OZAWA
ARCHITECTS

111 Gardener Road Brighton BN41 1PN T: 01273 700149 Mob: 07886274183 ozawarchitecture@hotmail.com

22nd April 2008

Dawn Ayres
Planning Department
Adur District Council
Civic Centre
Ham Road
Shoreham-By-Sea
West Sussex
BN43 6PR

PLANNING
PLAN NO. ADC0179/08
DATE RECEIVED 23 APR 2008

Dear Dawn

Re: ADC/0179/08/INVAL – Two Storey rear extension & Detached Oak Garage

This is to confirm that I will be acting as agents for the clients for the above application.

Please find enclosed the application forms duly signed by myself acting as agent.

Regards



Paul Bassett

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

ADUR DISTRICT COUNCIL
PLANNING
PLAN No. AD0079/07
SITE
RECEIVED 23 APR 2007

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

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

ADUR D.C.
CMEE ENGINEERS

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.
First name:	PAUL
Last name:	TURNER
Company (optional):	
Unit:	
House number:	60
House suffix:	
House name:	
Address 1:	MANOR ROAD
Address 2:	NORTH LANCING
Address 3:	W. SUSSEX
Town:	
County:	
Country:	
Postcode:	BN15 0HG

2. Agent Name and Address

Title:	MRS
First name:	JACKIE
Last name:	TURNER
Company (optional):	MR DAN BASSETT
Unit:	
House number:	60
House suffix:	
House name:	OZAWA ARCHITECTS
Address 1:	MANOR ROAD
Address 2:	NORTH LANCING.
Address 3:	111 GARDNER ROAD
Town:	BRIGHTON BN1 1UN
County:	W. SUSSEX
Country:	
Postcode:	BN15 0HG

3. Description of Proposed Works

Please describe the proposed works:

DOUBLE STOREY REAR EXTENSION AND NEW DOUBLE DOOR ON WEST ELEVATION.

NEW OAK TWO BAY TIMBER GARAGE.

$Date: 2007/08/22 15:20:03 $ $Revision: 1.52 $

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

ADUR DISTRICT PLANNING
PLAN No. Adonab
DATE 23 APR 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 websites

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Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr.
First name:	Paul
Last name:	Turner
Company (optional):	
Unit:	
House number:	60
House suffix:	
House name:	
Address 1:	Manor Road
Address 2:	North Lancing
Address 3:	W. Sussex
Town:	
County:	
Country:	
Postcode:	BN 15 0HG

2. Agent Name and Address

Title:	Mrs
First name:	Jackie
Last name:	Turner
Company (optional):	
Unit:	
House number:	60
House suffix:	
House name:	
Address 1:	Manor Road
Address 2:	North Lancing.
Address 3:	
Town:	
County:	W. Sussex
Country:	
Postcode:	BN 15 0HG

3. Description of Proposed Works

Please describe the proposed works:

Double Storey Rear Extension And New Double Door on West Elevation.

New Oak Two Bay Timber. Garage.

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☑ No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House number: 60

House suffix:

House name:

Address 1: Manor Road

Address 2: North Lancing.

Address 3:

Town:

County: W. Sussex

Postcode (optional): BN15 0HG

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, extinguishments and/or creation of public rights of way? ☐ Yes ☑ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

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).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY): (must be pre-application submission)

Details of the pre-application advice received:

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

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

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☑ No

If Yes, please describe:

9. Council Employee / Member

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

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	BRICKS FLANKING WALLS OF FRONT PORCH.	ALL NEW WALL TO MATCH THIS BRICK IBSTOCK 400A SANDFACED / SIMILAR APPROVED	☐	☐	AD 102
Roof	EXISTING ROOF	TO MATCH EXISTING.	☐	☐	AD 102.
Windows	EXISTING UPVC	TO MATCH EXISTING.	☐	☐	AD 102
Doors	UTILITY DOOR = UPVC DOUBLE FRENCH DOORS = ~~[illegible]~~ HARDWOOD		☐	☐	AD 102.
Boundary treatments (e.g. fences, walls)	N/A		☐	☐	
Vehicle access and hard-standing	T.B.A.		☐	☐	
Lighting	N/A.		☐	☐	
Others (please specify)	N/A.		☐	☐	

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:

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
[redacted]		31/03/08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
[redacted]		

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

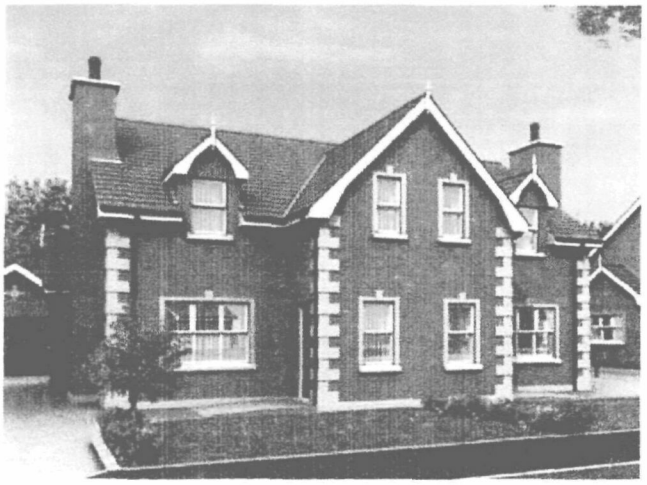
Name of Owner	Address	Date Notice Served

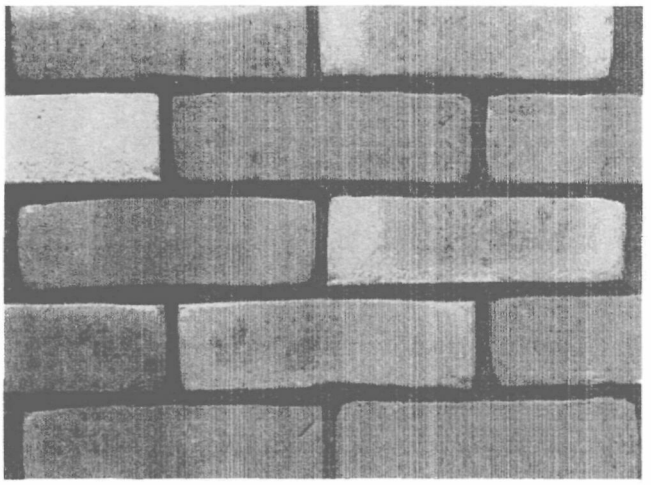
Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

BEXHILL DARK

IBSTOCK building sustainability





Product Information	
Ibstock Code:	4009
Type:	Stock
Facing Description:	Sandfaced
Dry Brick Weight (kg):	2.5
Pack Quantity:	500
Packaging (standard):	banded (plastic)

