ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION FOR PLANNING PERMISSION

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.

FOR OFFICIAL USE ONLY
Appl. No A/ADC/0008/07
Date Received 10 APR 2007
Fee
Rem. List

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY

1. Applicant (In BLOCK CAPITALS)	Agent (if any) to whom correspondence should be sent (In BLOCK CAPITALS)
Name Bramber Construction Co. Ltd.	Name R.J.REYNOLDS Architectural Services.
Address 370 Brighton Road	Address 82 GREENACRES SHOREHAM BY SEA
Shoreham by Sea West Sussex BN43 6RE	WEST SUSSEX BN 43 5XL
Tel. No. 01273 [redacted]	Tel. No. 01273 462889

2. Type of Application (see Note 2)

		State Yes or No
(a)	Full planning permission (including changes of use)	Yes
(b)	Outline planning permission	No
(c)	Renewal of a temporary permission	NO
(d)	Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission	NO
(e)	Permission to develop land without complying with a condition imposed on a planning permission.	Yes

If yes, state those matters to which this application relates (tick where appropriate)

(i)	Siting	☐
(ii)	Design	☐
(iii)	External appearance	☐
(iv)	The means of access	☐
(v)	Landscaping of the site	☐

If yes, state the date and number of the permission and outline the particular condition

Date 26th. February 2007
Application No. ADC /0008/07
Condition No. 7 & 8

3. (a) Full address or location of the land to which this application relates

89 Old Fort Road Shoreham by Sea West Sussex.

(b) State whether applicant owns or controls any adjoining land — State Yes or No: No — If yes, this land must be edged blue on the location plan

(c) Area of site 583 sq. metres

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

(d) Description of proposed development (If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats)

Proposed demolition of an existing bungalow erection of a 4 bedroom new detached marine residence with double garage and parking for 2 cars

(e) State whether the proposal involves:-

		State Yes or No
(i)	New building(s) or structure(s)	Yes
(ii)	Alteration or extension of building(s)	No
(iii)	Construction of a new) vehicular access to a highway) pedestrian	No / No
(iv)	Alteration of an existing) vehicular access to a highway) pedestrian	Yes / Yes
(v)	Closure of existing access	Yes
(vi)	Change of use only	NO

4. Particulars of Use of Buildings or Land: state (a) Present use (b) If vacant, the last use — Residential

5. Additional Information

		State Yes or No		State Yes or No
(a)	Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5)	No	If yes, complete part 2 of form C.P. 1	
(b)	Is the application for the winning or working of minerals?	NO	If yes, complete part 4 of form C.P. 1	
(c)	Is the application for an agricutural dwelling or building?	NO	If yes, complete part 6 of form C.P. 1	
(d)	Does the proposed development involve the demolition of any residential units?	Yes	If yes, how many units? Please indicate their position on plans	1
(e)	Does the proposed development involve the felling of any trees?	NO	If yes, indicate their position on plans	
(f)	Does the proposed development involve any public right of way within the site?	NO	If yes, indicate the position on plan	
(g)	Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area?	NO	If YES a separate application for **Listed Building Consent or Conservation Area Consent** may be necessary.	

(h) (i) How will surface water be disposed of? (i) To Soakaways
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.) (ii) As Existing To Main Sewer

6. Plans (See Note 6). List of drawings and plans submitted as part of the application - indicate drawing numbers and scales. 4 sets of all drawings are required. Additional copies in respect of major applications will assist in determination of such applications. All measurements are to be given in metric (89/617 EEC Directive)

Drawings 1549 / P1D, P2 D & P3C Plans and Elevations 1:100 Site layout plan 1:100. Block & Site Location Plans 1:500 & 1:1250.

7. Fees (See Note 7)
If a fee is submitted please give the amount £ Existing approval

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 6th. April 2007 SIGNED

on behalf of Bramber Construction Co Ltd
(insert applicant's name if signed by an agent)

9. Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995

N.B. A signed certificate MUST accompany this application (See Note 9).

