Form Ref. No. 526146

ADUR
DISTRICT COUNCIL

Application for Certificate of Lawfulness for Proposed Use or Development

TOWN AND COUNTRY PLANNING ACT, 1990: Section 192,
as amended by Section 10 of the Planning and Compensation Act 1991
Town and Country Planning General Development (Amendment) Order 1992

All measurements are to be given in metric (89/617 EEC Directives)

For the Council's use only
Application No 24 JUL 2007 T/F
Date received .....

Applicant's Details

Title	Ms	Address	15 DOLPHIN MEWS
Forenames			
Surname	HALFORD		
			SHOREHAM
Telephone	[redacted]		WEST SUSSEX
Email		Postcode	BN43 6QA

Do you have an interest in the land? (e.g. owner, lessee, occupier.) Yes

If 'Yes', describe the nature of your interest OWNER

Do you have an agent? Yes

Agent's Details (if any)

Title		Address	INSITE PLANNING LTD
Forenames	MIKE		5 BEECHWOOD AVENUE
Surname	SMITH		
			BRIGHTON
Telephone	01273 558118		EAST SUSSEX
Email	insiteplanning@yahoo.co.uk	Postcode	BN1 8ED

Others Interest in Land

If you do not have an interest, please give the name(s) and address(es) of anyone with an interest in the land:-

Full Name	Address	Nature Of Their interest	Have They Been Informed

Land Details

Address or exact location of the land to which this application relates

15 DOLPHIN MEWS
SHOREHAM

Please enclose 4 copies of an OS-based plan showing the boundary of the land edged in red.

Proposal Details

Has the proposal been started? No

If the proposal consists of, or includes, carrying out building or other operations, give a detailed description of all* such operations and attach such plans or drawings as are necessary to show their precise nature.

Proposed loft conversion to include rear facing dormer ($28.5 m^3$).

(In the case of a proposed building, the plans should indicate its precise siting and exact dimensions).
*Includes the need to describe any proposal to alter or create a new access, lay out any new street, construct any associated hardstandings, means of enclosure or means of draining the land/buildings.

If the proposal relates to a change of use of the land or building(s), please give a full description of:

the scale of the proposed use

the nature of the proposed use

processes to be carried out

machinery to be installed

and the hours the proposed use will be carried on;

Fully describe the existing use or the last known use

& the date when this use ceased.

Briefly explain why you consider the existing, or last, use of the land is lawful, or why you consider that any existing buildings which it is proposed to alter or extend are lawful.

Proposed volumn is within permitted 50 cubic meters

Specify the supporting documentary evidence (such as a planning permission) which accompanies this application.

Further Details

If you consider the *existing* or *last*, use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, please state which one.

If you consider the *proposed* use is within a "use class" in the Town and Country Planning (Use Classes) Order 1987, please state which one.

Is the proposed operation or use Temporary or Permanent? Permanent

If Temporary, please give details

State why you consider that a Lawful Development Certificate should be granted for this proposal

Proposals are within permitted 50 cubic meters

Declaration:

I/We hereby apply for a lawful use or development certificate under section 192 of the 1990 Act in respect of the proposed use, operations or activity described in this application and the documents, drawings and plans which accompany it.

I/We enclose the appropriate fee of £67.50

Signed: [redacted] Date: 13/7/07

Insert name of applicant if signed by agent Ms Halford

Warning: The amended section 194 of the 1990 Act provides that it is an offence to furnish false of misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

