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 DIVISI
PLAN No. Adc0651/08
DATE RECEIVED 10 SEP 2008

Application for Planning Permission.
Town and Country Planning Act 1990

ublication of planning applications on council websites

lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this pplication form and in supporting documents may be published on the council's website.

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

ease complete using block capitals and black ink.

is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

. Applicant Name and Address

Title:	MR
First name:	BRENDAN
Last name:	KEARNEY
Company (optional):	—
Unit:	
House number:	58
House suffix:	
House name:	
Address 1:	OLD PORT ROAD
Address 2:	SHOREHAM BY SEA
Address 3:	
Town:	SHOREHAM BY SEA
County:	WEST SUSSEX
Country:	BRITAIN
Postcode:	BN43 5HA

2. Agent Name and Address

Title:	MR
First name:	PHILIP
Last name:	BLOUNT
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	CHESIL HOUSE
Address 1:	WEST BEACH
Address 2:	
Address 3:	
Town:	SHOREHAM BY SEA
County:	WEST SUSSEX
Country:	BRITAIN
Postcode:	BN43 5LF

. Description of the Proposal

Please describe the proposed development, including any change of use:

REMOVAL OF EXISTING HOUSE & REPLACEMENT WITH NEW 'ECO' HOUSE

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use 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: 58 | House suffix:

House name:

Address 1: OLD PORT ROAD

Address 2:

Address 3:

Town: SHOREHAM BY SEA

County: W. SUSSEX

Postcode (optional): BN43 5HA

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

Easting: | Northing:

Description:

SITE HAS CHALET BUNGALOW IN USE. SITE PREVIOUSLY APPROVED UNDER SU/212/OS/TP

5. 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 as possible: ☐

Officer name: HANNAH BARKER

Reference:

Date (DD/MM/YYYY): 22nd AUG
(must be pre-application submission)

Details of pre-application advice received?

WE DISCUSSED PREVIOUS APPROVAL & PROPOSED APPLICATION WITH HANNAH STAFFORD WHAT WOULD BE REQUIRED FOR NEW APPLICATION

6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

A BIN STORAGE AREA IS SHOWN ON THE SITE PLANS.

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

BINS PROVIDED BY AUTHORITY

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

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	BRICK & PEBBLE DASH	TIMBER FRAME & SILICONE RENDER	☐	☐	007
Roof	~~FLAT~~ PLAIN PAINTED TILES.	FLAT FIBREGLASS SYSTEM.	☐	☐	008.
Windows	WHITE PVCU & PAINTED WOOD.	POWDER COATED ALUMINIUM.	☐	☐	
Doors	SILVER ALUMINIUM & WHITE PVCU	POWDER COATED ALUMINIUM	☐	☐	
Boundary treatments (e.g. fences, walls)	BRICK & BLOCK WALLS	AS EXISTING	☐	☐	
Vehicle access and hard-standing	TARMAC	AS EXISTING	☐	☐	
Lighting	VARIOUS EXTERNAL LIGHTS	LOW ENERGY & SOLAR POWERED	☐	☐	
Others (please specify)	FASCIAS/SOFFITS PVCU WHITE	POWDER COATED ALUMINIUM.	☐	☐	

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:

007 RENDER DETAILS / 008 POLYROOF DETAILS.
WINDOWS & EXTERNAL DOORS POWDER COATED RAL 7005.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	8-10	5.	-3-5
Light goods vehicles/ public carrier vehicles	/	/	
Motorcycles	/	/	
Disability spaces	/	/	
Cycle spaces	0	2	+2
Other (e.g. Bus)	/	/	
Other (e.g. Bus)	/	/	

Foul Sewage

ase state how foul sewage is to be disposed of:

☑ Mains sewer EXISTING ☐ Cess pit

☐ Septic tank ☐ Other

☐ Package treatment plant

: you proposing to
nect to the existing drainage system? ☑ Yes ☐ No

Yes, please include the details of the existing system on the plication drawings and state references for the an(s)/drawing(s):

MAIN SEWER WITH SITE of 58 OLD FORT Rd. BN43 5HA

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☑ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☑ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Existing watercourse

☐ Soakaway ☐ Pond/lake

☐ Main sewer ☑ RAIN WATER HARVESTING TANK

Biodiversity and Geological Conservation

there a reasonable likelihood of the following being affected versely or conserved and enhanced within the application site, or land adjacent to or near the application site?

Protected and priority species:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☑ No

Designated sites, important habitats or other biodiversity atures:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☑ No

) Features of geological conservation importance:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☑ No

15. Existing Use

Please describe the current use of the site:

DWELLING HOUSE

Is the site currently vacant? ☐ Yes ☑ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☑ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☑ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☑ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

6. Trees and Hedges

re there trees or hedges on the roposed development site? ☐ Yes ☑ No

nd/or: Are there trees or hedges on land adjacent to the roposed development site that could influence the levelopment or might be important as part of the local landscape character? ☐ Yes ☑ No

f Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☑ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

8. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐	6			✓		1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$ 1

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐				✓		1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$ 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 0.07938

3. Industrial or Commercial Processes and Machinery

lease describe the activities and processes which would e carried out on the site and the end products including lant, ventilation or air conditioning. Please include the rpe of machinery which may be installed on site:

the proposal a waste management development? ☐ Yes ☑ No

the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	*Maximum annual operational* throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/ or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

4. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

5 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

:ertify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the vner *(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 hich the application relates.

igned - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	2-9-08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day l 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 ft to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

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):

Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

tify/ 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.

steps taken were:

ice of the application has been published in the following newspaper culating 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):

ned - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

cultural 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.

ned - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days ore the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, isted below:

Name of Tenant	Address	Date Notice Served

ned - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Planning Application Requirements - Checklist

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

- e original and 3 copies of a completed and dated plication form: ☑
- The correct fee: ☑
- e original and 3 copies of the plan which identifies land to which the application relates drawn to an ntified scale and showing the direction of North: ☑
- The original and 3 copies of a design and access statement: ☑
- *The original and 3 copies of the completed, dated* Article 7 Certificate (Agricultural Holdings): ☑
- e original and 3 copies of other plans and drawings or ormation necessary to describe the subject of the application: ☑
- The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

Declaration

e hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional ormation.

ned - Applicant:

[redacted]

Date (DD/MM/YYYY): 2-9-08 (date cannot be pre-application)