If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. **Certificate A(a)**
I certify that

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

*2. None of the land to which the application relates is or is part of an agricultural holding.

OR

*3. *I have / The applicant has given requisite notice to every person other than *myself / himself/herself who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

(a) Owner means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

*Delete where inappropriate

Signed

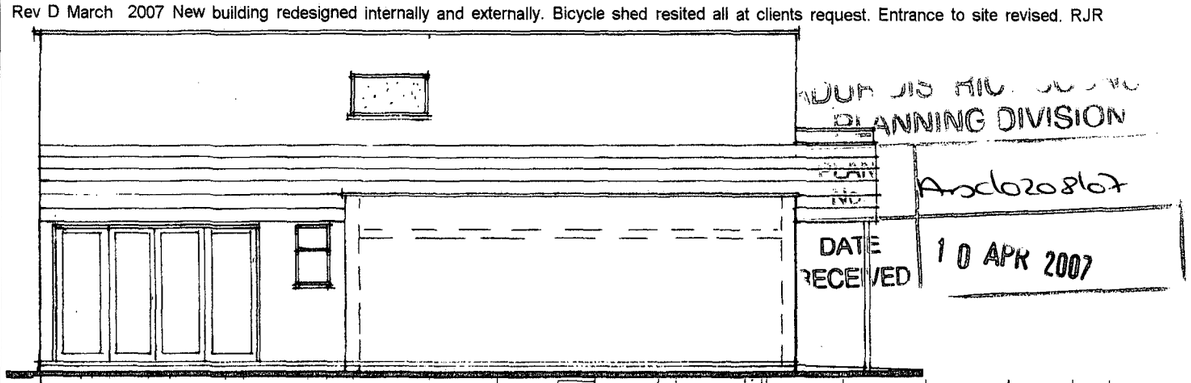
On behalf of Bramber Construction Co Ltd

Date 6th. April2007

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Bramber Construction Co. Ltd.	89 Old Fort Road Shoreham by Sea West Sussex	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING	Proposed Demolition of an existing bungalow and building of a detached 4 bed. Marine Residence.	