GENERAL: Do not scale from this drawing, all dimensions must be checked on site. This drawing and specification is the sole copyright of Insite Planning Ltd and neither the drawing, any part of it or any information contained therein shall be reproduced or disclosed to any third party without written consent of Insite Planning Ltd.
All works to be carried out in accordance with the current 2000 Building Regulations, its latest amendments, British Standards and Codes of Practice.
The contractor is responsible for all temporary works and for the stability of the works in progress. Works not to commence until Planning and Building Regulation Approvals and any other relevant consents have been obtained. Any works carried out prior to approvals being obtained is undertaken entirely at the contractors and client's own risk.
Ensure that the Local Building Inspector is notified when work is about to commence and at other times during the progress of the works. Contractor/client, to obtain certificate of completion from the Building Inspector at the end of the works.
Ensure that Planning and Building Regulation conditions as stated on approvals are complied with. Seek approval from the council if any changes are to be made to that shown on this drawing/specification.
Any deviation from the drawings/specification is to be reported to Insite Planning Ltd
The clients attention is drawn to the current Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than thirty days duration. It is the client's responsibility to appoint a planning supervisor on all projects, which require compliance with the CDM regulations.
Under the Party Wall Act 1996 the client has the duty to ensure compliance if the building works involve works on a existing wall shared with another property or new buildings/extensions on the boundary with a neighbouring property or excavating near an adjoining property.
This specification and drawing has been prepared only for the purposes of the planning application (where required) and building regulation application. Contractors providing estimates for works should discuss direct with the client/applicant with regard to the finishes, types, quality and numbers of fittings etc

PLANNING SITUATION: To avoid the need for planning permission for the loft conversion, existing conservatory to be removed prior to works starting on the loft conversion. Existing conservatory = 36.8m², Proposed rear facing dormer = 28.5m²

EXISTING CONSTRUCTION: Walls: Cavity.
Roof: Tiles on felt and battens. 75x35mm softwood trusses at 600mm crs Rafters 100x50mm at 400mm crs. Struts 100x50mm, Purlins 125x75mm.

TIMBER FLOOR: 22mm T&G flooring grade chipboard or floorboards on sw floor joists at 400mm crs (see structural engineers calculations for sizes). Joist spans over 2.5m to be strutted at mid span using 38x38mm herringbone strutting or 38mm solid strutting

FLAT ROOF (warm roof construction with insulation above the roof joists): Solar reflective chippings bedded on hot bitumen onto 3 layers of roofing felt to BS: 747. To achieve min U-value required of 0.200 W/m²K provide a total thickness of 110mm thick 'Celotex' insulation (supplied with exterior grade plywood laminated to one surface) fitted over the joists. Onto min 50mm sw firrings laid at 1:40 fall on sw roofing joists at 400mm crs (see structural engineers calculations for sizes) Provide 30x5mm galvanised mild steel straps at max 2.0m crs. Or provide code 4 lead flashing where flat roof meets existing pitched roof dressed up under tiles min 450mm. Finish internally with 9.5mm plasterboard and 3mm Thistle multi-finish plaster. In cases where warm roof meets cold roof, provide vapour barrier.

SKEILINGS (for loft conversions with insulation between and under the rafters): To achieve a U-value of 0.200W/m²K. Provide 50mm thick 'Celotex' insulation between rafters and 70mm thick 'Celotex' insulation under rafters, finished internally with 9.5mm plasterboard and min 3mm Thistle multi finish plaster Provide min 50mm clear air gap between roofing felt and insulation. Provide opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross ventilation. Provide ridge or tile vents at least equal to continuous strip 5mm wide to maintain cross ventilation Provide vapour barrier between insulation and plasterboard.

NEW WINDOWS AND DOORS: To achieve a min U-value of 1.800W/m²K. To be low E double-glazed. Glazing to be min 4mm panes, have 16mm air gap between or 12mm Argon filled. Glazing within critical locations i.e. within 1.5m above floor level to doors and side panels within 300mm of door opening and within 800mm above floor level to windows, to have safety glazing to BS6206 Use Lintels over as specified within structural calculations. Roof-lights to be fitted in accordance with manufacturers instructions with rafters doubled up to sides. Windows/Roof-lights to provide min 8000 sq mm controllable background ventilation via trickle vents within frame. Windows/Roof-lights to provide ventilation at least 1/20th of floor area when open. Provide escape window with a minimum clear opening area of 0.33 square metres and at a min of 450mm high by a min of 450mm wide. Bottom of new opening to be min of 600mm and not more than 1100mm measured above floor level.