...OUR DISTRICT COUNCIL
PLANNING D...
PLAN No. Abdonalo8
DATE RECEIVED 23 APR 2008

Technical Specification (to BS EN 771-1)	
Brick Dimensions (L x W x H mm):	215x102x65
Size Tolerances Mean & Range:	T1 R1
Configuration:	Single Frog
Voids (%):	6-11
Compressive Strength (N/mm²):	>= 30
Active Soluble Salts:	S2
Water Absorption (% weight):	<= 15
Durability:	F2
Gross Dry Density (Sound Insulation) (Kg/m³):	1580
Equivalent Thermal Conductivity "K" value 5% Exposed:	0.85
Initial Rate of Absorption (Suction Rate) (Kg/m²/min):	0.40
EAN:	5036335024218

FOR DISTRICT COUNCIL
PLANNING
PLAN
No
DATE
RECEIVED
23 APR 2008

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- *All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the* date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
[redacted]		

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
[redacted]		07/04/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☑

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☑

13. Declaration

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	21/04/08 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | *Fax number (optional):*

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

16. 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)* ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

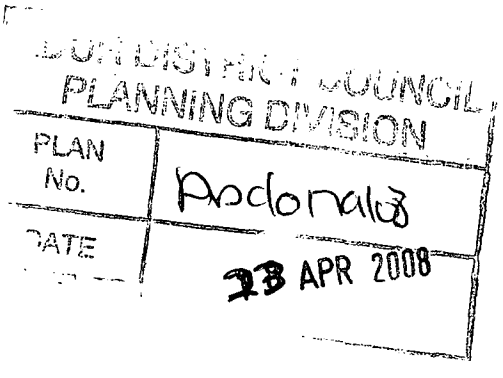
Email address:

Design & Access Statement

ERECTION OF TWO STOREY REAR EXTENSION

April 2008

Paul & Jackie Turner
60 Manor Road Lancing,
W. Sussex, BN15 0HG



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Contents

1.0 Site and Surroundings

2.0 Design Principles and Building and site use

- 2.1 Objectives
- 2.2 Layout
- 2.3 Scale
- 2.4 Appearance
- 2.5 Continuity and Enclosure
- 2.6 Landscaping

3.0 Access

PROPOSED TWO STOREY REAR EXTENSION

1.0 Site and Surroundings

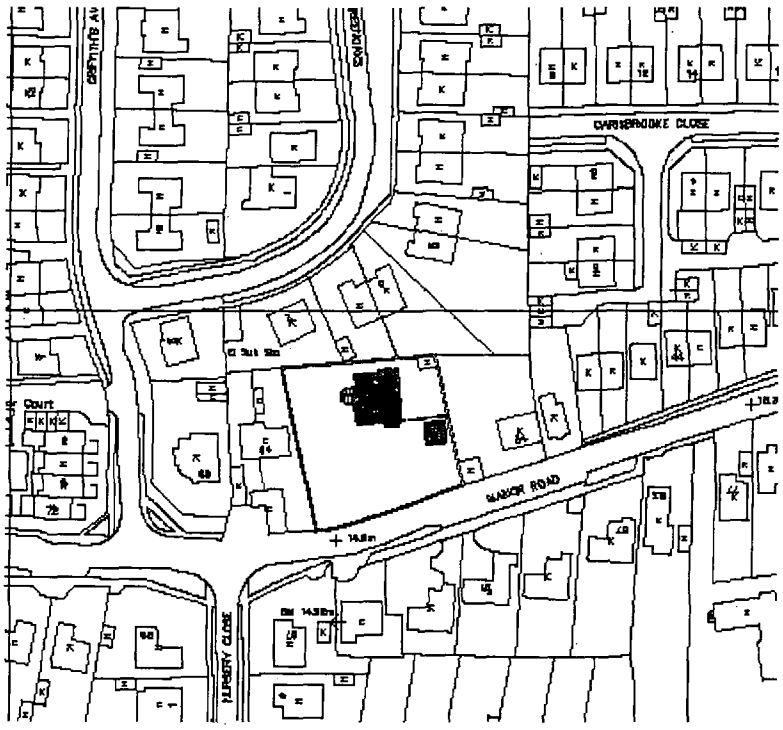
1.1 This report has been compiled using the Supplementary Planning Guidance. The SPG sets out 5 main principles. These seek to maintain character, ensure subservience, maintain spaces between buildings, maintain privacy and ensure adequate daylight.

1.2 The area of the existing site is presently 1350m/sq, the site is accessed from Manor Road to the South, other boundaries have a seperating wall to the neighbouring properies with the north boundary wall being approximately 3.2m heigh.The existing building is a detached property, constructed with a mix of materials including bricks, sand/mortar render finish with some internal walls being of timber stud.

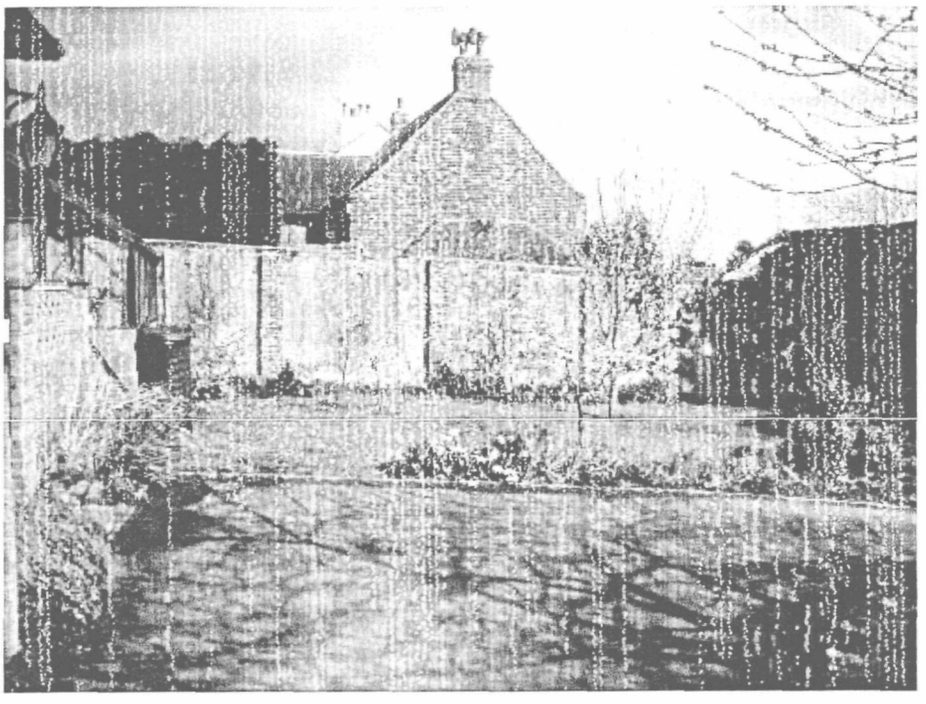
1.3 The proposed extension will be on the rear elevation to the north, occupying 34m/sq. over two floors, new wall treatment being stepped in from the existing building line, adding an interesting relief to the elevations, yet mirroring the language of the existing gable roof but at a smaller scale. An Oak detached double garage will be constructed to the eastern/southern side of the existing detached dwelling.

1.4 The new extension will create a further living/family room and utility room. Fist floor will enable the rear bedroom to be made larger with an additional separate shower room off the hallway, natural light from the roof light between the two gable roofs. No fenestration will be adopted on the north elevation wall. A door will be required on the ground floor north elevation for the utility room.