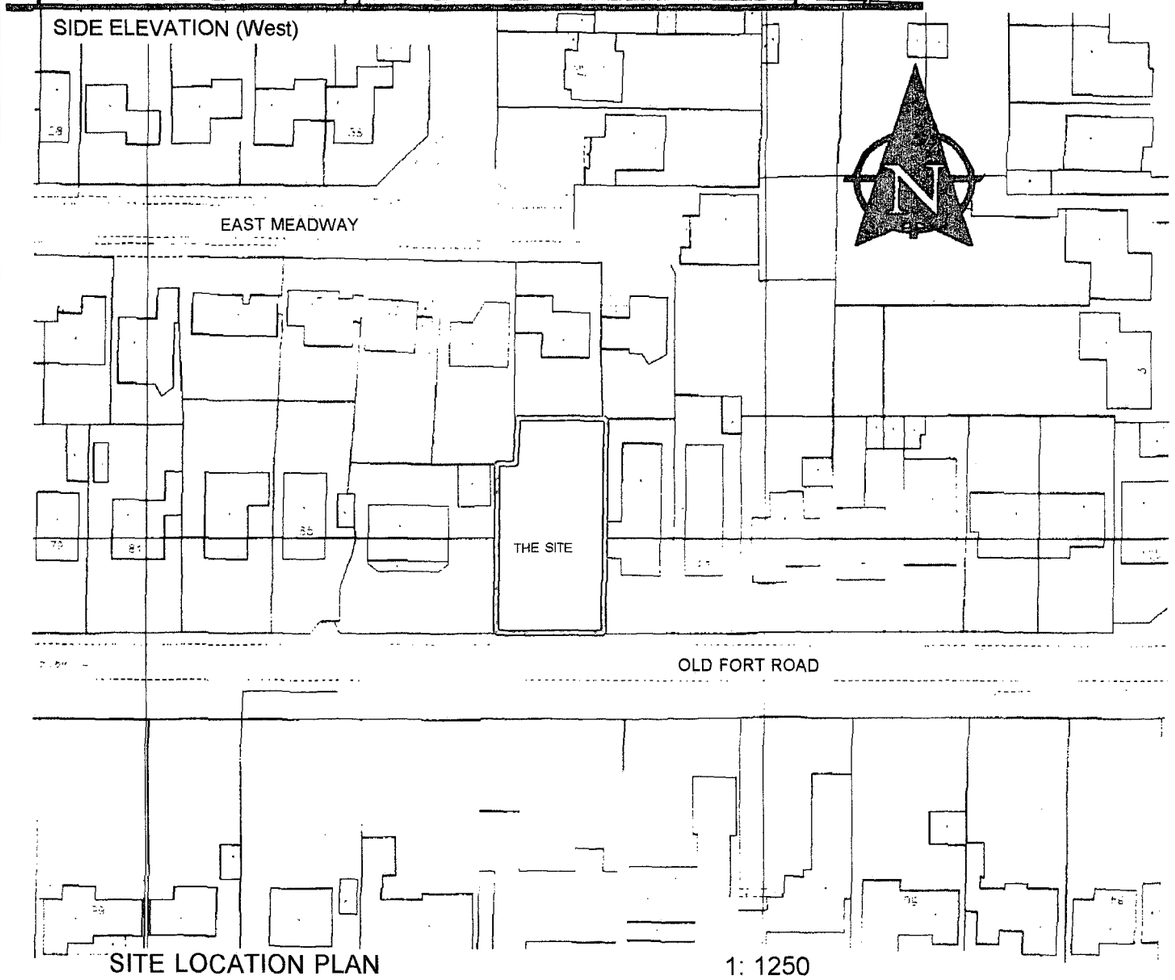
drawing	1549/P1	scale	1 :100; 1:500&1:1250	date	Dec. 2006	revisions	A	B	C	D		

Rev A Dec 2006. Minor elevation changes at clients request. RJR
Rev B Jan 2007 Frontage of site reduced to 17.800 m front and rear elevations adjusted accordingly RJR
Rev C Feb 2007 New building reduced in width and garage from moved back to building line. RJR
Rev D March 2007 New building redesigned internally and externally. Bicycle shed resited all at clients request. Entrance to site revised. RJR

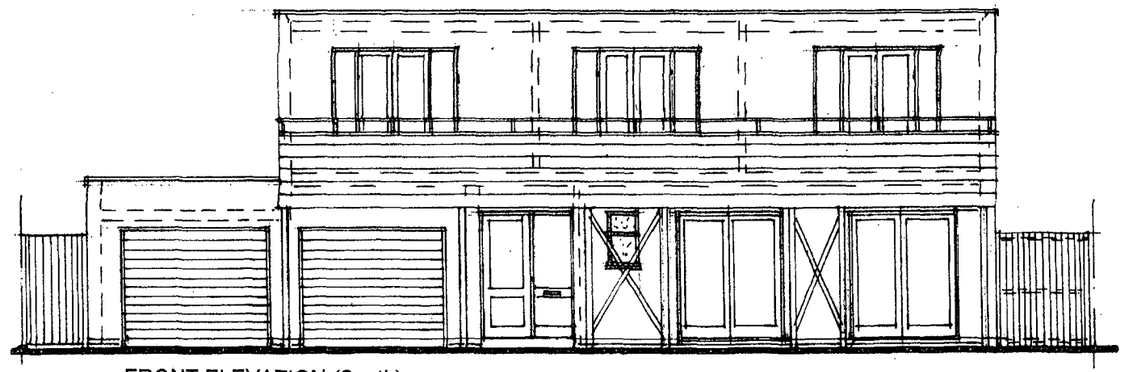


SIDE ELEVATION (West)