TIMBER STUD PARTITIONS: 75x50mm sw construction, uprights at max 400mm crs and horizontals at max 600mm crs. Faced both sides with 9.5mm plasterboard and finished with min 3mm Thistle multi-finish plaster. Provide insulation between studwork where shown. Provide double joists under partitions. Use 100x50mm sw construction if load bearing

STAIRS: Timber stair to comply with BS: 585. Max rise 220mm Min going 220mm Min 50mm going of tapered treads measured at narrow end. Max pitch 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Min headroom above existing and proposed stair not to be reduced to below 2.0m. For loft conversions where there is not enough space to achieve the height, the headroom over the new stair will be satisfactory if the height measured at the centre of the stair width is 1 9m reducing to 1.8m at the side of the stair. Assuming total height from floor to floor to be 2650mm and using 13 risers then each rise should equal 203.84mm (site dimensions to be checked). Two risers plus one going should be between 550 and 700mm. Handrails to stairs and landings to be between 900 and 1000mm measured to the top of the handrail from the pitch line or floor. Gaps between balustrades to be no larger than 100mm. Suggest that contractor sets out exact position of stair prior to other works starting to ensure that adequate headroom's are achieved.

GUARDING: Provide minimum 1100mm high guarding around first floor french doors. The guarding should have gaps no larger than 100mm Horizontal rails should be avoided so that children will not readily be able to climb it

DORMER: Vertical tile hanging on 38x19mm treated softwood battens and counter battens fixed over a breather membrane on 10mm exterior grade plywood fixed to 100x50mm sw construction, uprights at max 400mm crs and horizontals at max 600mm crs Provide 65mm 'Celotex' tuff-R GA3000 insulation between studwork and 'Celotex' T-break TB3000 over studs. Faced internally with 9.5mm plasterboard and finished with min 3mm Thistle multi-finish plaster. Provide vapour barrier between insulation and plasterboard. Dormer cheeks within 1.0m of boundary to be lined externally with 6mm "Superlux" or similar and internally with 12.5mm plasterboard to achieve ½ hour fire resistance

STRUCTURAL WORK: This drawing to be read with structural engineers calculations, details and instructions. Expose all affected foundations and lintels to assess their adequacy to carry new and altered loads. Condition of existing structural fabric to be justified to sustain increased or altered loading New beams to be encased with 1 layer of 12.5mm Gyproc fireline board to provide half hour fire resistance.

SOUND INSULATION for loft conversions: Provide min 100mm mineral fibre quilt insulation between floor joists to new floor
Party walls within roof space to be rendered/scratch coated

VENTILATION: To new habitable rooms provide facility for rapid ventilation via openable window/external door. Area to total at least 1/20th of the floor area of the room For background ventilation to new habitable rooms, provide an opening no less than 8000 square millimetres via trickle ventilators To new en-suite provide mechanical extract ventilation capable of extracting at a rate of not less than 15 litres per second which may be operated intermittently. For background ventilation to en-suite provide an opening no less than 4000mm square millimetres via trickle ventilators.

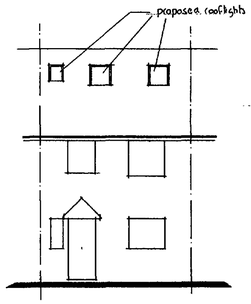
DRAINAGE AND SANITARY PIPEWORK: Provide rodding access at all changes of direction and to a min fall of 2.5 degrees. All above ground drainage to comply with BS:3943, BS:4514 & BS:5572. All below ground drainage to comply with BS:7158 and BS:8301 New wc to be connected to 110mm dia upvc waste pipe connected into stub stacks. New stub stack to be 110mm dia upvc and have air admittance valve fitted. New wash hand basin to be connected into min 32mm dia upvc waste pipes via 75mm deep seal traps taken to stub stack. New shower to be connected into min 40mm dia upvc waste pipes via 75mm deep seal traps. Suggest replacing SVP with stub stack to avoid extending SVP. Other drainage connections to remain as existing.

SURFACE WATER: New 110 dia upvc half round gutters taken and connected into 68mm dia upvc downpipes.