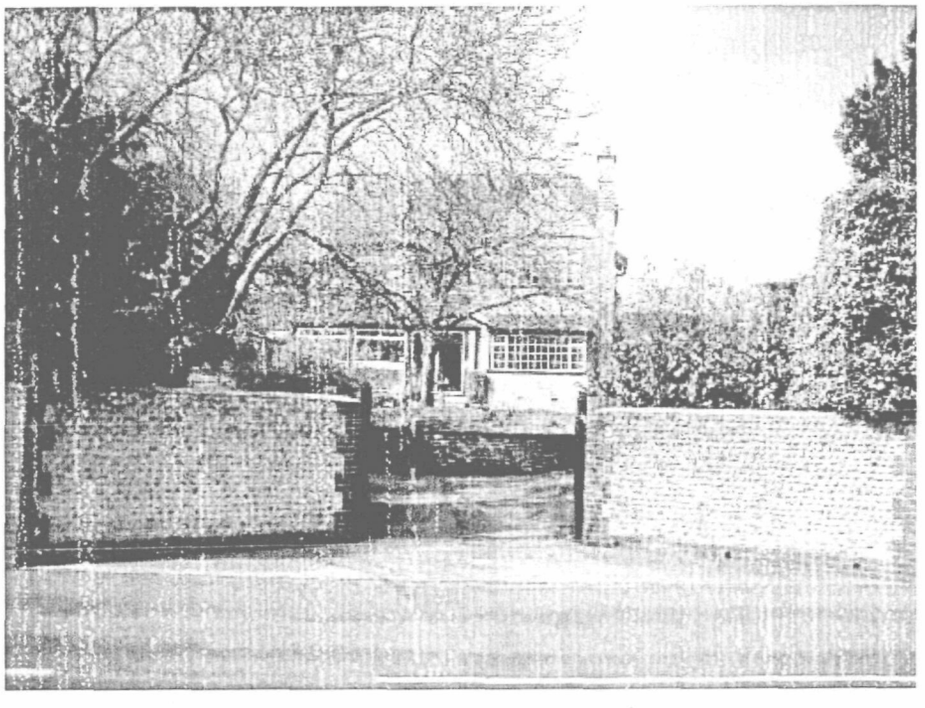
1.5 There is already an existing access to Manor Road with a good splay allowing unobstructed views in both directions. There will be additional hard landscaping to accommodate the proposed new double Oak garage.



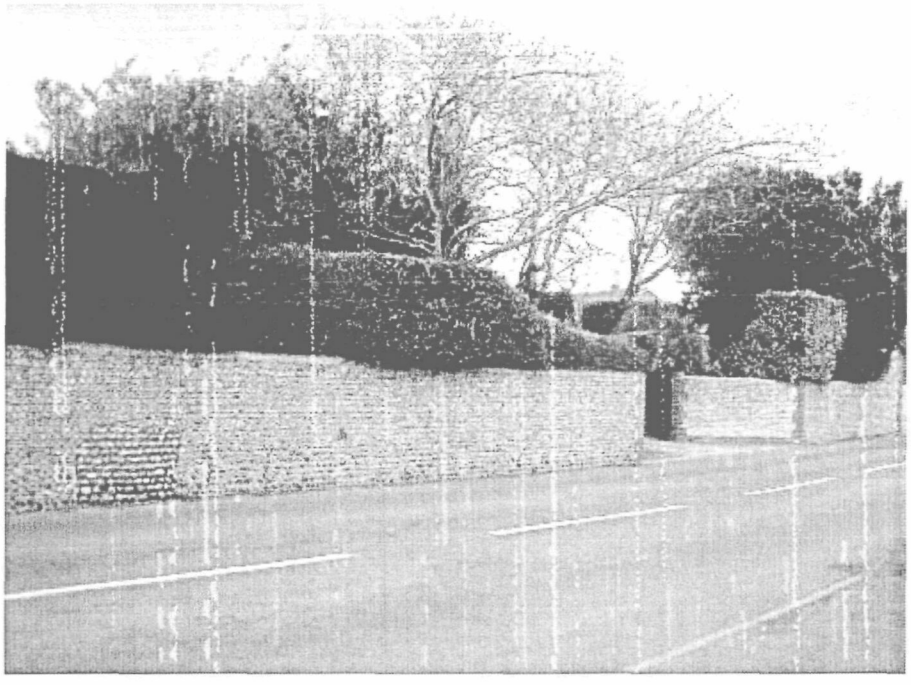
Location plan indicating site in relation to neighbouring area.



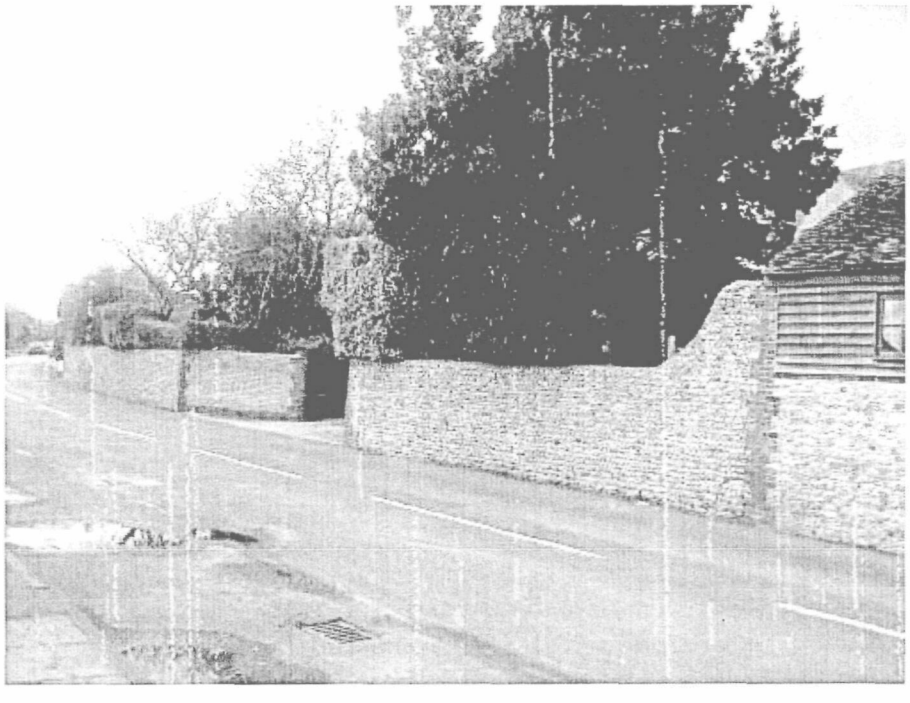
Boundary wall to the east - location for proposed Oak double garage.



