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 D...
PLAN No. AD0103/08
DATE RECEIVED 02 SEP 2008

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: 15 Mash Barn Lane
Town/City: Lancing
County: West Sussex
Country: England
Postcode: BN15 9EE

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:		[redacted]	
Fax number:			

Email address: keith@dranse.com

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Conservatory of nominal dimensions 2500mm x 6500mm across rear of property, replacing existing smaller timber frame structure. This building to be of dwarf brick wall base with UPVC double glazed windows above with pitched roof. There will be one door of either single leaf or twin leaves giving access to the garden. The roof will be obscured polycarbonate panels with a vent. Electrical services will be installed to provide lighting and two twin power points.

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: 15 Suffix:
House name:
Street address: Mash Barn Lane
Town/City: LANCING
County: West Sussex
Postcode: BN15 9EE

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

Easting: 518623
Northing: 104950

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: Mr First name: Adrian Surname: Ridsdale-Smith

Reference: Proposed conservatory

Date: 13082008

Details of the pre-application advice received:

No major concerns with the conservatory you wish to erect. The window facing the ajoining neighbour would need to be obscure glazed. "Aside from this I would suggest that a planning application along these lines would be considered favourably"

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

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):

Walls - description:

Description of *existing* materials and finishes:

Existing building is a timber framed and single glazed lean to structure of nominal dimensions 2000mm x 4000mm. This is now at the end of its useful life and is leaking water.

Description of *proposed* materials and finishes:

New conservatory to be constructed on a concrete base with screed floor. Dwarf brick wall to match existing house brick colour 600mm height with UPVC double glazed units above.

Roof - description:

Description of *existing* materials and finishes:

Twin wall polycarbonate

Description of *proposed* materials and finishes:

Pitched roof with 32mm obscured polycarbonate (Wendland system quoted)

Windows - description:

Description of *existing* materials and finishes:

Timber frame single glazed

Description of *proposed* materials and finishes:

UPVC double glazed units in white with 4mm toughened glass. All openings to have multi poiont locking facility

Doors - description:

Description of *existing* materials and finishes:

Timber frame single glazed

Description of *proposed* materials and finishes:

White UPVC double glazed with full height glazing

11. Materials (continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

One ceiling light with switch exact type to be decided later

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

3 x white double power points

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:

Copy of existing ground floor plan
Contractors drawing of proposed conservatory together with construction details
Copy of location plan

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: Keith Surname: Dixon

Person role: Applicant Declaration date: 16082008 [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: Keith Surname: Dixon

Person role: Applicant Declaration date: 16082008 [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 16082008

Doc REF
15 MBL 2

Homecare Exteriors

95 High Street, Polegate, East Sussex, BN26 6AB
Tel: 01323 484040 Fax: 01323 487400 Email: sales@homecareexteriors.co.uk Web: www.homecareexteriors.co.uk

Mr & Mrs Dixon
15 Mash Barn Lane
Lancing
West Sussex
BN15 9EE

...DUR DIS... ...OUNCIL
PLANNING DIVISION
PLAN No. Add 063468
DATE RECEIVED 02 SEP 2008

25 June 2008

Dear Mr & Mrs Dixon

I have pleasure in submitting our quotation to undertake full supply and construction of a PVCU double-glazed Conservatory including new basework and brickwork.

BASE / BUILDING WORK

i) The existing conservatory will be dismantled and removed from site (priced separately).
ii) Concrete footings will be to a depth suitable to the ground conditions but subject to a maximum of 600mm. Should a footing greater than 600mm be required you will be advised of the additional cost. The floor will be concrete on top of a hard-core base with a polythene membrane and finished with a fine sand and cement screed. The level will match the existing house floor and will be ready to fit the floor covering 2-3 weeks after laying, although you can walk on it in 48 hours.
iii) Walls will be cavity with face brickwork outside to match the existing as closely as possible. The bricks will be agreed prior to the works starting. The internal skin, and the house walls that become internal, will be plastered smooth and skirting boards will be fitted to match the internal ones.
iv) An Aluminium box gutter will be installed along the length of the conservatory attachment to the rear fascia, linked to flashings to ensure no water or damp penetration.
iv) Any drain runs exposed during the excavation will be sleeved and protected to run through the new footings as required.
v) No steps outside the door are included as agreed.
vi) The existing drainage system will be accessed via a new gully to take the conservatory roof water.