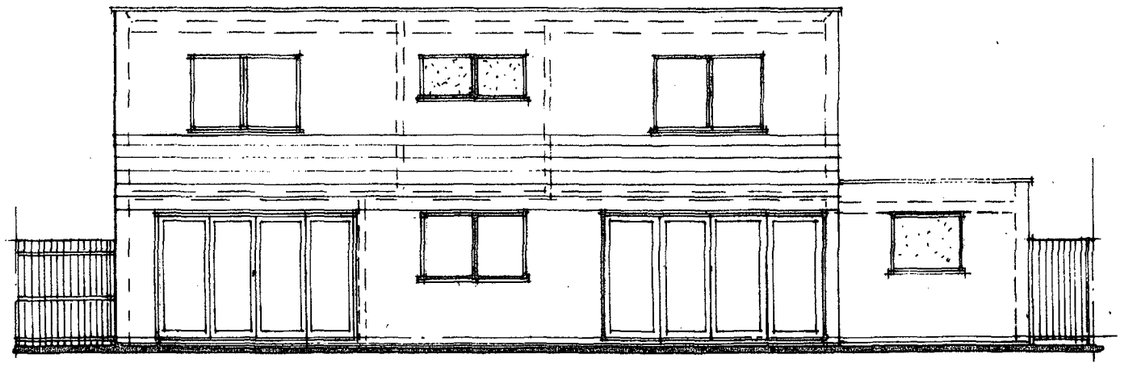
PLANNING DIVISION
Arc/0208/07
DATE RECEIVED 10 APR 2007



SITE LOCATION PLAN 1: 1250



FRONT ELEVATION (South)



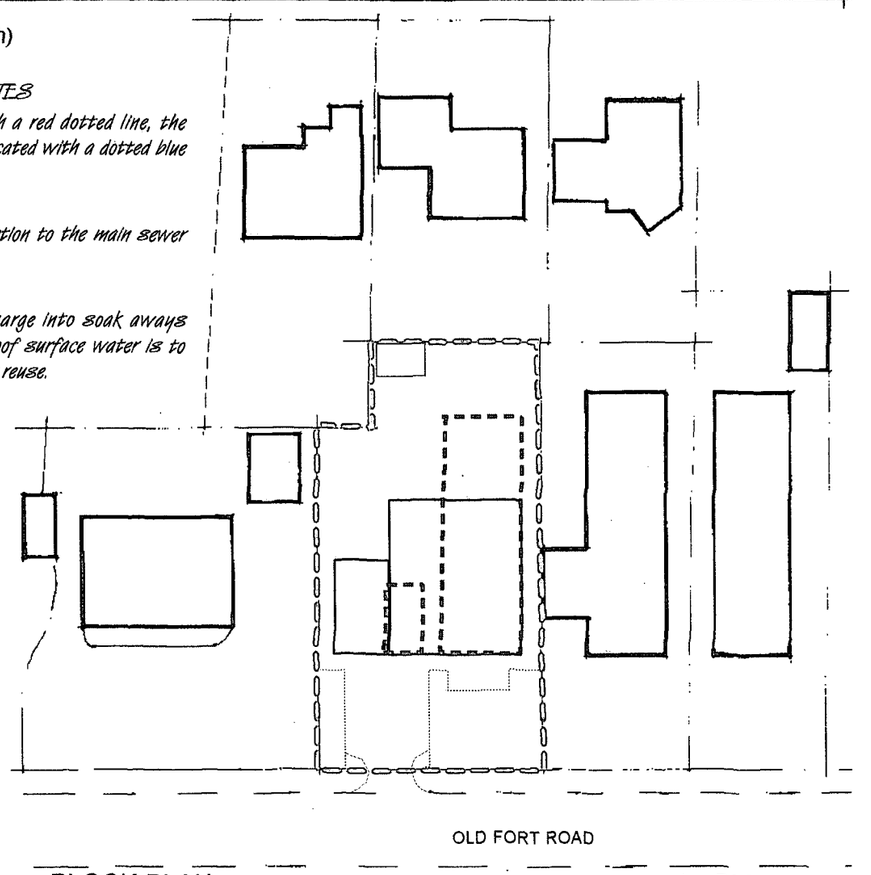
REAR ELEVATION (North)

PLANNING NOTES

The site boundary is indicated with a red dotted line, the existing bungalow and garage is indicated with a dotted blue solid line.

