07-007 02 **DATE** FEBRUARY 07



EXISTING REAR ELEVATION

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PLANNING DIVISION
Ascl016867
05 APR 2007

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WWW.ARCI-BUILD.CO.UK

TITLE EXISTING REAR ELEVATION

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:50 @A3

DRG NO AB07-007 03 **DATE** FEBRUARY 07

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PLANNING DIVISION
Application
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05 APR 2007



EXISTING FLANK ELEVATION

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TITLE EXISTING FLANK ELEVATION

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:100 @A3

DRG NO AB07-007 04 **DATE** FEBRUARY 07

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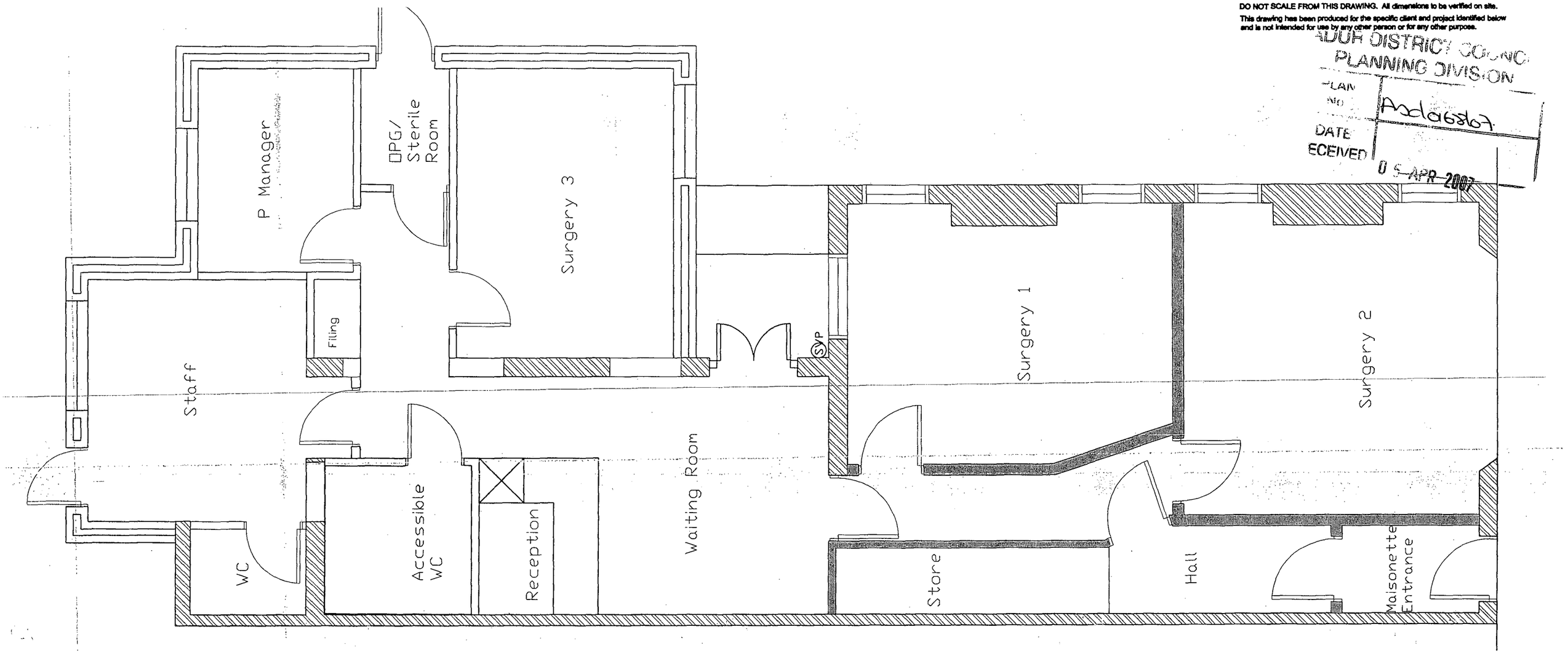
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO Ad/a68/07
DATE RECEIVED 05 APR 2007



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TITLE PROPOSED GROUND FLOOR PLAN