CONSERVATORY

i) The design to be as discussed with a single door to the side elevation and top opening windows above 600mm to all other elevations, except the area of full height wall next to your neighbours. I enclose several CAD images as discussed, showing the differing dimensions and proposed breakdown of doors and windows. The roof will either be the Lean-to or the double-hipped Edwardian style – I have quoted for both options.
ii) Roof to be the Wendland system, which achieves BBA certification (a minimum 25-year life expectancy). The roof is the first system to achieve BBA approval in every colour and style. The panels will be clear double glazed units or Polycarbonate roof panels with a 32mm thickness instead of the more usual 25mm. Again I have quoted for both options.
iii) All windows will incorporate double glazed sealed units with 4mm toughened safety glass throughout below the transoms. All windows will incorporate multi point locking facility.
iv) All the roof finish, and window and door profile and all trims will be white outside and inside.

Cont'd.....

Doc Ref
15 MBL 3

v) The door will be fully glazed or can incorporate a lower solid panel to the same height as the surrounding brick dwarf walls.
vi) A new internal windowsill in PVC will be installed to a depth to be agreed. This is available in 4 colour finishes. Hardwood or tiled windowboards are available at an extra cost.
vii) All windows and doors will be reinforced where necessary with galvanised steel.
viii) 3 white double electric sockets to be supplied and fitted have been included in this proposal.
ix) A ceiling light and a switch will be fitted. The light is to be supplied by you as this is a matter of personal taste. All electrical works will be to current regulations and will be certified as such.
x) All debris to be cleared away and the site left clean and tidy.

All materials and workmanship are guaranteed for a period of 10 years.

Conservatory as detailed above with a double hipped Edwardian roof to include all ancillary work; at an external size of 6600mm wide by 2500mm deep for £13988.00 inc. VAT.
The same size with the Lean-to roof will be £1633 cheaper.
If you want us to dismantle and remove the existing conservatory the charge will be £300.
To include glass to the roof will cost an extra £1580 to the above price.

If you wish to discuss any of the above, or have any queries, please do not hesitate to contact me on the above number or mobile 07976 – 800714.

I trust that this quotation meets with your approval and that this company will be favoured with your order which will receive our very best attentions at all times.

Yours sincerely
For HOMECARE EXTERIORS



Harry Gent
Sales Manager

Enc.

Doc REF

15MBL4

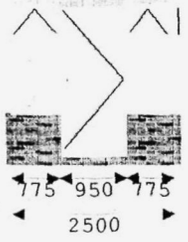
Job no: QT00355 - Ref: Dixon
Mr & Mrs Dixon, 15 Mash Barn Lane, Lancing, , ,
Tel:

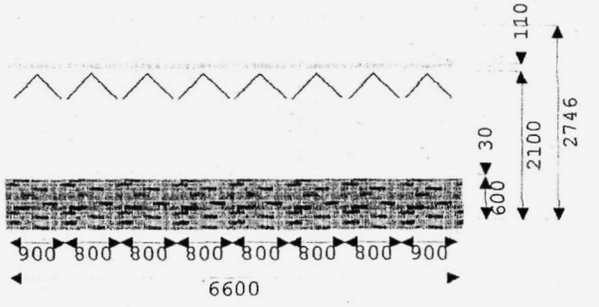
Notes:

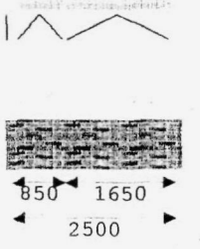
PLANNING DIVISION
PLAN No. Addendum
DATE RECEIVED 02 SEP 2008