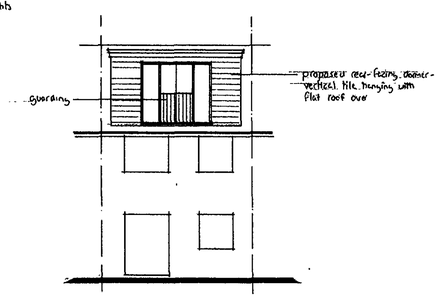
FIRE SAFETY: Doors marked ½ hr FR s/c to be min half-hour fire resisting construction fitted with self-closing devices. Doors marked ½ hr FR to be min half-hour fire resisting construction. Any glazing within the stair enclosure except bathroom or WC to be wired glass to provide a min of ½ hour fire resistance.. Walls surrounding stair enclosure to provide min ½ hour fire resistance. New walls to be lined with 12.5mm Gyproc Fireline board to provide ½ hour fire resistance. Provide self-contained smoke/heat detectors and alarms to BS:5446, wired to a separately fused circuit to be interconnected so that use will operate all alarms, positioned where indicated. Detectors should be positioned min 300mm from vertical surfaces. No combustible materials to be used around any live flues. Provide escape roof-light window with a minimum clear opening area of 0.33 square metres and at a min of 450mm high by a min of 450mm wide. Bottom of new opening to be min of 600mm and not more than 1100mm measured above floor level. Roof-lights within 6.0m of boundary must be AA, AB or AC fire rated Rooflights within 1.0m of boundary to be fitted with min mm thick glass to achieve a Class One surface spread of flame rating Existing first floor ceiling is considered sound plaster on plasterboard. To achieve ½ hour fire resistance provide min 60mm thick mineral glass fibre quilt supported with chicken wire between joists, flooring over to be min 25mm thick sw T&G boards or chipboard If boards are plain edged then cover with hardboard Alternatively overboard ceiling with 12.5mm Gyproc Fireline board.

INTERNAL LIGHTING: Provide fixed lighting that take only lamps having a luminous efficiency greater than 40 lumens per circuit-watt. These include fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet cap or Edison screw bases). Provide 1 location for 1-3 new rooms created and 2 locations for 4-6 new rooms created

ELECTRICAL SAFETY 'Part P': All electrical work required to meet the requirements of Part P (Electrical Safety) must 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 BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.