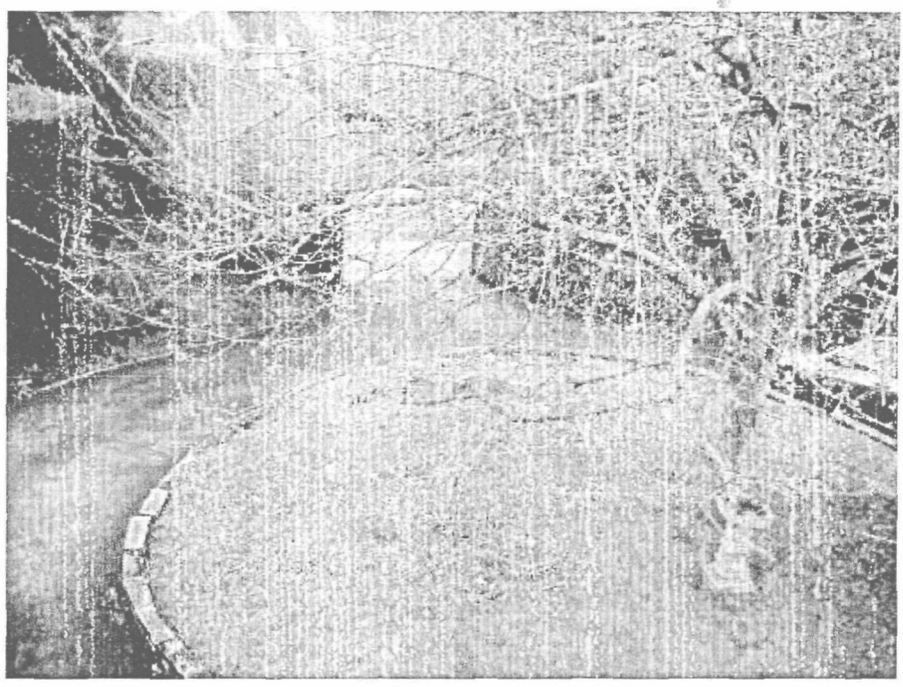
Existing entrance from Manor Road.



View from west towards entrance of site.



View from east towards entrance of site.



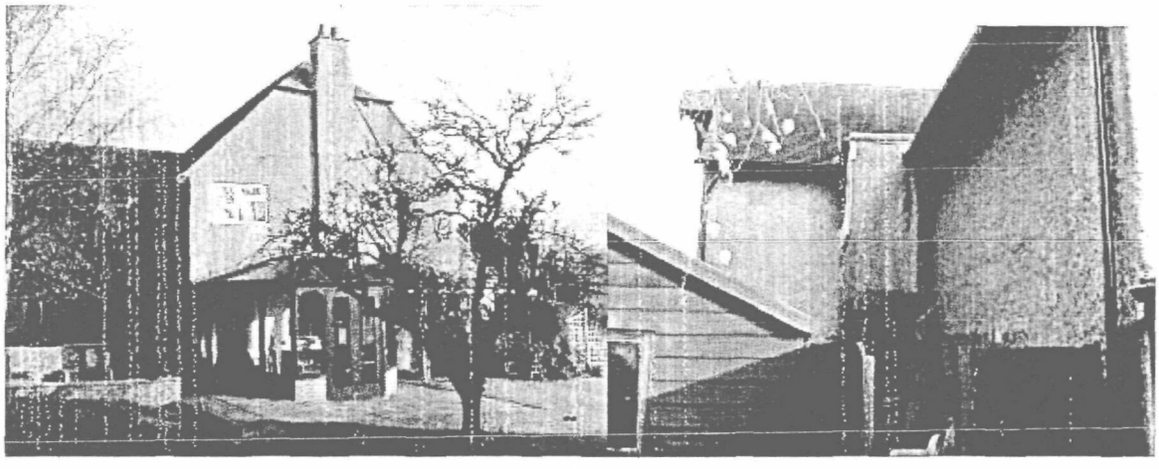
View of drive and entrance to Manor road.

1.6 The appearance of Manor road is organic and has materialised over a period of time, the existing site is obscured from Manor road by a gate and a flint wall

The objectives that inspired to in the preparation of the layout and design were:

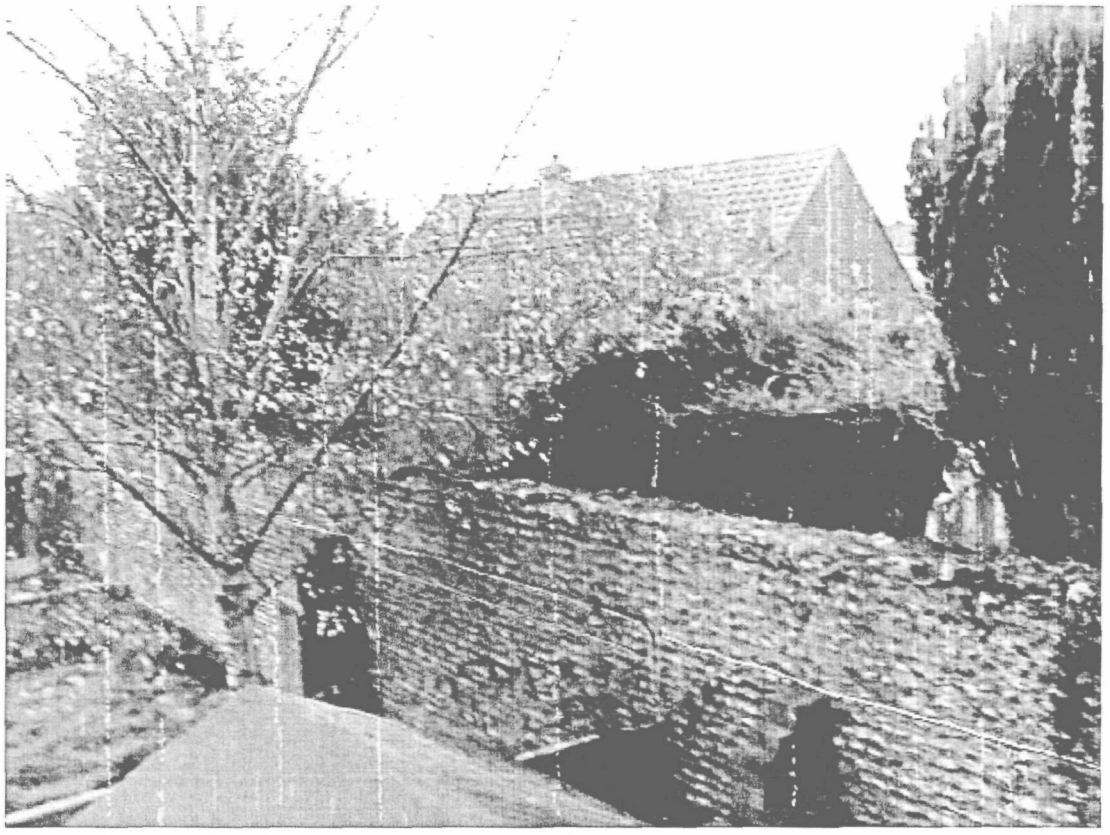
- The need to maintain the character of the area in which the site is set and the identity and use the existing palette of materials available.

- The need to integrate the scheme within the infill of the gable wall of the north elevation and the wall of the west elevation.