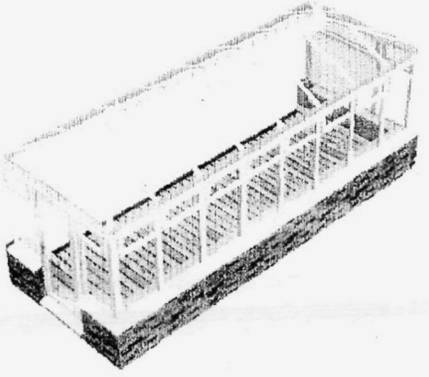
£ 0.00 inc VAT

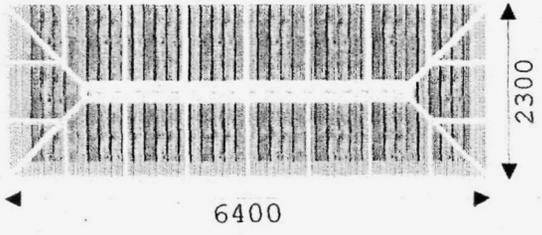
Double Hipped Edwardian

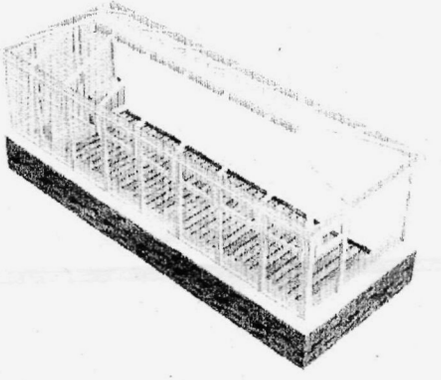








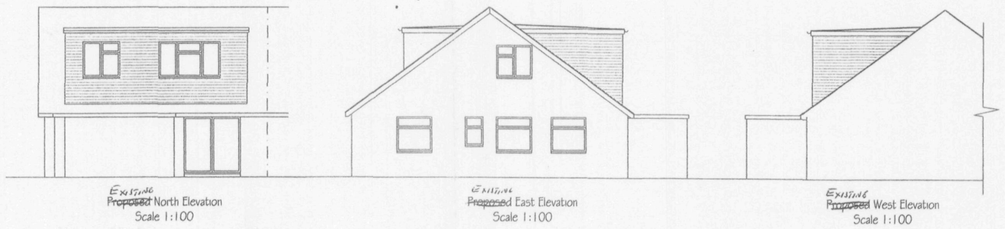




25. June 2008

Please note: the dimensions on this report are external

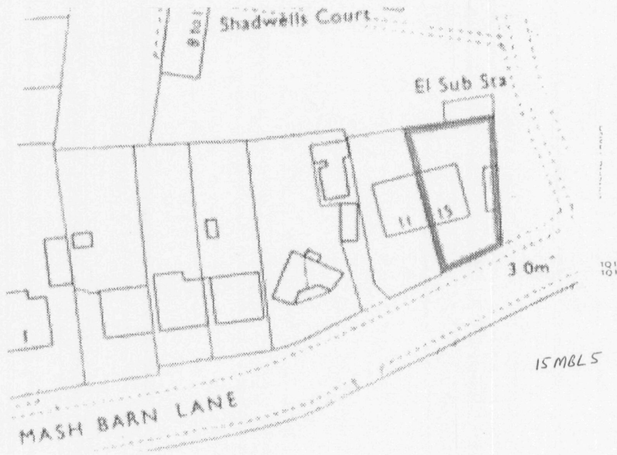
Conservatory '3D 6 views'