. Applicant Contact Details

lephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01273	464393	—

Country code:	Mobile number (optional):
	07766770877

Country code:	Fax number (optional):
01273	464393

Email address (optional): ejo2bell@hotmail.co.uk

0. Site Visit

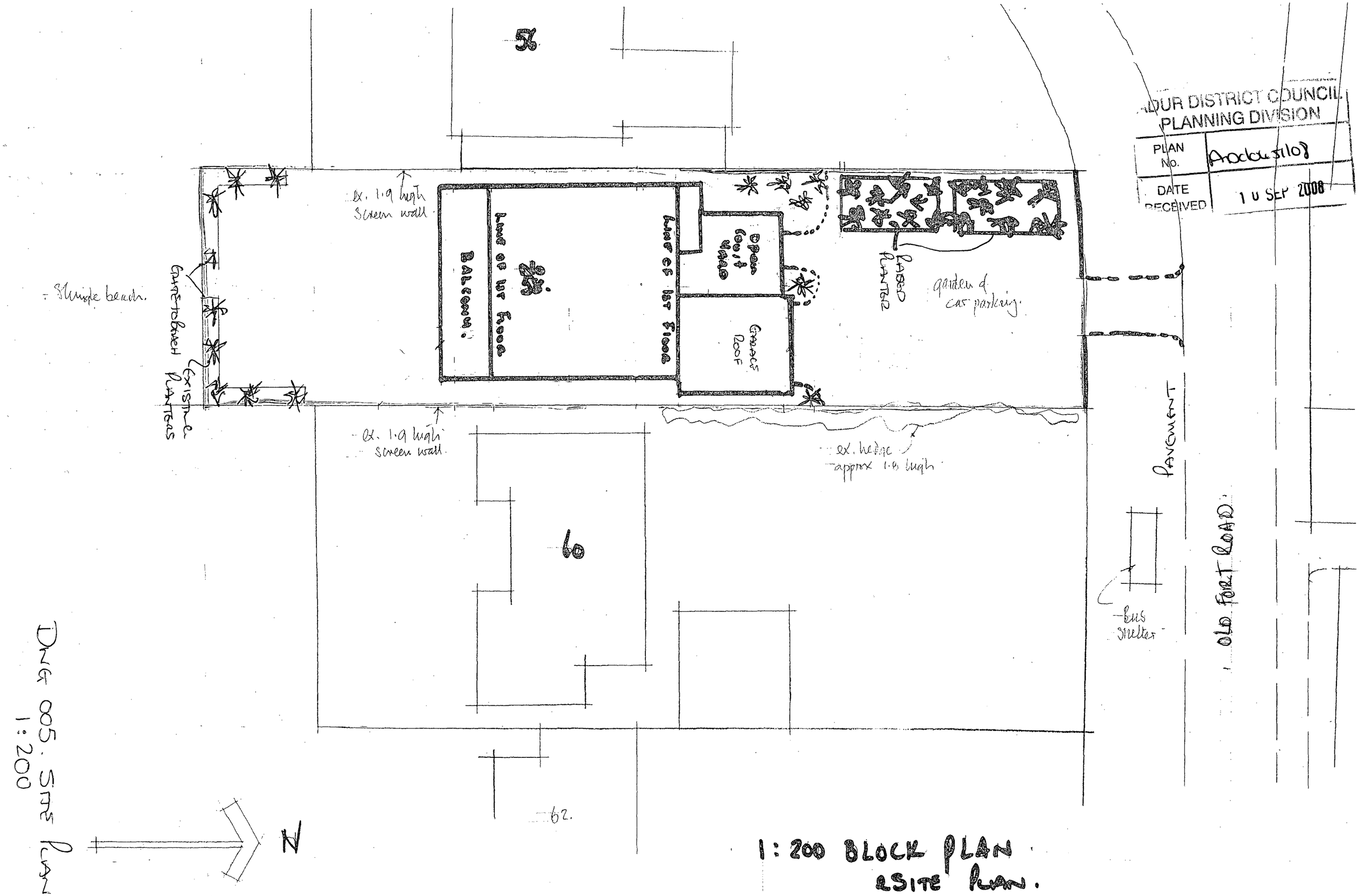
an the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

the planning authority needs to make an appointment to carry ut a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

Other has been selected, please provide:

Contact name: Telephone number:

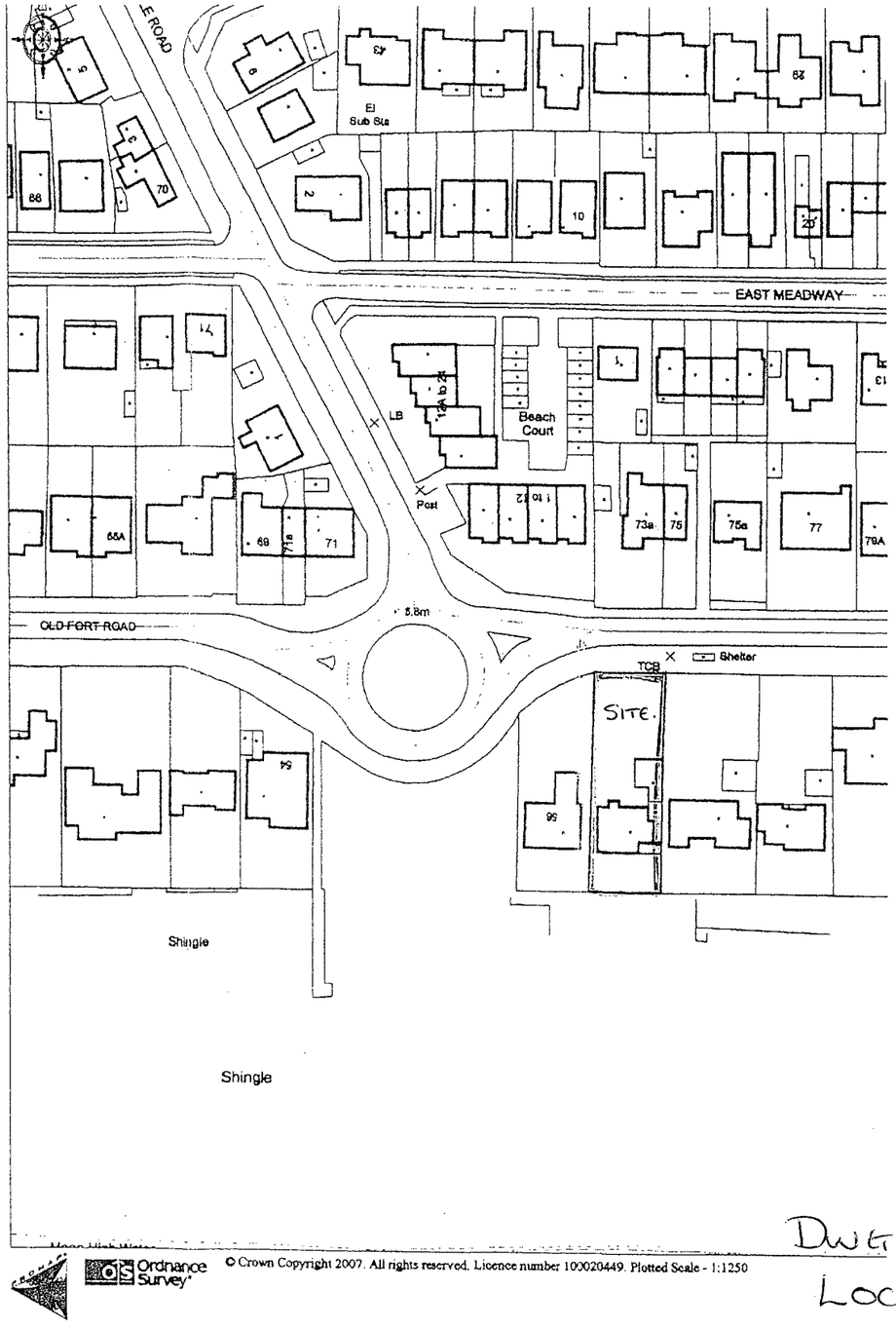
Email address:



1:200 BLOCK PLAN
&SITE PLAN.

DWG 005. SITE PLAN
1:200

...DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A06/051/08
DATE RECEIVED 10 SEP 2008



Ordnance Survey
© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

DWG NO 006
LOCATION PLAN
1:1250 SCALE.

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0c1045108
DATE RECEIVED 10 SEP 2008

MR & MRS B. KEARNEY
58 OLD FORT ROAD. SHOREHAM
BEACH. BN43 5HA.

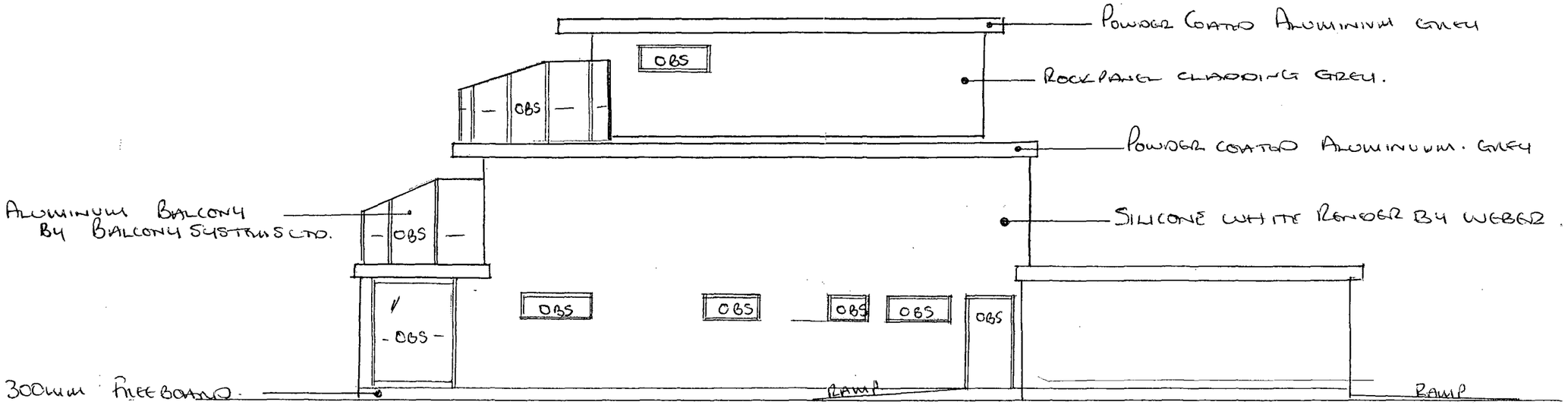
SITE: 58 OLD FORT ROAD.
SHOREHAM BEACH BN43 5HA.

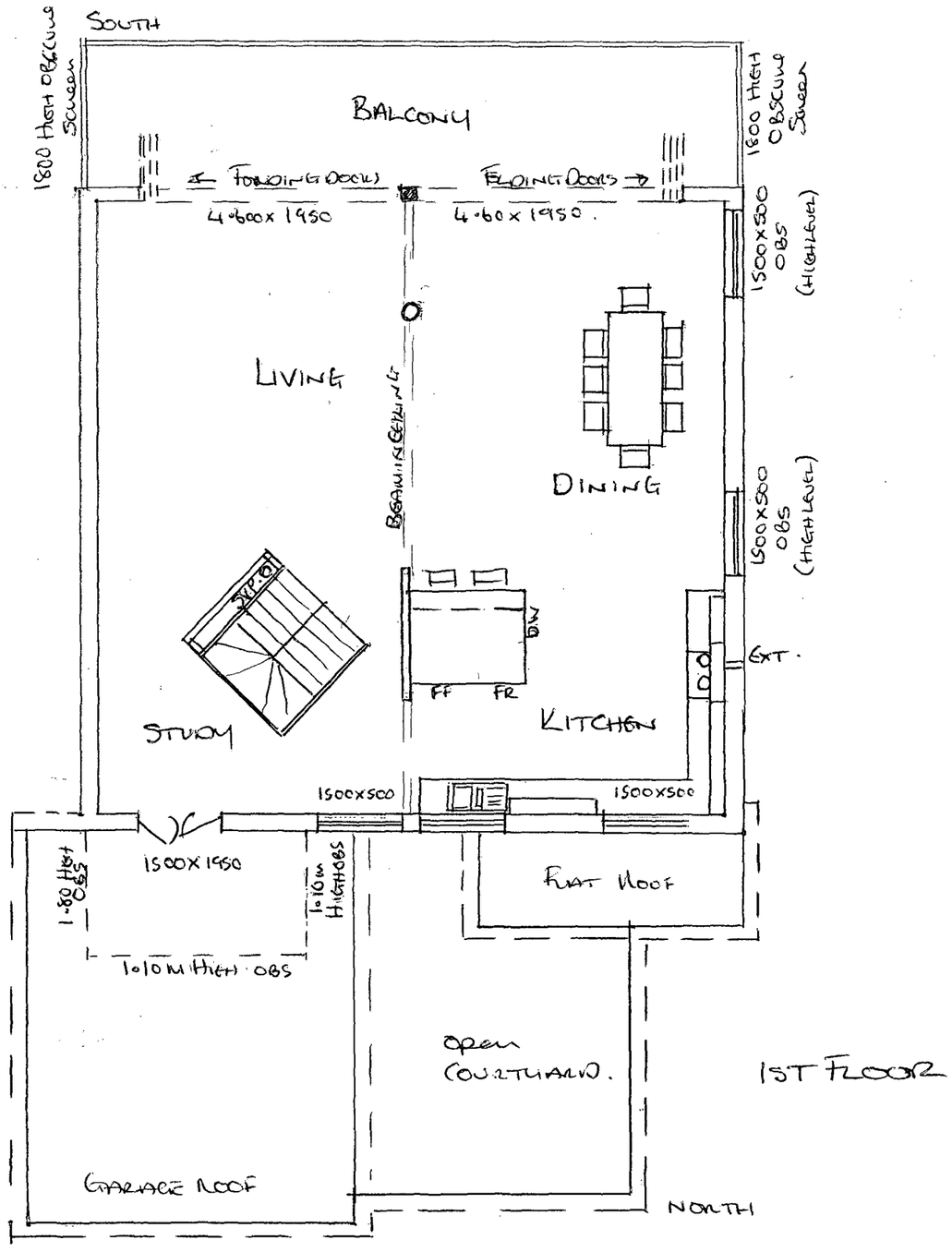
PROPOSAL TO DEMOLISH EXISTING CHALET BUNGALOW AND REPLACE WITH 3 STOREY "ECO" HOME.