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:50 @A3

DRG NO AB07-007 10 **DATE** FEBRUARY 07

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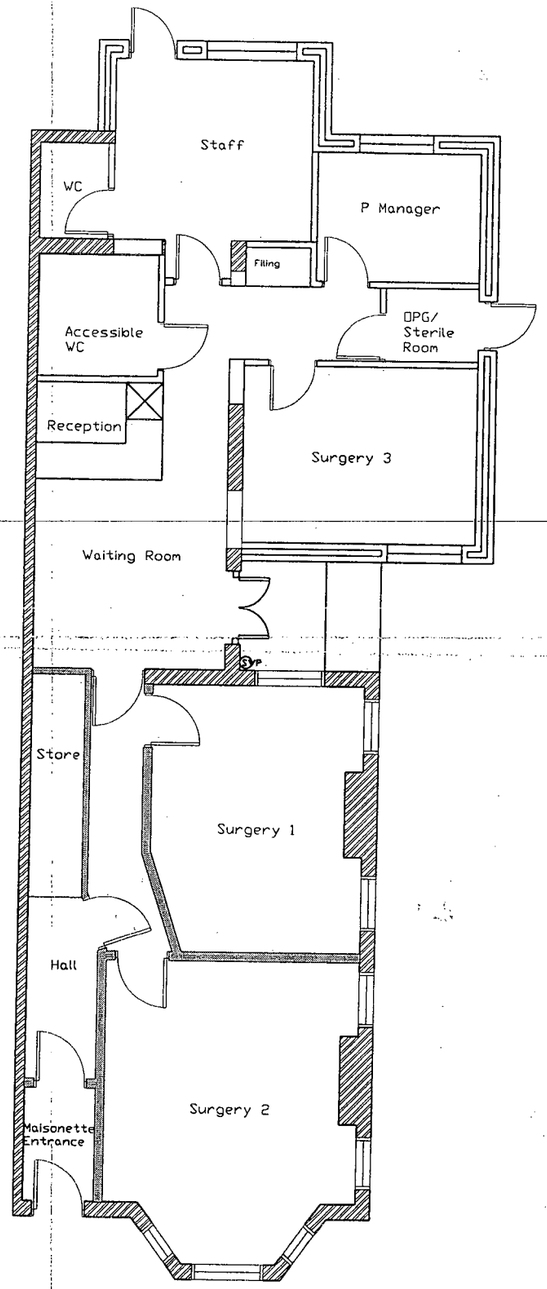
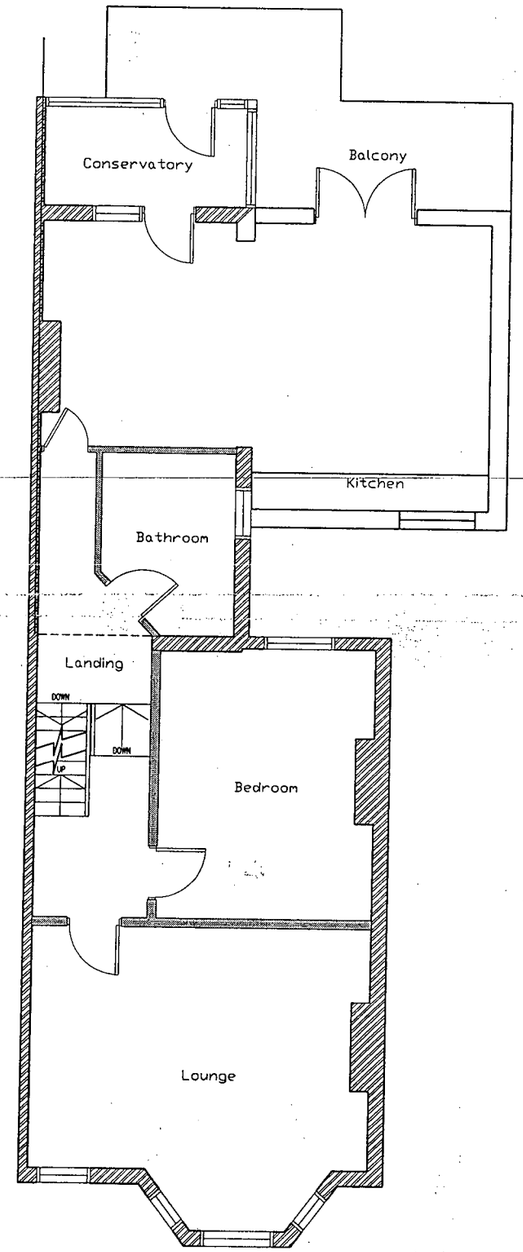
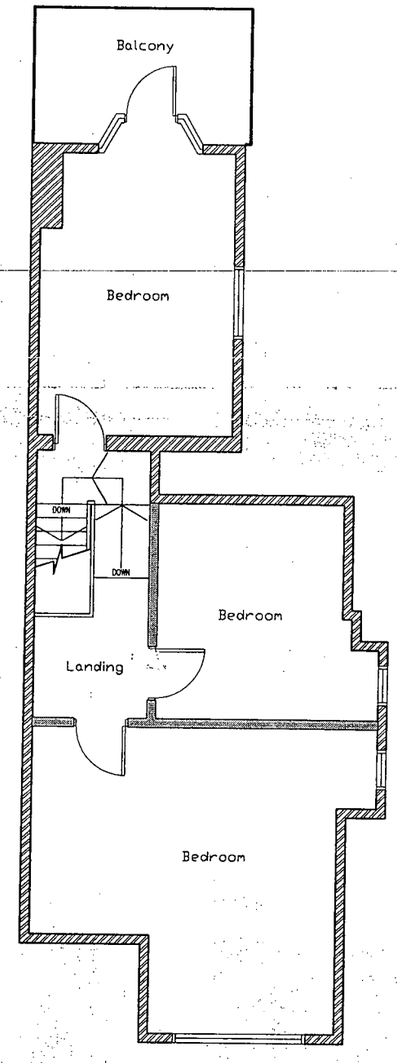
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. A0c1a68107
DATE RECEIVED 03 APR 2007