The existing foul water drain connection to the main sewer is to be reused for the new unit.

Ground Surface water is to discharge into soak aways formed 5 m from the buildings. Roof surface water is to go to underground storage tanks for reuse.



BLOCK PLAN 1 : 500

CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
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DRAWING	Proposed Demolition of an existing bungalow and building of a detached 4 bed. Marine Residence.	

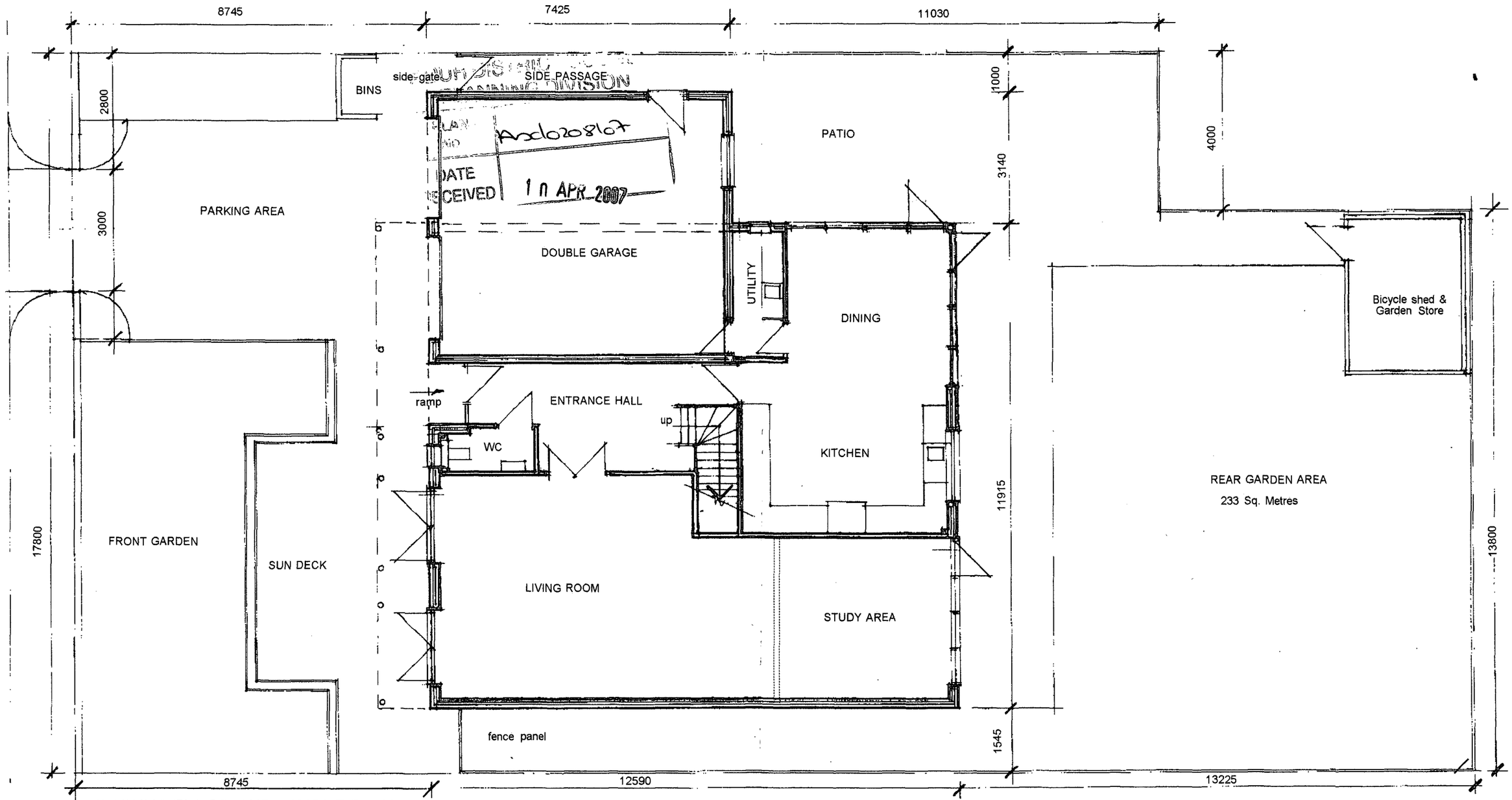
drawing	1549/P2	scale	1 :100;	date	Dec. 2006	revisions	A	B	C	D		