DATE. 3RD SEPTEMBER 2008.

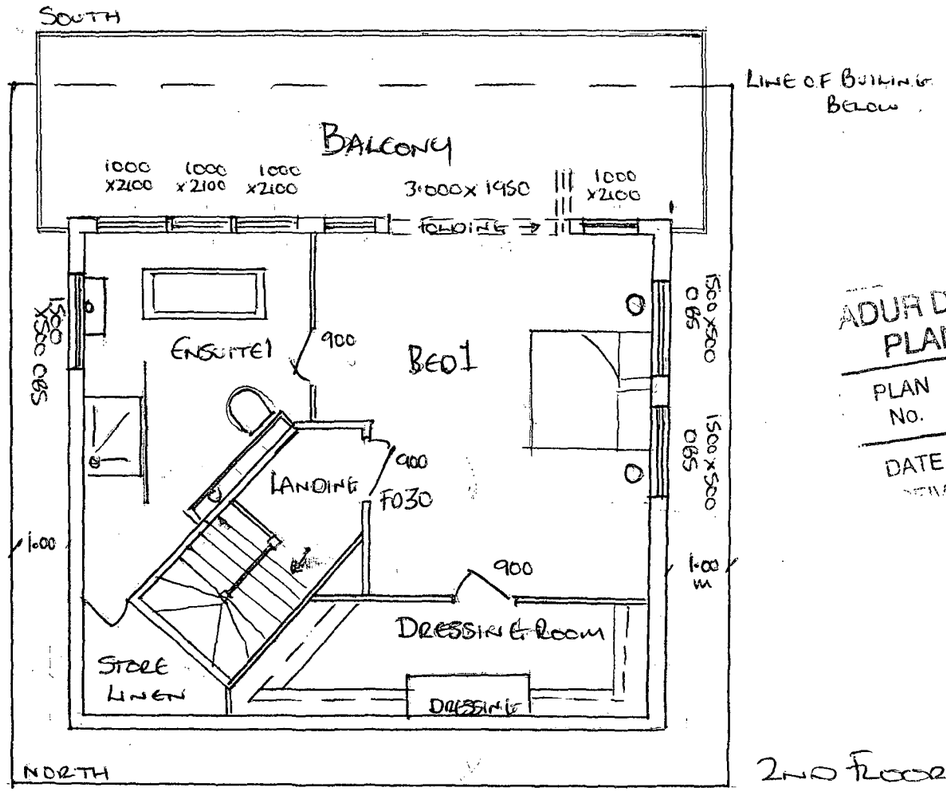
ADUR DISTRICT COUNCIL
PLANNING DIVISION
No. 004
DATE RECEIVED 10 SEP 2008

SIDE ELEVATION. DWG. NO 004 SCALE: 1:100





1ST FLOOR



2ND FLOOR

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0d0651/08
DATE 10 SEP 2008

SCALE 1:100

MR & MRS B. KEARNEY.
58 OLD FORT ROAD.
SHOREHAM BY SEA
BN43 5HA

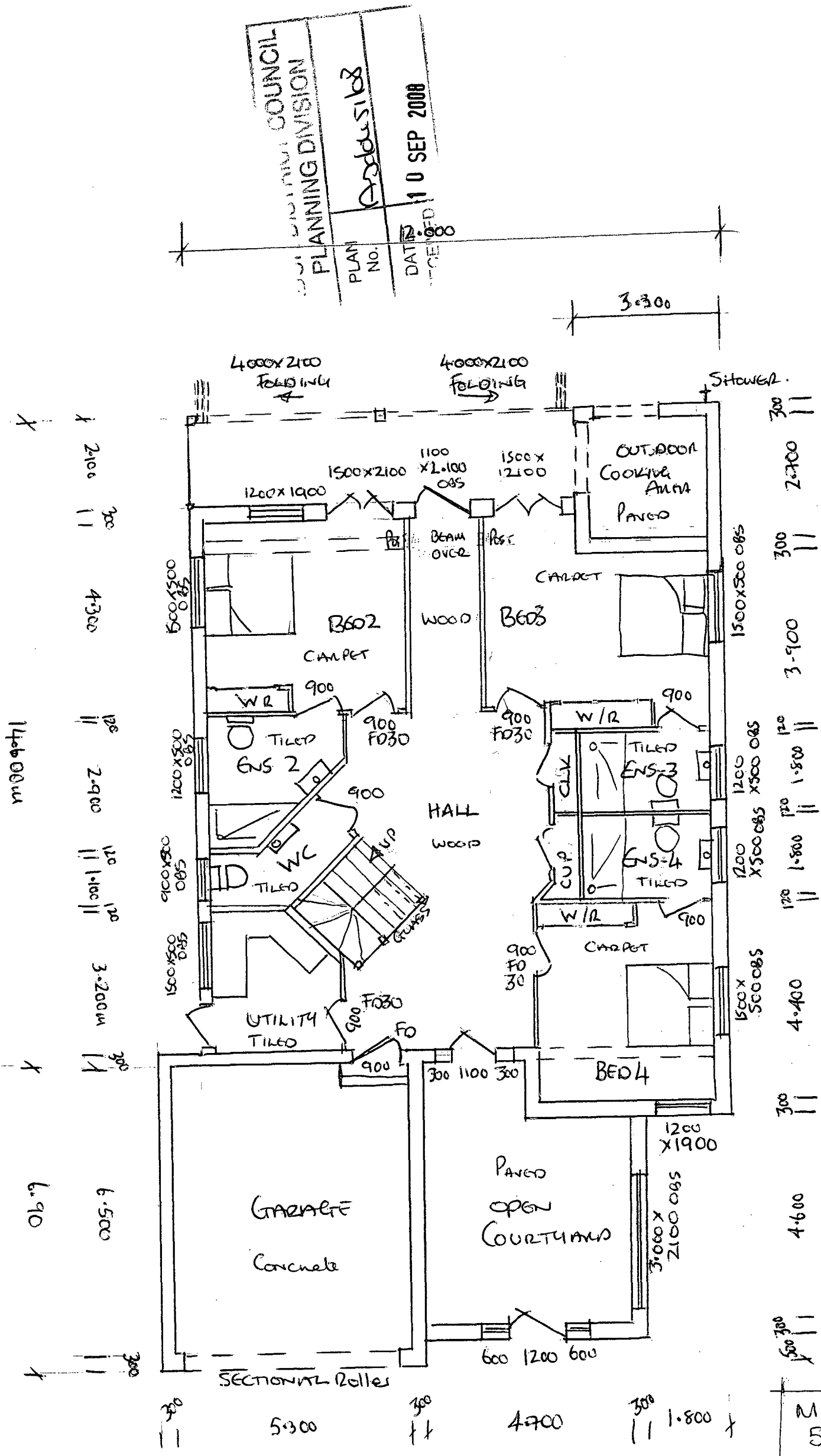
SITE: 58 OLD FORT ROAD
SHOREHAM BY SEA.
BN43 5HA

PROPOSAL: TO DEMOLISH EXISTING CHALET & REPLACE WITH NEW "ECO" HOUSE

DATED 3-9-08

DWG 001

COUNCIL