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

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TITLE PROPOSED GROUND, FIRST AND SECOND FLOOR PLANS

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:100 @A3

DRG NO AB07-007 11 **DATE** FEBRUARY 07

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ADUR DISTRICT COU
PLANNING DIVISIO
PLAN No Ad016867
DATE RECEIVED 05 APR 2007



PROPOSED FRONT ELEVATION

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TITLE PROPOSED FRONT ELEVATION

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:50 @A3

DRG NO AB07-007 12 **DATE** FEBRUARY 07

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ad0168/67
DATE RECEIVED 05 APR 2007



PROPOSED REAR ELEVATION

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DESIGN & CONSTRUCTION
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TITLE PROPOSED REAR ELEVATION

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

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DRG NO AB07-007 13 **DATE** FEBRUARY 07

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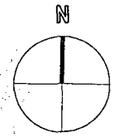

DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Asc/0168/07
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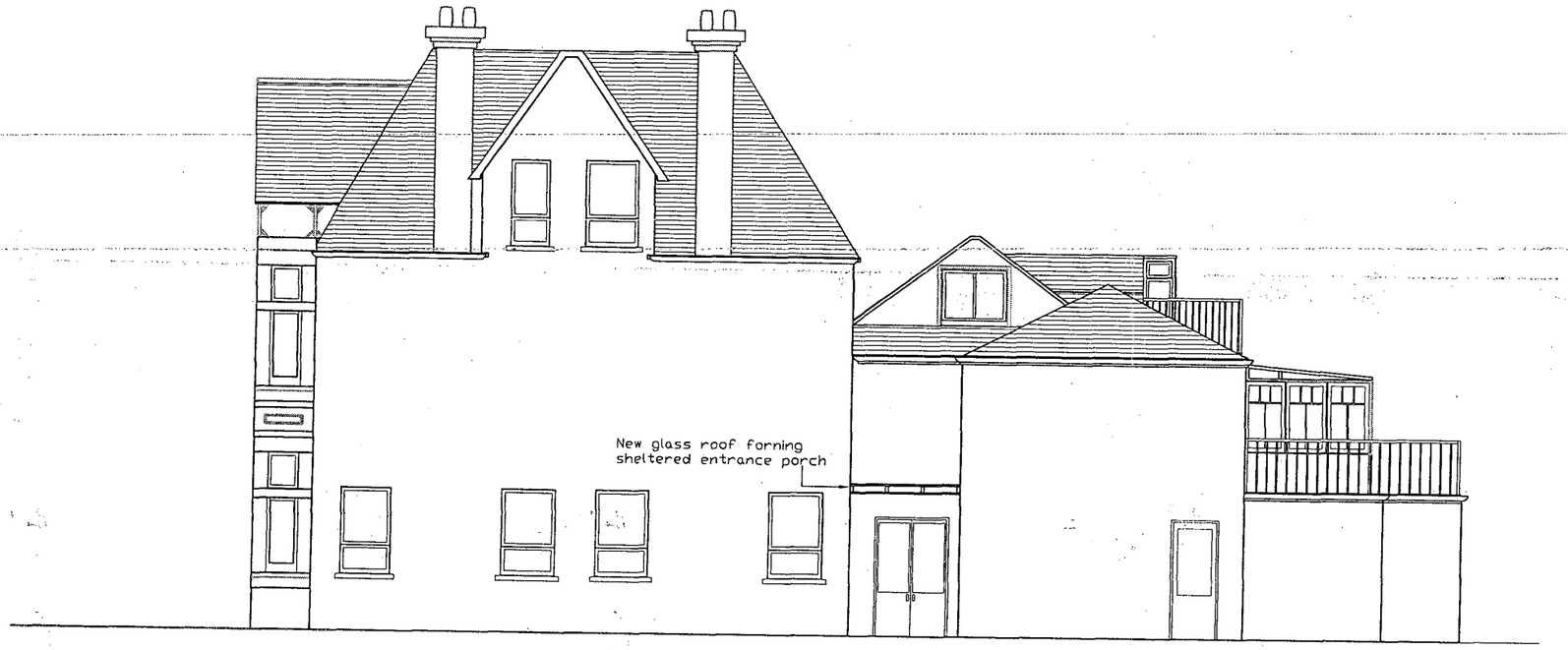

PROPOSED FLANK ELEVATION

ARCI - BUILD
DESIGN & CONSTRUCTION
9 CLIFTON HILL, BRIGHTON
EAST SUSSEX BN1 3HQ
TELEPHONE 01273 386775
INFO@ARCI-BUILD.CO.UK
WWW.ARCI-BUILD.CO.UK

TITLE PROPOSED FLANK ELEVATION

CLIENT The Dental Practice

PROJECT 6 Southdown Road
The Dental Practice

SCALE 1:100 @A3

DRG NO AB07-007 14 **DATE** FEBRUARY 07