PLANNING NOTES:
The new building is to have rain water collection and storage in underground tank for use in toilet operation.

The unit is to have water heated by solar panels with a secondary circuit to assist the heating system. This is to be by low temperature underfloor heating.

The building fabric is to have High levels of insulation all as energy saving.

Rev A Dec 2006. Minor plan changes at clients request. RJR
Rev B Jan 2007. Frontage dimension revised . New unit adjusted accordingly. RJR
Rev C Feb 2007 New building reduced in width and garage from moved back to building line. RJR
Rev D March 2007 New building redesigned following planning approval to incorporate applied planning conditions and clients instructions RJR



GROUND FLOOR AND LAYOUT PLAN

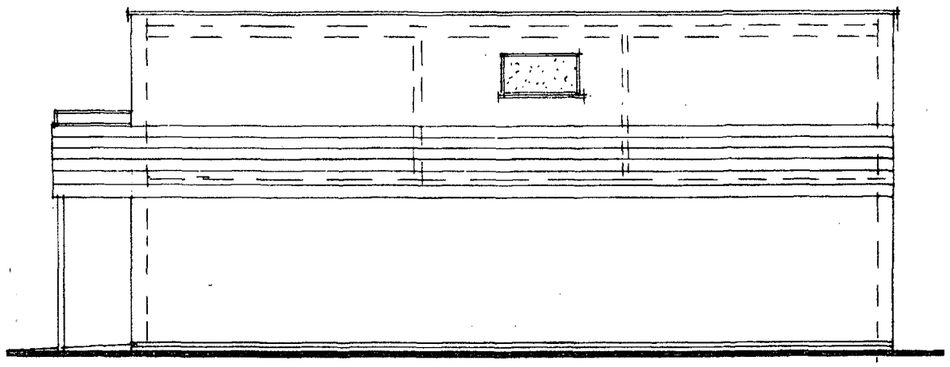
CLIENT	PROJECT	R.J.REYNOLDS HNC Con. Tech. (Arch)
Bramber Construction Co. Ltd.	89 Old Fort Road Shoreham by Sea West Sussex	Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5XL Telephone: 01273 462889 Fax: 01273 441992
DRAWING Proposed First Floor Plan with Side Elevation.	Proposed Demolition of an existing bungalow and building of a detached 4 bed. Marine Residence.	

drawing	1549/P3	scale	1 :100;	date	Dec. 2006	revisions	A	B	C			

Rev A, January 2007. First floor reduced in width due to site dimension adjustment. RJR