PLANNING DIVISION
Code 51 b3
10 SEP 2008
PLAN No.
DATE RECEIVED



1:100 SCALE

GROUND FLOOR.

MR & MRS B. KEARNEY.
58 OLD FORT ROAD
SHOREHAM BY SEA
BN43 5HA.

SITE: 58 OLD FORT ROAD
SHOREHAM BY SEA.

PROPOSAL: TO DEMOLISH EXISTING CHALET & REPLACE WITH NEW "ECO" HOUSE

DATE 3-9-08

DWG NO 2.

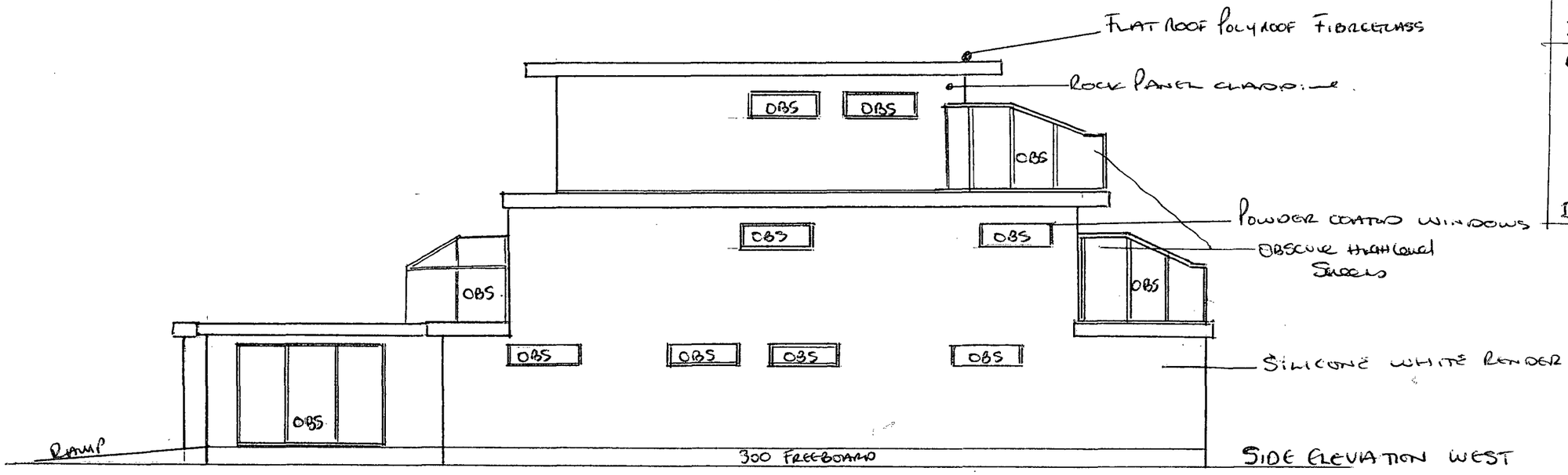
MR & MRS B. KEARNEY.
58 OLD FORT ROAD.
SHOREHAM BY SEA BN43 5HA

SITE: 58 OLD FORT ROAD
SHOREHAM BY SEA BN43 5HA

PROPOSAL: TO DEMOLISH EXISTING CHALET & REPLACE WITH 3 STOREY 'ECO" HOUSE

DATE 3 SEPTEMBER 2008

DWG NO 003.



