ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

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Fee 135

Householder's planning application form

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended.

32 Beach Road Shoreham Beach
West Sussex
BN43 [redacted] 5LJ

2 Type of property (please tick)

Detached House	☑	Terraced House	☐	Other (please give details)	☐
Semi-detached House	☐	Flat	☐		

3 Please describe the development you are applying for.

Replacement Wall And Railings On Eastern Front Boundary;
(Demolition Of Blockwork Wall On Eastern Front Boundary)
New Walls And Railings On Northern And Western Front Boundaries,
Including New Vehicular And Pedestrian Gates.

4 Applicant (in block capitals)

Full name : CARL DYER
FIONA APPLEYARD - DYER

Address (including postcode):
32 Beach Road
Shoreham Beach W. Sussex
BN43 5LJ

Phone Number: [redacted]

Home: [redacted]

Work: [redacted]

Extension:

Fax Number: [redacted]

Agent (if any)

Full name :

Address (including postcode):

Phone Number:

Home:

Work:

Extension:

Fax Number:

5 Please enclose four copies of this form and four sets of plans. Please number

	Plan number	Scale
Location plan	None	1:1250 & 1:500
Block plan		
Floor plan	3 8303/6	1:100 & 1:50
Elevations		
Other		

6 Will the development involve cutting down any trees? If "Yes", please show these clearly on the block plan. Yes ☐ No ☑

7 Will the development (including any new or altered access affect a public footpath or any other public right of way? Yes ☐ No ☑

8 Does this application require a fee? (See note 3) Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

If "Yes", please state the fee [redacted] (See note 4) £135.00

Signature: [redacted] Date: 30.07.07

Please print your name: Carl Dyer

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

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and
- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

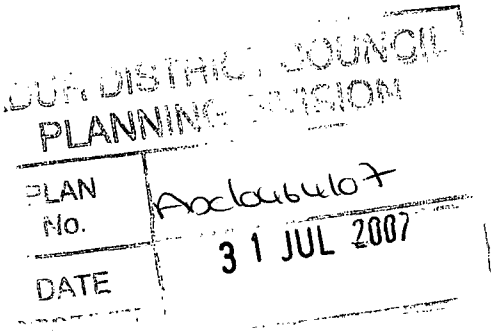
Signature: [redacted] Date: 30.07.07

Please print your name: Carl Dyer

32 Beach Road
Shoreham Beach
West Sussex
BN43 5LJ

30 July 2007

The District Planning Officer
Adur District Council
Civic Centre
Ham Road
Shoreham-By-Sea
West Sussex
BN43 6PR



Dear Sir

32 Beach Road, Shoreham Beach West Sussex
Application for planning permission for new front garden walls

I wish to apply for planning permission for new front boundary walls at 32 Beach Road.

The front garden is presently unenclosed, save for an unattractive block stone wall on the eastern boundary, adjoining the route through to the beach, and an equally unappealing line of low concrete blocks on the northern boundary, which contribute neither to the security or sense of space of the property, nor to the street scene. This openness is now a very real safety issue. As mentioned in previous correspondence with one of your assistant planning officers, Mr. Ridsdale-Smith, my wife and I have a young daughter, presently learning to walk, and we wish to ensure that her adventures do not include an excursion into traffic using the road.

(Against that background, the suggestion of Mr. Ridsdale-Smith in his letter of 03 April that we should build a wall of only 0.5 metres (which Rosalind could already scale with ease) was, at best, somewhat impractical.)

Following that unfortunate discussion, I have taken time further to review the front boundary treatments of many properties in Beach Road, South Beach, and Old Fort Road, and found, of course, that there are numerous precedents either approved or accepted by Adur Council for considerably more secure boundary treatments.

We have refined our proposals in the light of that research.

I therefore enclose:

- 4 completed householder planning application forms, including completed Certificate A;
- 4 copies of Drawing No. 8303/7 prepared by Stephen Bromley associates, showing our proposals;
- 4 copies of an Ordnance Survey based location plan;

- A cheque for the planning fee;

- A schedule of selected properties in Beach Road, South Beach, and Old Fort Road all with front boundary treatments considerably in excess of the 0.5 metres proposed by Mr. Ridsdale-Smith; and

- Photographs of these properties.

We have modeled the design for the walls, gates, and railings shown in the drawings largely on those at 22 Beach Road, 5 houses to the west of ours. This property is the western-most of the six properties constructed under outline planning permission SU/151/67. Ours is the eastern-most property built under that permission. 22 Beach Road also adjoins a protected gap leading to the beach. (The gap west of 22 Beach Road is substantially wider than that east of 32 Beach Road, so that property and its boundary walls and railings are considerably more visible.) 22 Beach Road is subject to the same planning condition in respect of the means of enclosure to the front of the property as ours, and as such serves as an excellent, indeed exact, precedent. The design of the property's front boundary walls and gates have, we understand, been approved by your council. I can see no reason why a similar treatment should not therefore be approved at 32 Beach Road.