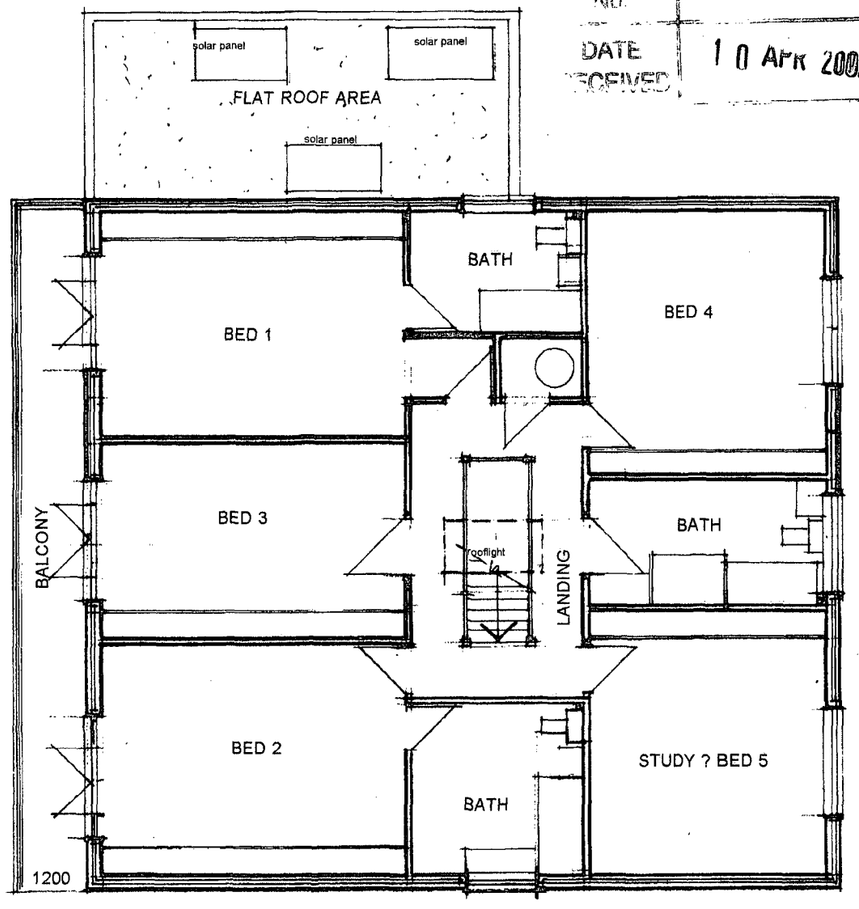
Rev B Feb 2007 New building reduced in width and garage from moved back to building line. RJR

Rev C March 2007 New building redesigned internally and externally at clients request RJR



SIDE ELEVATION (East)

PLANNING DIVISION
PLAN NO. Arxd020867
DATE RECEIVED 10 APR 2007



FIRST FLOOR PLAN

PLANNING PROPOSALS

The proposals are to demolish an existing bungalow at 89, purchase and incorporate a section of land from No 87 to allow the construction of a large detached modern marine residence with integral double garage and new drive and cross over into the site. The new unit is to have a minimum of 1 m between boundaries either side with 1.8 m high close boarded fences on the sides and rear up to the building line with 1.2 m high fences on the sides up to back edge of pavement with 600 mm maximum fences on the front boundary to allow 2 m site lines for pedestrians either side of the cross over with minimum 70 m visibility splays from the site entrance either way along Old Fort Road.

The new unit is to be 4 bedroom 8 person family home unit constructed in face brick work up to ground floor / DPC level with white rendered panels up to window first level with weather boarding up to second floor window head and a second band of rendered panels above to roof parapet line on all elevations to a maximum height of 5.6 m from ground level. The flat roof areas are to be finished as an upside down construction with roof light to the landing area The balcony is to be a free standing structure with slotted deck, the windows and doors are to be double glazed white framed uPVC sized for escape from the upper floor areas. The balcony is to be enclosed with stainless steel railings set above the parapet line .

The unit is to be designed for disabled persons access with ramps up to the entrance doors and ground floor WC all in accordance with part M of the regulations.

Adjoining property owners are to be notified in accordance with the Party Wall Act 1996 and agreement sought where boundaries are affected.

All construction is to be in accordance with the building regulations 2006.