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PLAN No. Ad/0451/08
DATE RECEIVED 10 SEP 2008

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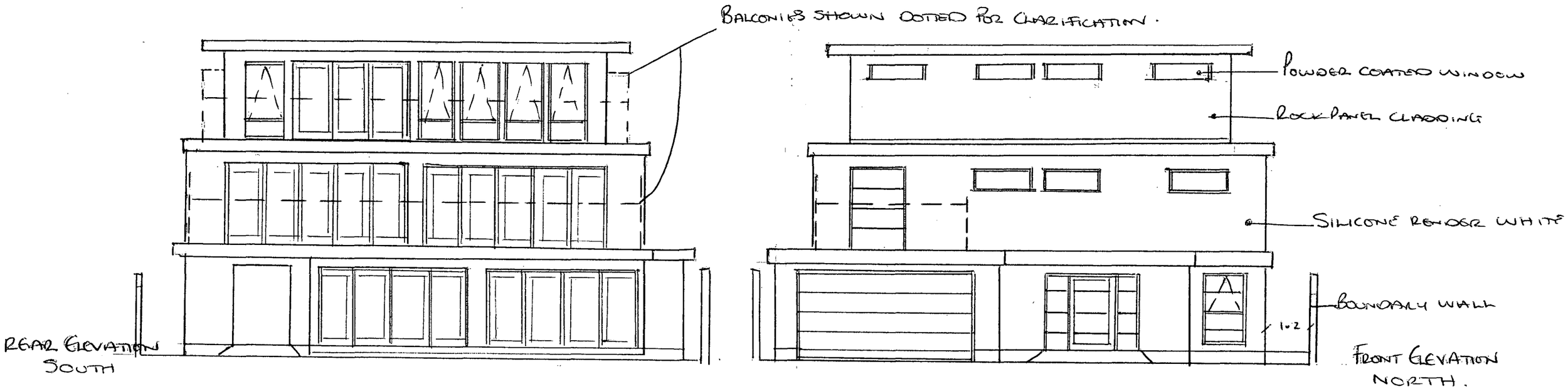

Polyroof

New Build

008. (3 Pages).

Polyroof specified by house builders and developers throughout the UK

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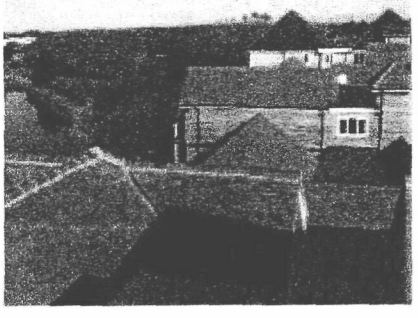
DATE 10 SEP 2008



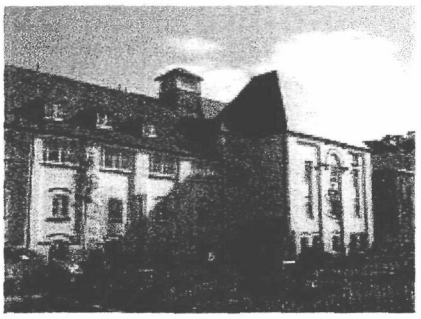
Polyroof systems are specified by house builders throughout the UK, including leading names such as Berkeley Homes and Barratt. Polyroof 185 is used for flat roofs, mansard roofs, inverted roofs, dormers, balconies and porches. Protec and Elastex overlay systems are used in redevelopment and refurbishment projects.

Polyroof flat roofs for Chester apartments



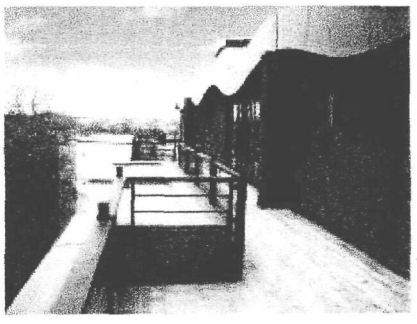
Polyroof 185 system used on a new build luxury apartment complex alongside Chester Racecourse by developers Watkin Jones. This particular scheme required a whole range of small and large flat roofs including fine detailing such as box and valley gutters - all of which were completed as a seamless membrane with the tough, durable system capable of withstanding foot traffic.

Regeneration in Oxford



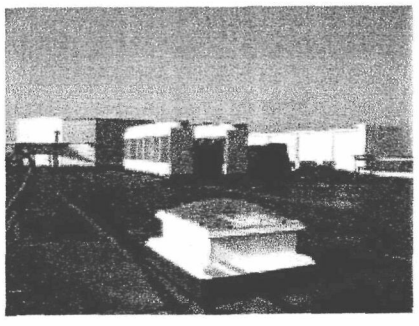
Polyroof systems were extensively used on this regeneration project in Oxford for Berkeley Homes. An old industrial site has been transformed into new houses and apartments. Polyroof 185 and Protec were used on flat roofs, mansards, guttering, balconies, dormers and porches throughout the complex. A major benefit of Polyroof was the toughness of the membrane meaning that damage by other trades was minimized.

Polyroof in award winning project



Polyroof 185 has been used for the barrel roof of Explorer Court in Plymouth: an award winning apartment development by Barratt Homes on the site of the birthpace of Captain Scott (Antarctic fame). Poyroof was also used to waterproof balcony and walkway areas.

Large flat roof in Jersey



This new office and apartment complex for Dandara in Jersey has a large flat roof finished

in Polyroof 185. The surface needed to be tough enough to withstand heavy foot traffic as well as the construction equipment and materials that were stored and assembled on the roof. A cold liquid applied membrane was the ideal solution for the many protrusions and complex detailing around the heating and ventilation outlets.

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Case Studies

- Walkways and balconies
- Lead and copper
- New Build
- Unusual details
- Box and valley gutters
- Refurbishment
- Vandal resistant liquid roofing solutions

Application Selector

- Balconies and walkways
- Box and Valley Gutters
- Lead and copper reproduction
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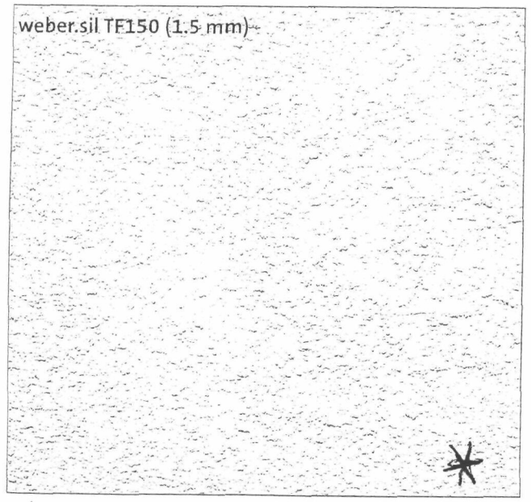
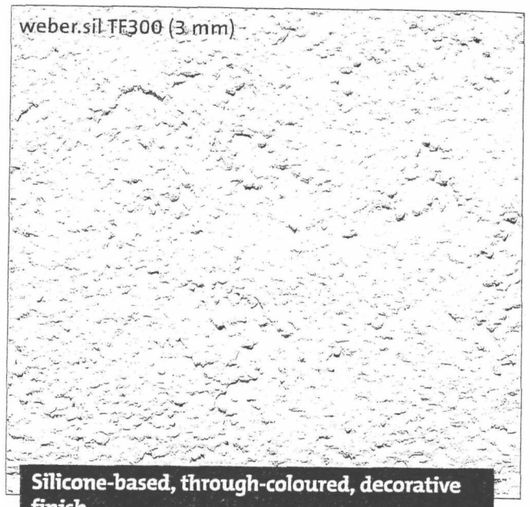
weber.sil TF

siltex





Silicone-based, through-coloured, decorative finish

About this product

weber.sil TF is a silicone-based, through-coloured, decorative finish, for use as a decorative, highly weather resistant, vapour permeable surface.