The walls at 22 Beach Road are 90cm high, with 1.45 metre brick pillars, and railings between the pillars. The gates rise to a maximum of 1.9 metres at their highest central point. We have duplicated these measurements, save that we will be content with arched gates with a maximum height of 1.8 metres. This design allows views both into and from the land in front of the property, while providing both a sensible and realistic demarcation between public and private space, and a practical means of enclosure of the space within.

At 32 Beach Road, we propose that both the vehicular and the pedestrian gates should be inward opening only, to ensure that there is no question of obstruction of either the footpath or the vehicular highway; and we will be happy to accept a planning condition to this effect. We will install remote-operated vehicular gates, which can be opened from our cars, so there will be no obstruction of the highway by our vehicles waiting to enter the property.

There is a separate gate (which will be self-closing, with a child-proof catch) for pedestrian access.

We propose that the wall will be constructed out of the same bricks as the extension presently being erected, to ensure that it will be in keeping with the appearance of the extended building. If you wish to see samples, there are numerous bricks presently available on site, or we can bring some to the Civic Centre upon request.

We would use plain black metal railings for both the railings and the gates.

We are proposing to replace the unattractive block stonework wall on the eastern boundary of the property with a new lower wall to match the new walls proposed on the northern and western boundaries. This will both improve the appearance of the property from that most important aspect, and increase the visibility into the front of the property, which I understand is of concern to Mr. Ridsdale-Smith's supervisor. It will also improve eastward visibility for vehicles leaving the property, as the proposed wall is lower than the existing structure. To ensure proper visibility is maintained, we have limited the height of the north-eastern pillar to that of the boundary wall.

Since we have used the design of the walls at 22 Beach Road as our template, the end result will be a degree of symmetry between the two houses at each end of this group of six properties constructed under the original outline planning permission, hopefully improving the group effect in the street scene.

The only change to that design are two corner posts, with lights, on the north-eastern and north-western corners of the plot, added at Stephen Bromley's suggestion to provide reference points on these corners. If you do not like this concept, we will be willing to dispense with this feature.

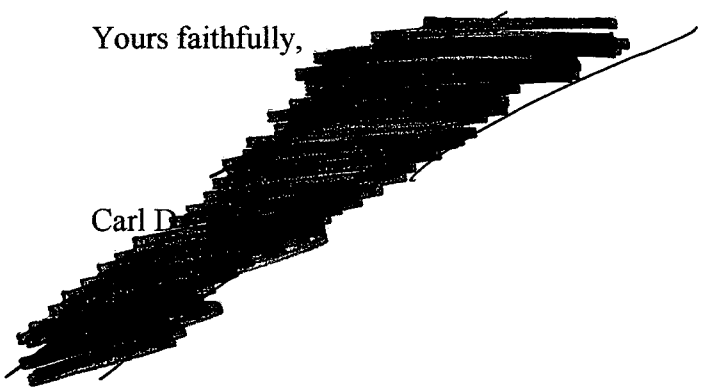
You will be aware that the government's recent consultation paper on householder development proposes that carrying out extensions and alterations to domestic properties should be made simpler, and subject to less planning control; and I hope this application can be considered against the background of that document.

I am also aware that the same document places great weight on neighbour consultation. We have therefore already discussed this application with our neighbours, not one of whom has raised any criticism or concerns about it.

Works are presently under way on site, implementing planning permission ADC/0288/06/TP, for the extension of the property, granted by your council on 20 October 2006, and also various internal refurbishment works. We hope to move back into the property in September. The final part of the works being carried out will be the provision of a hard surface (tarmac) to the front of the house (to be carried out under Class F of Schedule 2, Part 1, Class A of the Town & Country Planning (Permitted Development) Order 1995). It is sensible to dig the foundations for, and build the boundary walls first, so I hope this application can please receive your early attention, and a favourable decision.

I will telephone on the next few days to speak to the case officer to see if you need any additional material from us.

Yours faithfully,



Carl D

Application for new front boundary walls and railings at 32 Beach Road
Schedule of selected boundary treatments over 0.5 metres high in comparable properties.

Preamble

This is not an exhaustive list. There are many more properties on Beach Road, South Beach, and Old Fort Road which have front boundary treatments substantially in excess of the 0.5 metre height suggested to us. There are also many others elsewhere on Shoreham Beach. These are merely a selection from the Beach Road, South Beach, and the eastern end of Old Fort Road, those being the nearest and most comparable properties from which to draw comparisons.

