Planning Services, Adur & Worthing Councils

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Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
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Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 17

Suffix:

Property Name:

Address Line 1: Buckingham Mews

Address Line 2:

Address Line 3: West Sussex

Town/city: Shoreham-by-sea

Postcode: BN43 6AJ

Description of site location must be completed if postcode is not known:

Easting (x): 521892

Northing (y): 106118

Description

Applicant Details

Name/Company

Title

Mr

First name

Jeremy

Surname

Bull

Company Name

Address

Address line 1

17 Buckingham Mews

Address line 2

Address line 3

Town/City

Shoreham-by-sea

County

West Sussex

Country

Postcode

BN43 6AJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Alex

Surname

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Company Name

Archevolve

Address

Address line 1

59 North Farm Road

Address line 2

Address line 3

Town/City

Lancing

County

Country

United Kingdom

Postcode

BN15 9BT

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

◯ Yes
⊘ No

Was the current building constructed between 1 July 1948 and 28 October 2018?

⊘ Yes
◯ No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

◯ Yes
⊘ No

Is any part of the land or site on which the building is located:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site;
• in a site of special scientific interest

◯ Yes
⊘ No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☑ Yes
◯ No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:
• 3 metres; or
• the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

◯ Yes
☑ No

Would the proposed extended building's:
• height exceed 18m (as measured from ground level to the highest part of the roof); or
• roof be:
- more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
- more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

◯ Yes
☑ No

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:
• the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
• if in a terrace, the highest part of the roof of any building in the row it is situated

◯ Yes
☑ No/The dwellinghouse is detached

Will the development include a window in any wall or roof slope forming a side elevation of the building?

◯ Yes
☑ No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

☑ Yes
◯ No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

☑ Yes
◯ No

Following the development, will the dwellinghouse remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☑ Yes
◯ No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:
• Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
• Anything other than works within the existing curtilage of the building to strengthen existing walls or foundations

◯ Yes
☑ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any works proposed

The proposal is to create a dedicated homeworking space and a new bedroom.
Details of Works and Appearance
An additional storey is proposed to be added to an existing 2-storey mid terrace dwelling house (No.17).
No.15 sits in a semi-detached arrangement with one neighbour (No.16) sharing a roof ridge line.
To the other side No.18 sits forward of No.17, with a higher roof ridge. This neigbour already has a rear extension that extends out to the line of No.17.
The proposed additional storey to No.17 will have a floor to ceiling height not exceeding that of the existing floors.
Maintaining the roof pitch raises the roof some 2.46m above the existing ridge, shared with No. 16, which was the lowest in the terrace.
The new roof ridge to No.15, will sit some 1.6m above the roof ridge to No.16.
The eaves of neighbouring No.18 currently overhang their gable end and as this roof is at a higher level these eaves oversail the party wall to the applicant's property No.17. The applicant's gable end is therefore weathered into the party wall shared with No.16.
As per the existing party wall and gable arrangements where No.17 is currently weathered into the party wall shared with No.16, so will the gable ends of No.18 and No.16 be weathered into the proposed party wall to No.17.
No building will take place over the boundary line shared with either property. The party wall will be built up within the applicant's curtilage and lined out.
The proposed front elevation is to mimic existing floor below, consisting of two no. white UPVC windows, grey /greenish round hang tiles and face brick to edges.
The proposed rear elevation consists of two no. white UPVC windows and face brick to match existing.
Four number of rooflights are proposed to the pitched roof at the rear elevation.
The new pitched roof is to have same pitch and same grey tiles as the existing.

Please describe the effects of the proposed development on the external appearance of the building including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

Impacts
The proposal for a vertical extension ensures the separation between the existing building and the rear neighbours is maintained, in contrast to adding a rear extension for working space. The applicant and their rear neighbours currently experience direct eyeline between the existing first floor bedrooms. The eyeline from the windows of the proposed 2nd floor bedroom will be over the rear neighbours' rooftops, not into their bedroom windows as per existing arrangement. One of the existing first floor bedrooms will be repurposed as a homeworking space, and therefore in use at different times of day compared to the neighbours' bedrooms, the proposal reducing actual overlooking potential compared to existing.
The terraced gardens face west. The existing building No17 is set back compared to the neighbour to the north No.18 and so currently casts a shadow partly over the garden and partly over No.18's rear extension from late morning. Around midday the building only casts a shadow over the extension. From midday onwards the gardens have full sun. The additional storey to No17 will not result in loss of light to the neighbour.
The applicant has consulted with both the adjacent and rear neighbours, and no objections were raised.

In the case of upwards extensions consideration must be given to every face of the building

Measurements

What is the current height of the dwellinghouse (in metres, as measured from ground level to the highest part of the roof).

7.45

What will be the height of the dwellinghouse once the additional storeys are added (in metres, as measured from ground level to the highest part of the roof).

9.91

Impacts and risks

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

No impact

Please provide details of the impacts of on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated

N/A

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details should be provided for these appliaction types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

N/A

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Declaration

I/We hereby apply for Prior Approval: Additional storeys on a dwellinghouse as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Alex Page

Date

05/06/2024