Technical data

1 As a high performance decorative textured finish for application onto either a single coat or a 2-coat float finished render

2 As a decorative textured finish for external wall systems – **weber.therm XM** and **weber.therm XL**

Insulation Board	Reinforcement	Fixing	1st Coat	2nd Coat	Finish
weber.therm XM				*Optional*	
MFS	Meshcloth	Mechanical	weber.rend LAC	weber.rend PTC	weber PR310 and weber.sil TF
EPS		weber.rend LAC			
PHS		Mechanical or weber.rend LAC			
weber.therm XL					
MFS	Ferritic stainless lath	Mechanical	weber.rend MFU	weber.rend TTC	weber PR310 and weber.sil TF
PHS			weber.rend PUC		
Coated EPS			weber.rend PUC or weber.rend TUC		

3 As a decorative textured finish for multi-coat render systems – **weber.rend** stipple or **weber.rend IF**, lath and render

First layer	Reinforcement option	Fixing	1st Coat	2nd Coat	Finish
weber.rend LAC	N/A	N/A	weber.rend PUC	weber.rend TTC or weber.rend PTC	weber PR310 and weber.sil TF
weber.rend IF Membrane	Ferritic stainless lath	Mechanical	weber.rend PUC	weber.rend TTC or weber.rend PTC	weber PR310 and weber.sil TF

DWG 007

Uses

- High performance decorative textured finish for application onto a prepared surface
- Decorative textured finish for external wall systems such as **weber.therm XM** and **XL**

weber.sil TF has an even textured finish (1.5 mm and 3.0 mm aggregate content).

When used in strict accordance with manufacturer's instructions and within an appropriate system, **weber** coatings will have a minimum life of 10 years.

Constraints

The quality of application of this material depends on suitable operative skills and product familiarity.

Restrictions on weather conditions during application and curing must be respected.

Sound trade practices and printed instructions must be followed.

Good access and appropriate protection must be provided.

Application

weber.sil TF is a wet premixed material. It is applied to prepared surfaces on to a tinted primer. Where possible, on new render, a lightly textured mechanical key should be provided by brush scratching.

Prime the prepared surface using tinted **weber PR310** applied by brush or spray. Ensure complete coverage of wall to be treated to prevent 'grinning through' of the background. **weber PR310** is of low viscosity and easily applied. Check batch numbers and colours of material required to complete working area. Stir well in buckets and if required, make minor adjustments to workability with a little water, thoroughly mixed in.

Apply **weber.sil TF** with a steel float and hawk to work area. Use a thin plastic float to finish **weber.sil TF**. Evenness of cover and texture are of paramount importance.

Agree an acceptable finished appearance on a sample area with architect or supervising officer before proceeding with large-scale application. Maintain a steady flow of application and keep a wet edge on all incomplete edges.

weber.sil TF is a synthetic material, therefore weather conditions for applying and drying are critical. Dry weather may not be enough if the humidity is high and the drying potential of the atmosphere is low. A dry atmosphere which can be foreseen for about 36 hours is preferred to effect initial curing and prevent wash-off. Otherwise proper weather protection for the work may be necessary.

Synthetic mixes can stain and are difficult to remove so protect vulnerable areas thoroughly and wear protective clothing, particularly gloves.

Good practice

Do not apply:

- If frost is forecast within 24 hours of use
- In damp/wet conditions
- In temperatures below 5°C or above 30°C
- On elevations in direct sunlight or where the substrate is hot

Colours

weber.sil TF is available in a wide range of colours. Specifiers should consult the Colour Charts on pages 26 – 29 and, whenever possible, obtain samples prior to specification.

Health and safety

Essentially non hazardous.

For full information on Health and Safety, please see inside back cover.

Storage and shelf life

When stored airtight in a dry place at temperatures above 5°C and protected from frost, shelf life is 12 months from date of manufacture.

Do not over-stack.

weber.sil TF

Silicone-based, through-coloured, decorative finish

PLANNING CONTROL
PLAN No. Ardclough68
DATE RECEIVED 10 SEP 2008

Features and benefits

- ▲ Highly water repellent, providing optimum facade protection
- ▲ Highly vapour permeable
- ▲ Available in a wide range of colours
- ▲ Weather resistant and UV stable
- ▲ Low susceptibility to soiling
- ▲ Technical support from a Quality Assured company
- ▲ Forms part of a number of BBA approved insulation systems.



Packaging

weber.sil TF is packaged in 20 kg sealed polythene buckets with batch code, description and colour on the side.

Coverage

	Coverage
weber PR310	0.25 litres/m²
weber.sil TF150 *(1.5 mm)*	2.9 kg/m²
weber.sil TF300 *(3 mm)*	4.8 kg/m²

Note: These estimates take no account of wastage and will vary according to the type of surface involved.

An allowance must be made for uneven and mis-aligned substrates when ordering materials.

2nd September 2008

ADUR DISTRICT COUNCIL
PLANNING DIVISION
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DATE RECEIVED 10 SEP 2008

Design and Access Statement.

For redevelopment of 58 Old Fort Road, Shoreham by Sea.

The proposal for the scheme is to demolish a poor quality, un-environmentally friendly 60's chalet bungalow and replace with a high quality environmentally friendly and energy efficient house.

The existing chalet already has a redevelopment scheme approved under ref SU/212/05/TP (23rd November 2005). The 2005 approval allows for additional height to 8.2m and various extensions and dormers. The approved size is about 500m2 and in a mock Spanish Villa Style. This scheme has full Planning and Building Regulations approval and can be started today.

The existing Chalet is white painted, pebble dash rendered and has a red painted tiled roof.

The existing Chalet is of no Architectural merit yet it sits in a key Foreshore location.

Distribution of Space.