Corner of existing building for the proposed extension

1.7 The proposed two storey extension would sit comfortably within the boundary curtalage of the existing building, the new facades would be inset from the existing plane in order to break down the massing and introduce interesting shadow lines. Part of the new extension will also mimic the existing gable wall and introduce a small flat roofed area over the shower room replicating a valley gutter. The resulting structure would not look out of place, but be sympathetic within its surroundings mostly obscured by the high flint boundary walls.



Existing high rear boundary flint wall will be retained

1.8 The extension is to the rear of the existing building, the proposed Oak garage to the front of the building will only be visible with the gates being left open, otherwise the flint wall and with the gates closed will obscure any views, except the hipped roof of the garage. Views from neighbours will be kept to a minimum due to the existing flint/brick walls along the boundary edge of the site.

2.0 Design Principles and Building and site use

2.1 The existing building is double story detached dwelling with mains water gas and electricity. The proposed scheme will add a further double story rear extension to the north and west elevation whilst be within the privacy of the rear elevation of the site. Oak double garage will be located to the east and south of the existing building but will be detached.

2.1.1 The proposed new extension will be designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants. The new ground floor will comprises of a living area/family room and utility room with a new shower room and an extended bedroom on the first floor. .

2.2 Layout

2.2.1 The shape of the site and the location of the adjoining properties dictate the layout of the footprint and the positioning of the built form. This when combined with the wider context of buildings in the immediate area provide a strong linear influences that manifest themselves to guide to the format of the design, an infill to the existing site.

2.2.2 The proposed extension has been designed to create a new infill to the North/west of the existing building. The new walls of the extension will be behind the existing building line of north and east elevations.

2.2.3 The front garden will be landscaped to accommodate the new double Oak garage.

2.2.4 The building will be sustainable with materials sourced locally where possible. Insulation materials should achieve minimum "U" values or better with Zero ozone depletion in its manufacture.

2.2.5 The proposed extension will be in keeping with the existing form scene the built rhythm of the existing house, allowing the rise in build height from the gable wall to the smaller gable wall of the extension.

2.2.6 The existing detached house is an eclectic style dating back to the 1920's with additional improvements carried out over the years from brushed aluminium patio/hardwood windows and doors to the front elevation and UPVC window and doors being extensively used throughout the building. No important features would be lost, by the construction of the new extension. The new extension will be sympathetic with the existing language in terms of material selection. It is intended to use bricks that will match the existing flanking porch walls similar to "Ibstock" Sandfaced 4009 range.

2.3 Scale

2.3.1 It is important to create a layout and form that not only relates to the surrounding properties on plan but must also relate to them in terms of scale and height to provide a satisfactory transition between the existing buildings.

2.4 Appearance

2.4.1 The site although not over prominent provides the opportunity to create a robust extension forming a transition by infilling to the existing building.

2.4.2 The proposed material types are to match the existing property and the design of the dwelling is considered to compliment the character of the existing dwelling and the surrounding buildings.

2.5 Continuity and Enclosure

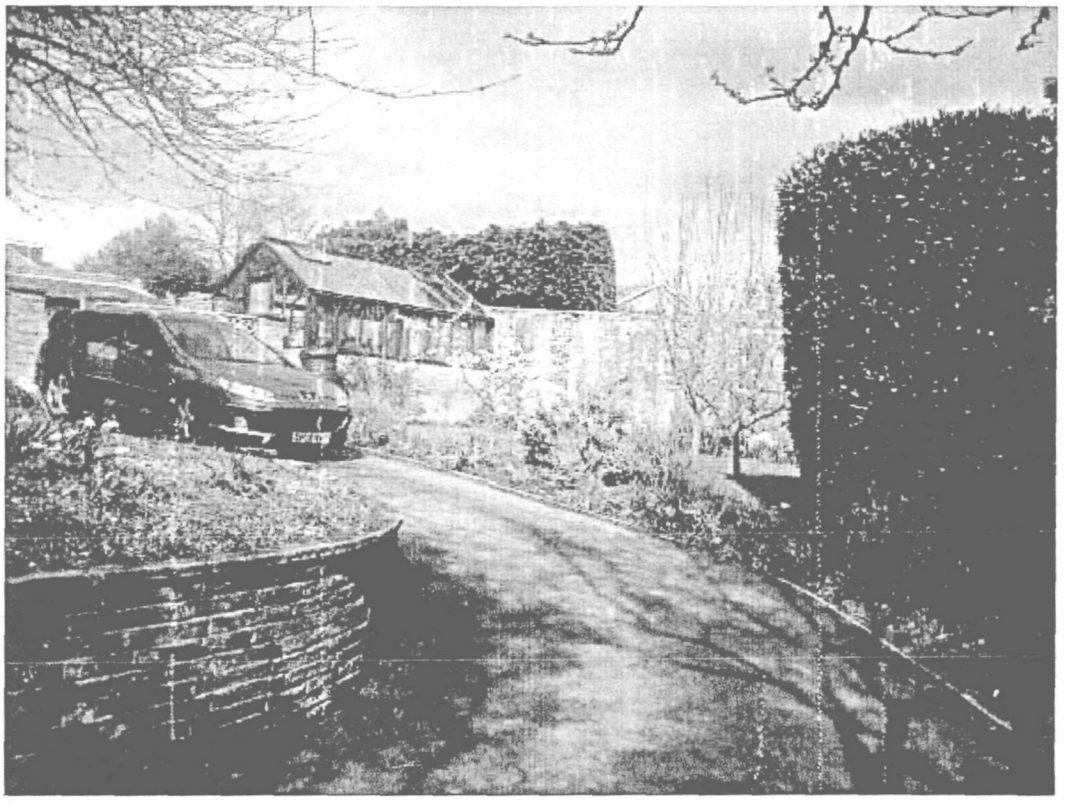
2.5.1 The proposed extension relate directly within the mass of the established large gable wall to the north elevation, the new gable wall will provide continuity to the west elevation.

2.5.2 The new extension within the site have been arranged to create form and enclosure, it is important that within the context of the scheme that a community identity is formed that can be linked to the existing neighbourhood to integrate not only the scheme but also the residents.

2.6 Landscaping

2.6.1 Access from Manor road will be as existing, with additional Hard driveway landscaped to allow access to the new Oak garage.

2.6.2 The off street car park area is tarmac, grassed central area with shrub and tree planting reducing the impact of the parking when viewed from the building. More robust shrub planting garden and will include species of rose, hebe, genista and prunus is proposed in this area.



View of existing driveway and parking area

In conclusion, the extension can be said to conform to the 5 basic principles as set out in the Supplementary Guidelines.



3.0 Access

3.1 The development has no through routes or pedestrian links from Manor road, its location will facilitate access to the local shops and amenities. The immediate access to public transport links, make this a realistic aim.



3.1.1 To the south is the Post Office, this is 20 minutes walk, local parade of shops in Manor road is 2miniutes walk and Lancing High Street is 15 minute's walk.

3.1.2 Buses stops for both directions (west and east) is approximately 100m from the house on Manor Road. No 7 run every hour from outside the house, 5 minutes to Lancing, 20minutes to Worthing with a change at Lancing for Brighton on bus No 700 (Stagecoach) taking approximately 45 minutes to Churchill Square via Shoreham.