Road/Property Number **Front Boundary Treatment**

7 Beach Road: 90 cm wall, with netted trellis to 1.2 metres
8 Beach Road: 85 cm wall, with 105 cm pillars, with 1.8 metre hedge
22 Beach Road: 90 cm walls, with 50 cm railings between 1.45 metre pillars and 1.9 metre gates
26 Beach Road: 82cm walls and 1 metre pillars

Atlantic Court: 1 metre fence, also 1 metre+ hedge; next to 1.7 metre wall

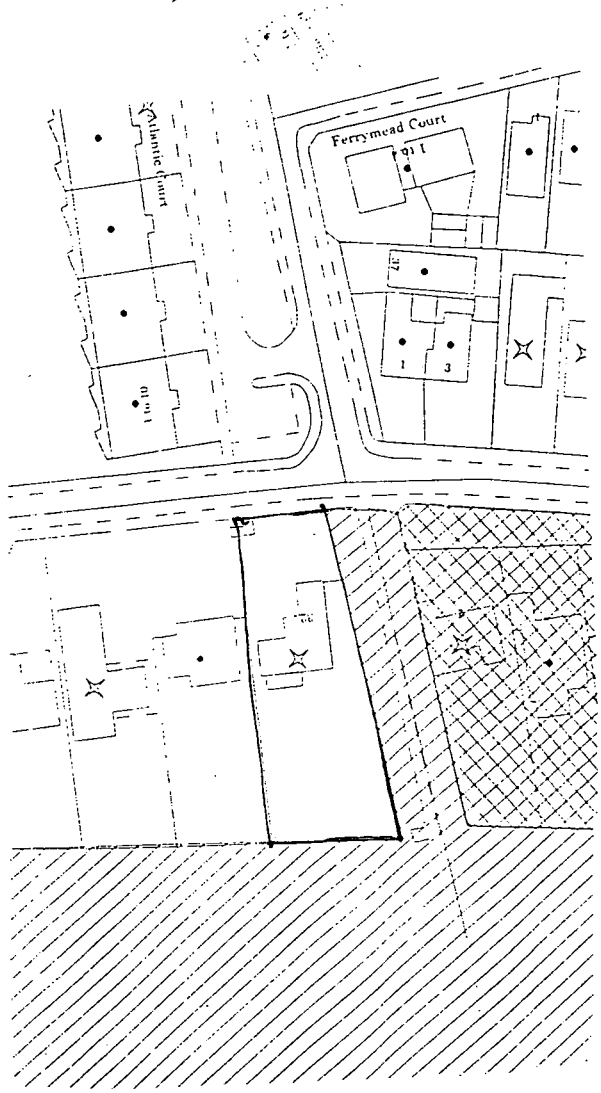
Admiral's walk: 1.85 metre side wall to garden of end property, fronting street

Weald Dike: 1.7 metre side wall to garden of end property, fronting street

1 South Beach: 1.4 metre side wall
2 South Beach: 85 cm wall
4 South Beach: 1.1.metre wall and 2 metre gate pillars

1 Old Fort Road: 90 cm fence
3 Old Fort Road: 80 cm wall with 90 cm pillars
5 Old Fort Road: 90 cm wall with 105 cm pillars
13 Old Fort Road: 85 cm wall
20 Old Fort Road: 1.35 metre wall
22 Old Fort Road: 1.15 cm wall
"Beversley" (couldn't see a number) 2 metre hedge
24 Old Fort Road: 2 metre+ hedge
26 Old Fort Road: 2 metre+ hedge
32 Old Fort Road: 1.6 metre gate and 1.7 metre pillars
34 Old Fort Road: 1.7 metre hedge
43 Old Fort Road: 1.6 metre hedge
49 Old Fort Road: 1.1 metre hedge, and 1.2 pillars
63 Old Fort road: 1.25 metre wall
56 Old Fort Road: 1.1 metre wall, with 2 metre pillars
58 Old Fort Road: 90 cm wall and 1.2 metre pillars
60 Old Fort Road: 90 cm wall, 1.8 metre pillars, and 2 metre hedge

62 Old Fort Road: 90 cm wall, and 2 metres+ hedge
81 Old Fort Road: 90 cm wall, 1.6 metre pillars, and railings
72 Old Fort Road: 1.3 metre wall and 1.5 metre pillars
97 Old Fort Road: 1.3 metre wall
99 Old Fort Road: 1 metre wall
109 Old Fort Road: 1.5 metre wall and 2 metre gate posts
108 Old Fort Road: 1.1 metre wall and 1,2 metre posts
133 Old Fort Road: 1 metre wall and 1.8 metre hedge