The replacement house will use less of the site than the approved 2005 scheme and will provide a minimum 1m path to both sides of the house unlike the approved scheme is built onto the Eastern boundary line.

This will create the feeling of more space around the house and between the two neighbouring properties and reduce the mass of the previously approved scheme.

The new dwelling will be narrower and shorter in depth than the 2005 approved scheme.

The new house will have a 14.6m x 14m south facing garden area and a 14.6m x 18m drive and north facing garden area.

The second floor will be stepped in by 1.00m on each side to provide a 2.00 gap to each side at this level.

Use of site

The site will be redeveloped to create an energy efficient marine home of a size suitable for the plot. The existing front garden area has space for at least 8 cars on the drive and 2 cars in the garage. The revised scheme will only have 4 parking spaces and 2 in the garage as the front area will landscaped to provide a garden area as well.

The gardens will be 205.8m2 (south) and 32m2 (north)

Layout of building

The new dwelling will provide comfortable family accommodation over three floors.

The ground floor will provide three bedrooms all with en-suites, utility room, W.C and outdoor continental cooking area. The three bedrooms will ample scope for a future living area thus setting out the property for Life Style Homes Standards. The en -suites will be wet rooms ensuring future alterations will not be required for a disabled persons use. The entire ground floor will be on the same level.

The first floor will provide an open plan living, kitchen and dining area with south facing balcony and north facing open sitting area.

The second floor will be set out for the master bedroom and en-suite again with South Facing balcony.

Any windows to the side elevations will have obscure glass and the balcony sides will be high level obscure screens, this will maintain the privacy of the neighbours.

Scale of Buildings

The properties in Old Fort Road are of various sizes, heights and design. Many have or are being renovated and extended. Many have made use of the roofs to form 2nd floor either with dormers or velux roof lights.

Most of the properties are set deep into the sites with long drives and shorter back gardens. No 58 however has a larger than average rear garden.

Old Fort Road is reasonable level but the individual design of the houses creates a uneven roof/skyline.

The neighbouring houses are of various designs from 1950's to 1970's and of a wide ranging scale of shapes and sizes. Some of the original designs are flat roofed by design and we have chosen to use this feature in our new design.

Appearance

The proposed dwelling is designed with a Contemporary Beach Theme that compliments the existing dwellings in Old Fort Road and is of a less bulky appearance than the design approved in 2005.

The house is designed to withstand the severe salt atmosphere that so many other properties on the beach are suffering from with rust attack from wrongly used materials.

We intend to use a Silicone thro colour render to the ground and first floors and a composite board to the second floor.

It is proposed to use Solar panels for the hot water and heating and a rainwater harvesting tank.

The Solar Panels will be laid flat so as not to add any additional height to the street scene.

Landscaping

The existing walls to the boundary will be rendered to compliment the house.

The existing drive which is laid to Tarmac will be altered to create raised planters with marine plants.

The rear garden is already laid to decking with an in-ground pool. There are raised planters and it is intended to leave the rear garden as set out.

Access

The existing drive crossover will remain as set out. The drive and access to the proposed dwelling will be level for wheel chair access.

In conclusion

The proposed dwelling is designed to compliment the existing varied street scene and will look less bulky and more pleasing than the approved scheme of 2005.

The property will be extremely energy efficient and designed to both Eco and Lifestyle homes standards.

PLAN SHOWING PROPOSED & APPROVED.
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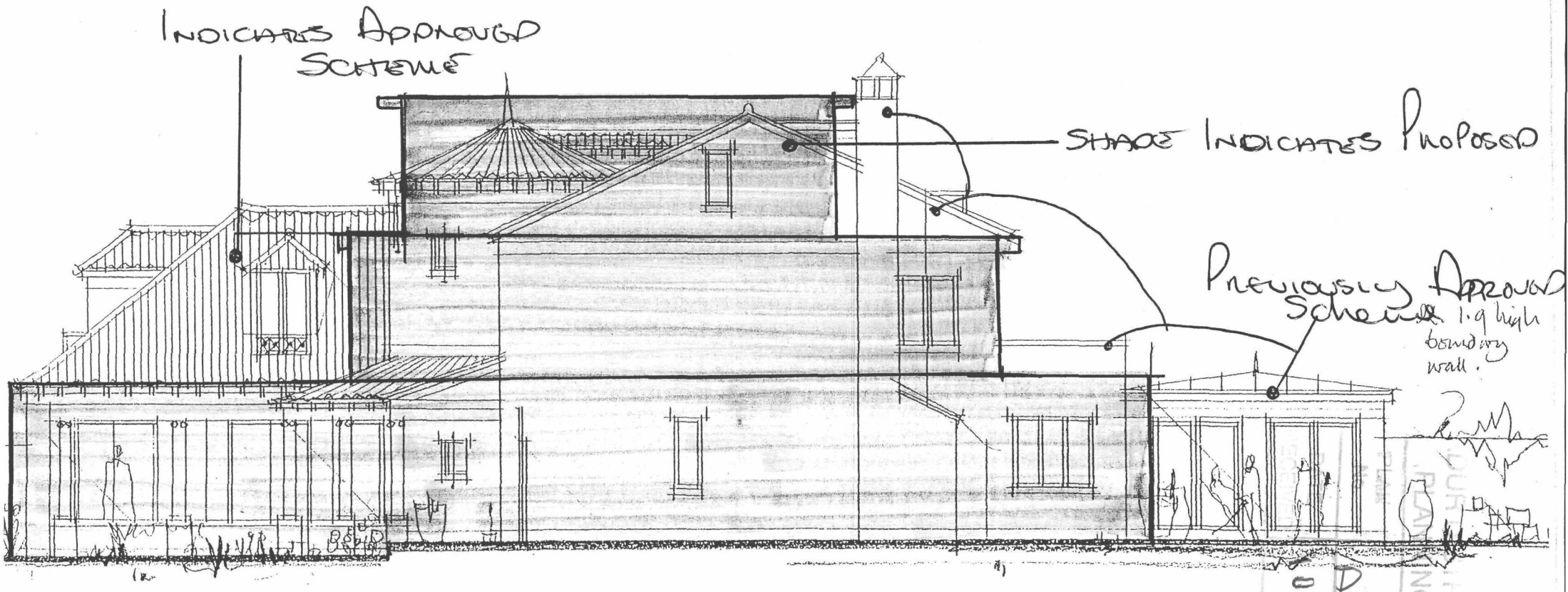

WEST ELEVATION

Received
10 SEP 2008
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