3.1.3 The nearest rail station is Lancing Station, located due south and takes approximately 20 minutes to walk. It is the main coast way service to Portsmouth and Southampton. London Victoria is via Brighton and takes approximately 1 hour 15 minutes on the fast train.

3.1.4 The house is well placed for access to education. North Lancing First and Middle School and Boundstone Community College are within 400m of the house. Other schools include The Willows First School 10 minutes walk, Lancing College 15 minutes walk, Freshbrook First School 10 minutes walk and Oakfield Middle School is 10 minutes walk.

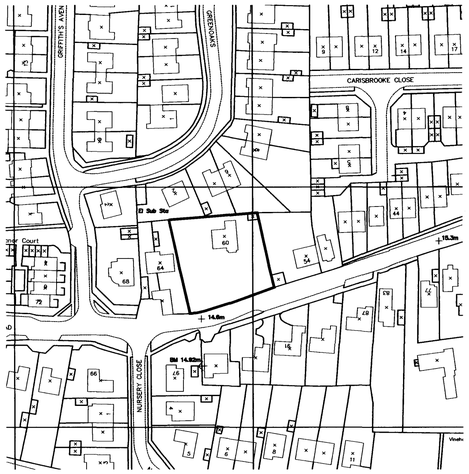
3.1.5 Local Dentists:
Ball Tree Surgery in Busticle Lane Lancing 10 minutes walk, Dr Bethune Grand Avenue Lancing 10 minutes walk and The Dental Practice Sompting road Lancing 10 minutes walk.

Local G.P.:
Ball Tree Surgery in Busticle Lane Lancing 10 minutes walk, Kingfisher Family Practice Lancing Health Centre 20 minutes walk and Dr Peskett 38 Old Shoreham road Lancing is 5 minutes walk.

3.1.6 To the south of the site 5 minutes walking is Lancing Leisure Centre with tennis and squash courts. There is also a gym and football pitches. The recreation area surrounding has children's play area and Lawn bowls club.

3.1.7 Employment opportunities locally is limited to Lancing leisure Centre, other opportunities would be in Worthing, Shoreham and Brighton.

3.1.8 The above paragraphs demonstrate that the site is well located to provide good access to education, health, retail, recreation and employment by utilising local transportation.



SITE LOCATION PLAN
SCALE 1:1250

O.S. DIGITAL DATA REPRODUCED UNDER LICENSE

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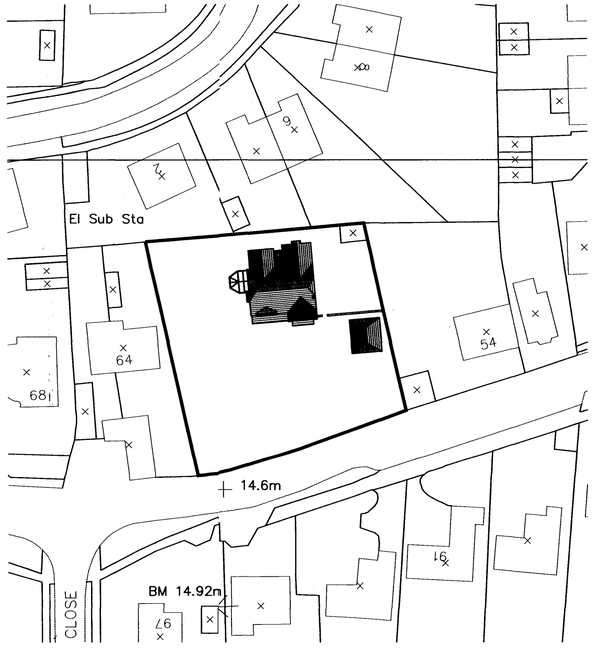


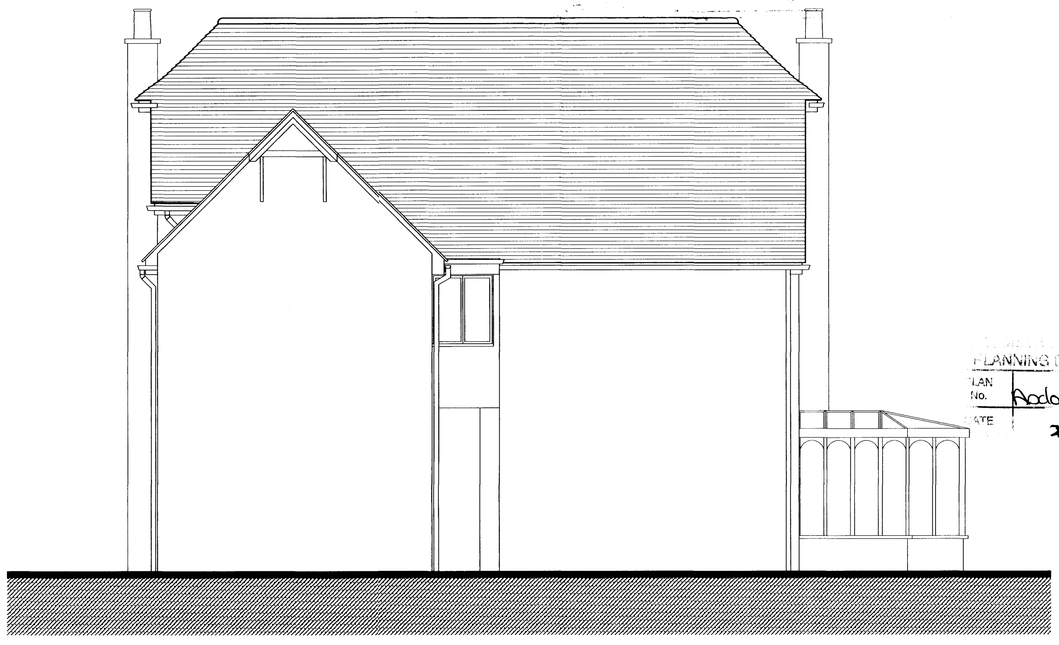
PROPOSED BLOCK ROOF PLAN
SCALE 1:500

EXISTING SOUTH ELEVATION





EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

PLANNING DIVISION
PLAN No. Ad0na108
DATE 23 APR 2008

Note:
All levels and dimensions are to be checked on site.
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0 10m 50m 100m 1:1250

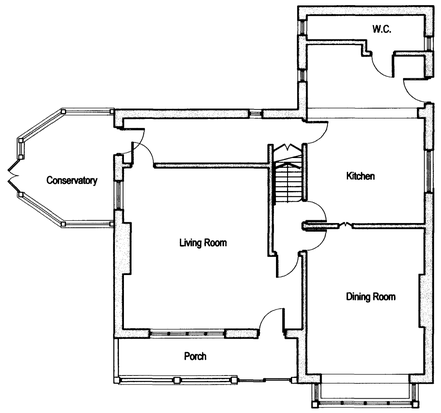
0 10m 20m 30m 40m 50m 1:500

Mr & Mrs Turner
60 Manor Road, North Lancing, W. Sussex
BN15 0HG

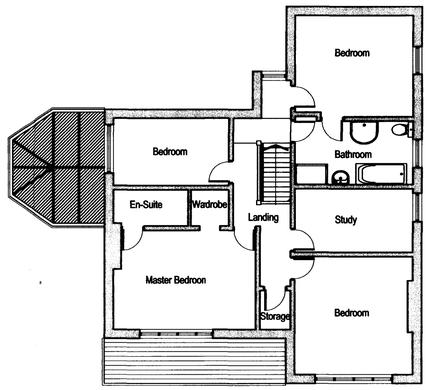
Proposed 2 Storey Rear Extension -
Site Location Plan, Block Roof Plan, Existing Elevations

Scale	Job	Dwg	Rev
1:1250/500/50	.	AD100	.