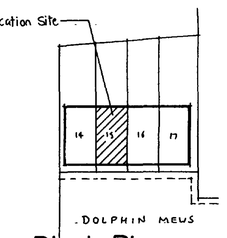
Front Elevation



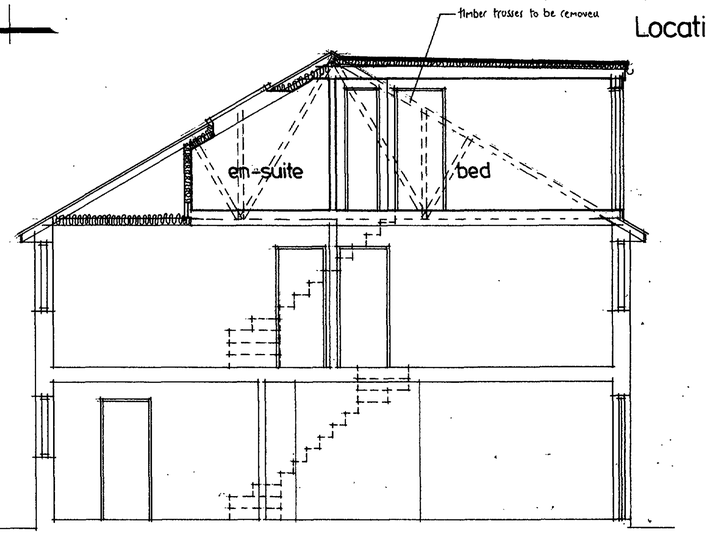
Rear Elevation



Location Plan 1:1250

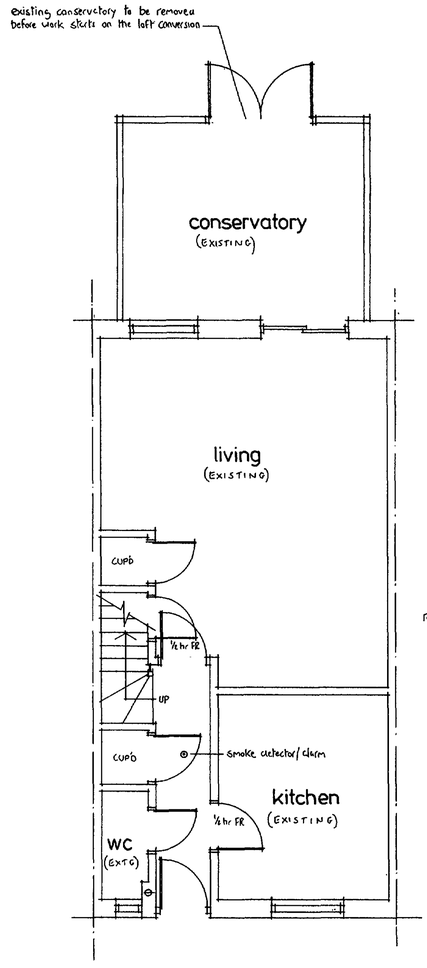


Block Plan 1:500

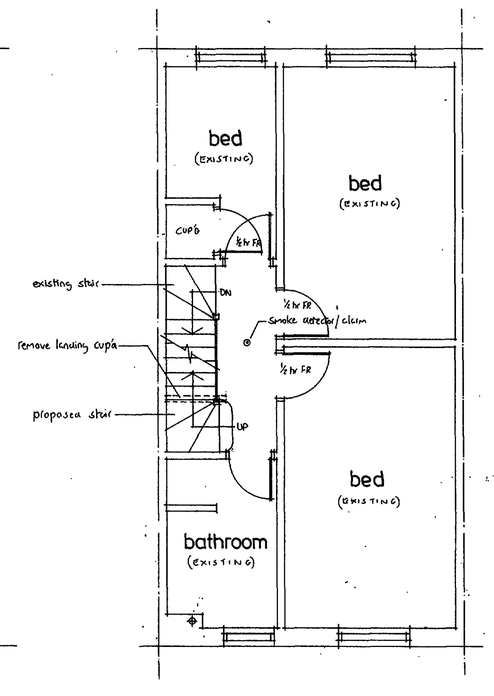


Section A-A

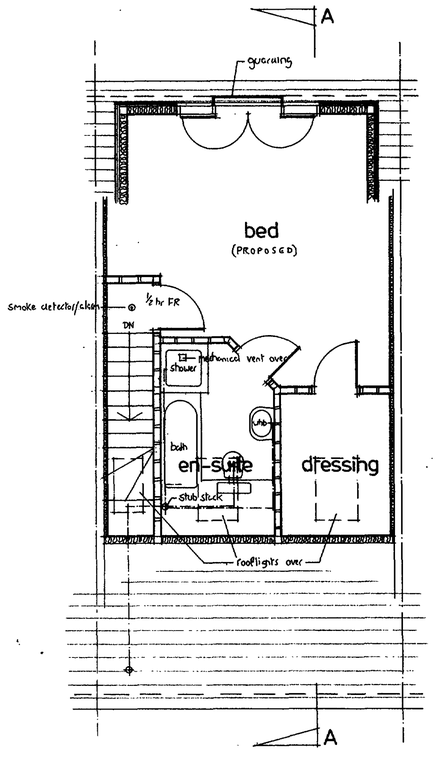
REVISIONS:
REV 'A' 12.7.07
. Bathroom en-suite enlarged to include bath.



Ground Floor Plan



First Floor Plan



Second Floor Plan

PLAN
PLAN NO P06/W1167
DATE RECEIVED 24 JUL 2007

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Tel: 01273 558118

Client:

Job:
Proposed
Loft Conversion
at:
15 Dolphin Mews
Shoreham

Date: 4.7.07 **Scale:** 1:50, 1:100

Drawing No. 1178/1149A