~~Proposed~~ North Elevation
Scale 1:100

~~Proposed~~ East Elevation
Scale 1:100

~~Proposed~~ West Elevation
Scale 1:100



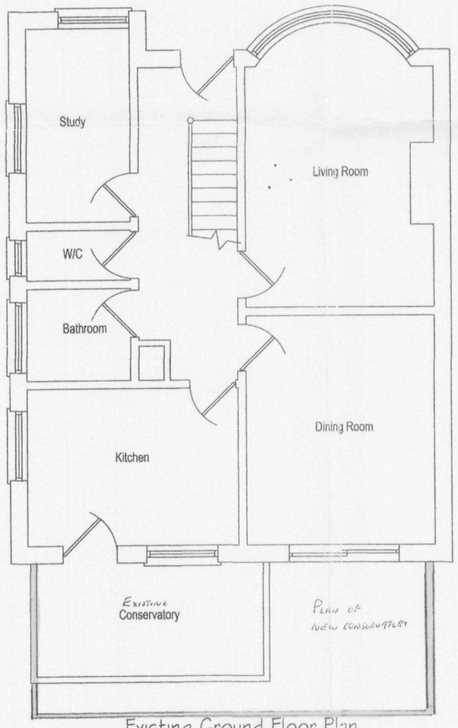
15 MBL 5

Block Plan 1:500



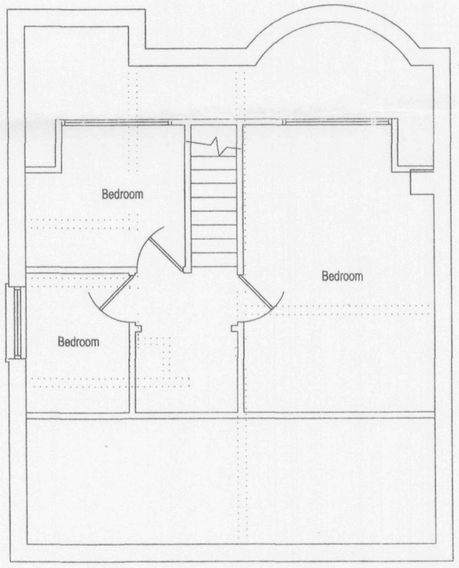
TQ 1805 SW
TQ 1804 NW

Location Plan 1:1250

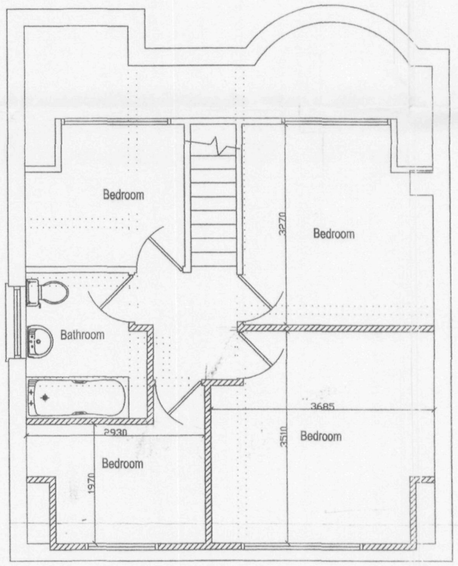


Existing Ground Floor Plan
Scale 1:50

15 MBL 1



~~Existing~~ First Floor Plan
Scale 1:50



~~Proposed~~ First Floor Plan
Scale 1:50

- All dimensions must be checked on site and not scaled from this drawing, apart from Local Authority.

- No work is to be commenced untill full Planning Permission/ Building Regulations have been approved and any conditions discharged. Any work started prior to approval is entirely at clients/ contractors risk.

- The contractor is responsible for taking and checking all levels, dimensions etc, prior to ordering materials and starting work.

- Where approval of materials by Local Authority is a condition of the Planning Consent, samples must be supplied to the relevant officer or approved in writing before relevant works are commenced.

- It is the responsibility of the building owner, or tenant, to comply with the requirements of "The Party Wall Act 1996" in respect of excavation and construction in proximity to certain buildings or structures, and for connected purposes.

ROBERTS & WRIGLEY ASSOCIATES

27A Goring Road, Goring By Sea, West Sussex, BN12 4AR

Tel: 01903 240169 Email: rwassociates@tiscali.co.uk

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 0806/3467
DATE RECEIVED 02 SEP 2008

CLIENT: MR & MRS DIXON

Company:

Site Address: 15 MASH BARN LANE
LANCING
WEST SUSSEX

DRAWING TITLE: PROPOSED NEW CONSERVATORY
~~PROPOSED DORMER TO EXISTING PROPERTY.~~

DRAWN: ~~AMENDED BY V. DIXON~~ JAMES ROBERTS

DATE: 20TH NOV 06
~~AMENDED 16.8.2008~~

SCALE: 1:50 & 1:100

JOB No.:

DRAWING No.: ~~DRAWING 01~~ ~~PROPOSED FLOOR~~ PLANS

All Dimensions of existing buildings/ boundarys to be verified on site by contractor, with any discrepencies reported back before commencement of work.
This drawing is the copyright of Roberts & Wrigley Associates and shall not in any way be used or reproduced without written consent.

REV.	Date
REV.	Date
REV.	Date