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REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. Crown Copyright Reserved

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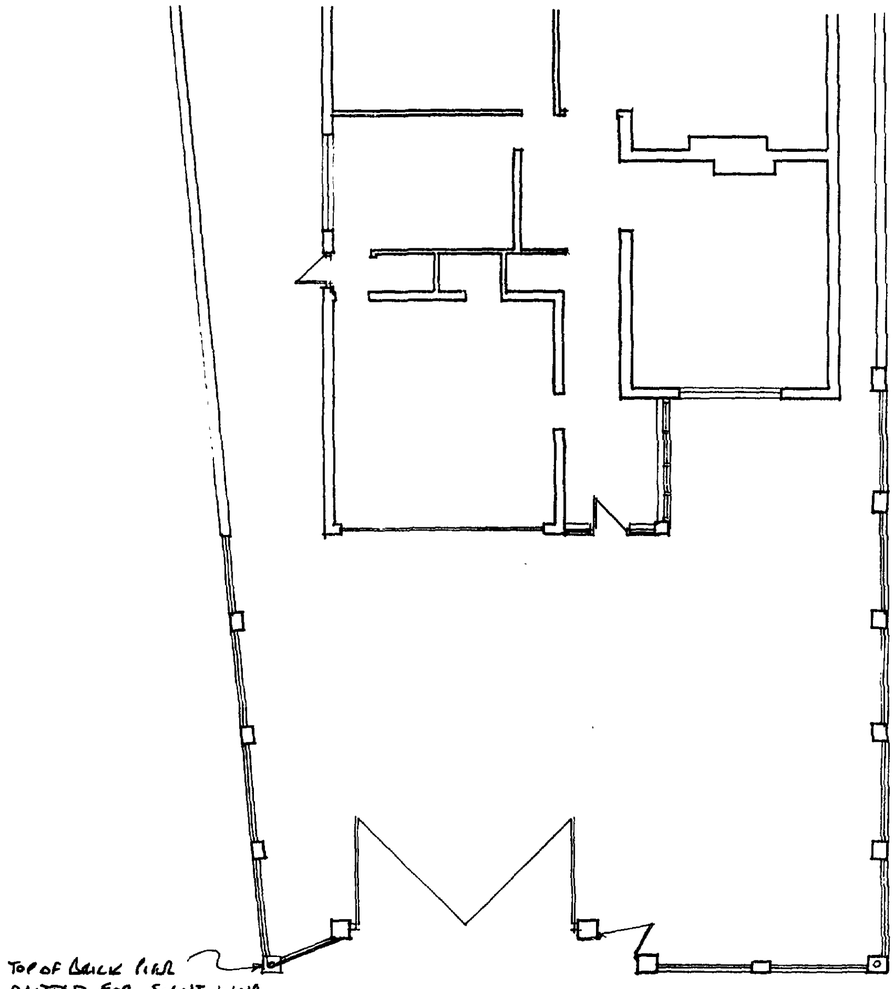
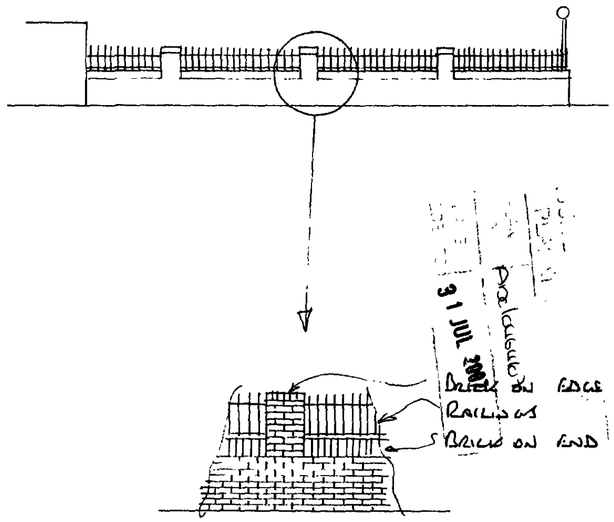


PLAN



ELEVATION - FRONT BOUNDERY



DETAIL 1-50

ELEVATION - EAST BOUNDARY
N.B. WEST SIMILAR

Stephen Bromley Associates Limited
Chartered Building Surveyors

5 West Street, Shoreham-by-Sea, West Sussex BN43 5WF.
Tel: Shoreham-by-Sea (01273) 453230. Fax: (01273) 453696

PROPOSED FRONT BOUNDERY TREATMENT — Scale1-100 1-50

at — Dwn July 2007

32 BEACH ROAD SHOREHAM BEACH — Dwg No 8303/7