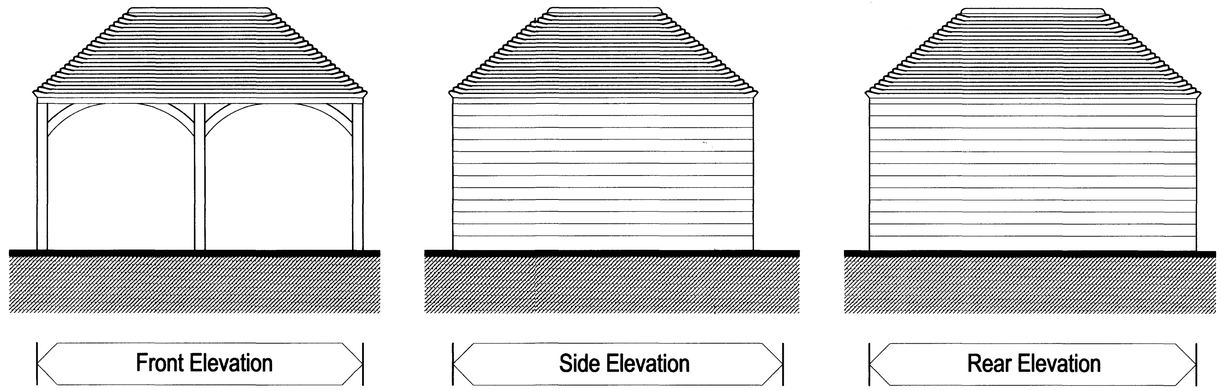
OZAWA ARCHITECTS
111 Gardener Road
Brighton
BN41 1PN
T: 01273 700149
Mob: 07886274183
ozawarchitecture@hotmail.com



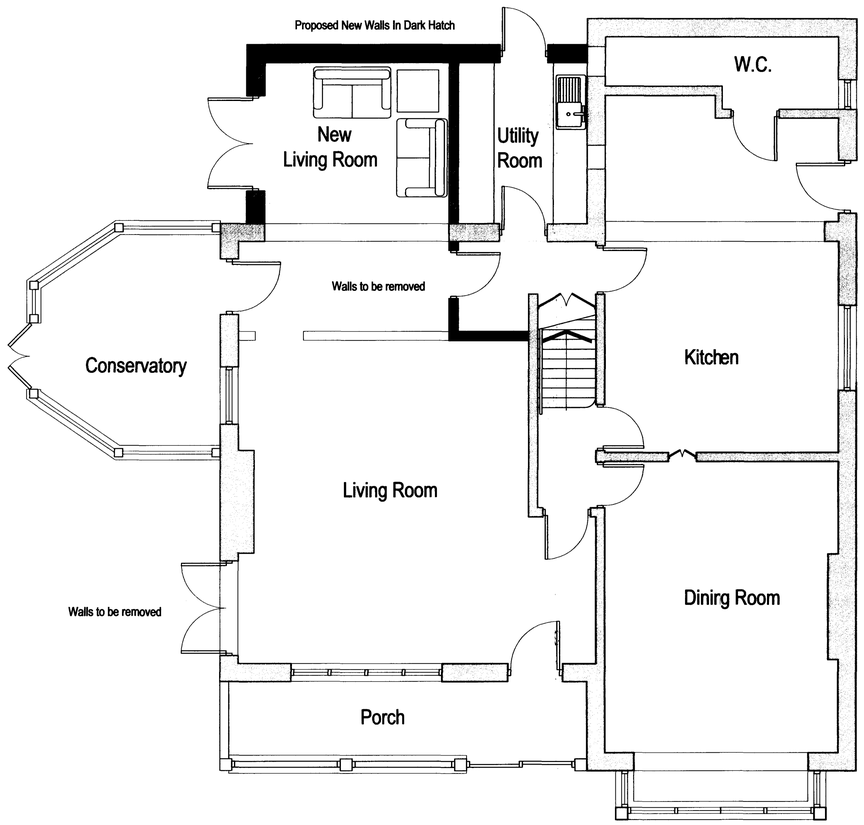
EXISTING GROUND FLOOR PLAN
Scale 1/100



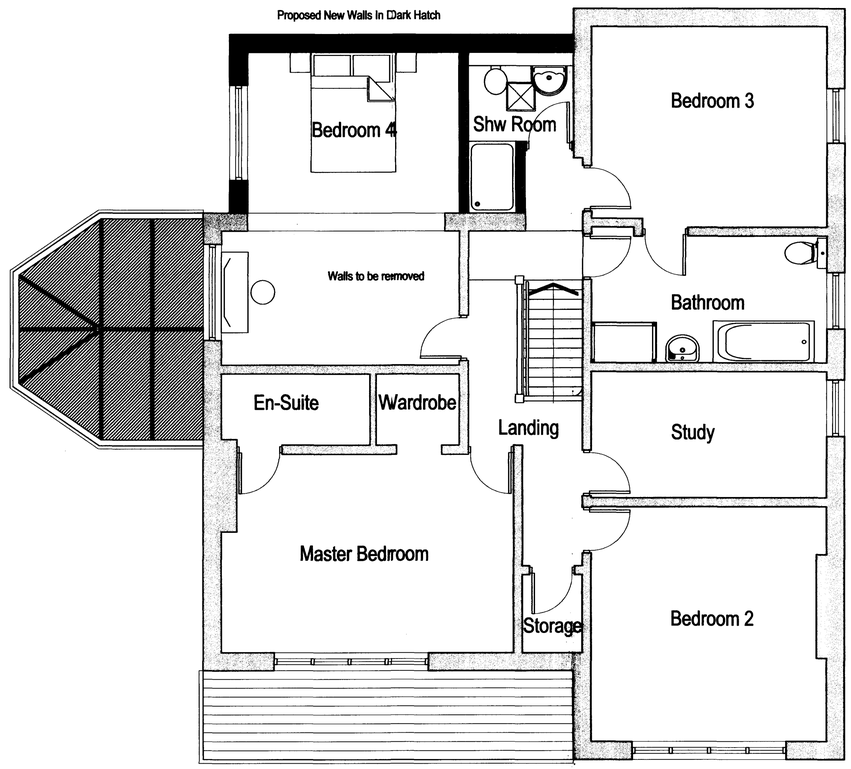
EXISTING FIRST FLOOR PLAN



PROPOSED TWO BAY OAK GARAGE



PROPOSED GROUND FLOOR PLAN
Scale 1/50



PROPOSED FIRST FLOOR PLAN

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0108
DATE RECEIVED 23 APR 2008

Note:
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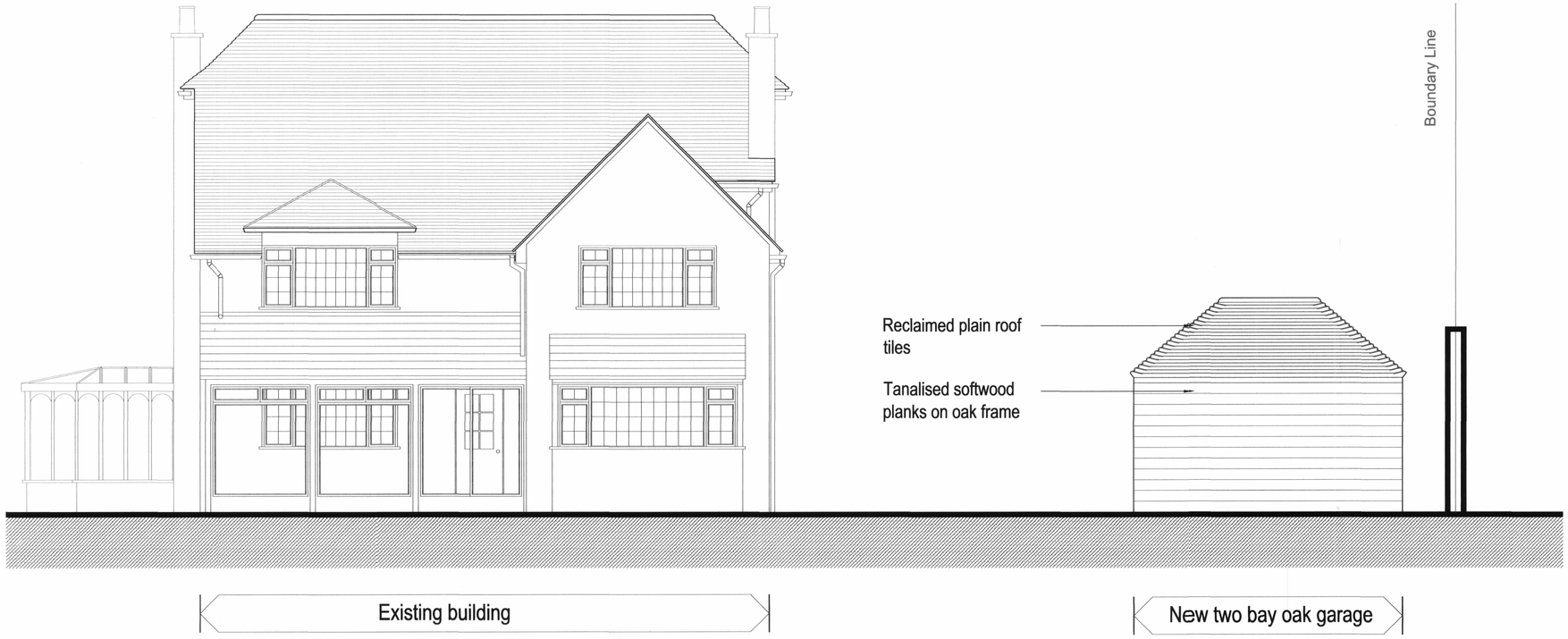
Mr & Mrs Turner
60 Manor Road, North Lancing, W. Sussex
BN15 0HG

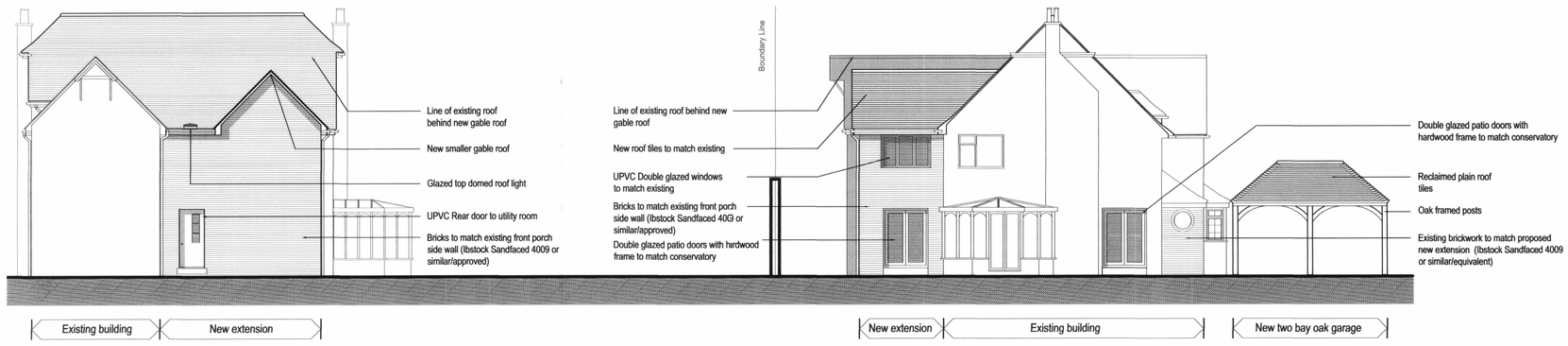
Proposed 2 Storey Rear Extension -
Existing & Proposed Floor Plans
Proposed Two Bay Oak Garage

Scale	Job	Dwg	Rev
1:100/50	.	AD101	.

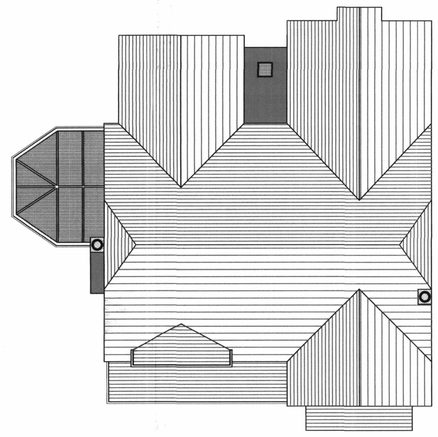
OZAWA
ARCHITECTS
111 Gardener Road
Brighton
BN41 1PN
T: 01273 700149
Mob: 07886274183
ozawarchitecture@hotmail.com



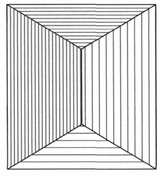
PROPOSED SOUTH ELEVATION WITH DOUBLE OAK GARAGE



PROPOSED NORTH AND WEST ELEVATION



PROPOSED ROOF PLAN



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adonaloo
DATE 23 APR 2008

Note:
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Mr & Mrs Turner
60 Manor Road, North Lancing, W. Sussex
BN15 0HG

Proposed 2 Storey Rear Extension -
Proposed South/North, West Elevation & Roof Plan

Scale	Job	Dwg	Rev
1:100/50	.	AD102	.

OZAWA
ARCHITECTS
111 Gardener Road
Brighton
BN41 1PN
T: 01273 700149
Mob: 07886274183
ozawarchitecture@hotmail.com