Form Ref. No. 573104

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No.	ADC/04776
Date Received	07 AUG 2007
Fee	265
Rem. List	

Applicant's Details

Title	Mr.
Forenames	D.
Surname or Company/ Organisation	Dyson
Telephone	
Email	

Address	1 Mill Hill
	1 Mill Hill
	SHOREHAM BY SEA
	West Sussex
Postcode	BN43 5TG

Do you have an agent? Yes

Agent's Details

Title	Mr.
Forenames	Nigel
Surname	Martin
Telephone	01444 459 752
Email Address	nigel@nigelmartin.net

Address	35 Southdown Close
	Haywards Heath
	West Sussex
Postcode	RH16 4JR

Application Type

(a) Full planning permission (including changes of use) — YES

(b) Outline planning permission — /

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

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission — /

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission — /

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

Land to South off 1 Mill Hill, Shoreham-by-Sea, West Sussex, BN43 5TG

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.06

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

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses) - for a Change of Use that REDUCES the number of units, please enter a negative(-) number. 1

Description of proposed development: Proposed construction of new 2 Bedroom detached dwelling.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) Yes

(ii) Alteration or extension of building(s)

(iii) Construction of a new *vehicular* access to a highway Yes

Construction of a new *pedestrian* access to a highway Yes

(iv) Alteration of an existing *vehicular* access to a highway

Alteration of an existing *pedestrian* access to a highway

(v) Closure of existing access

(vi) Change of use only

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: Residential

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(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 their position on plans

(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? Soakaways

(ii) How will foul sewage be disposed of? Mains (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Details of Proposal

Is the proposal related to an existing use on or near the site?

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

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).

Plan / Drawing	Number	Scale
Location, Block & Site Plans. Sections through site	891.06.01	1/1250, 1/500, 1/200
Proposed Floor Plans	891.06.02	1/50
Proposed Elevations	891.06.03	1/100

Fees

If a fee is submitted, please give the amount £265.00 Calculated Fee £265.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] Mr. D. Dyson

On behalf of: (Insert applicant's name if signed by agent)

Certificate

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. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] 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

Do you agree to these statements?

Signed: [redacted] Date: 02/08/07

On behalf of: D. Dyson

DESIGN & ACCESS STATEMENT
FOR
PROPOSED NEW DWELLING HOUSE
@
LAND TO SOUTH OFF
1 MILL HILL
SHOREHAM-BY-SEA
EAST SUSSEX

CONTENTS

1. Introduction
2. Assessment
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5. Design
6. Access
7. Conclusion

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD/0477/07
DATE RECEIVED 07 AUG 2007

DESIGN & ACCESS STATEMENT
FOR
PROPOSED NEW DWELLING HOUSE
@
LAND TO SOUTH OFF
1 MILL HILL
SHOREHAM-BY-SEA
EAST SUSSEX

1. INTRODUCTION

1.0 This design & access statement accompanies and supports an application submitted to Adur District Council for full planning permission to erect a new 2 bedroom dwelling to-the south of 1 Mill Hill, Shoreham-by-Sea, East Sussex

1.1. The statement is structured in accordance with the advice and recommendations set out in Circular 01/2006 'Guidance on Changes to the Development Control System' and guidance contained in the CABE publication 'Design & Access Statements'.
Accordingly, the statement is structured as follows:

- Assessment
    - Physical
    - Social
    - Planning History
    - Planning Policy
- Involvement
- Evaluation
- Design
    - The Proposal
    - Layout
    - Scale
    - Landscaping
    - Appearance
- Access
- Local facilities
- Conclusion

2 ASSESSMENT

DESIGN & ACCESS STATEMENT
FOR
PROPOSED NEW DWELLING HOUSE
@
LAND TO SOUTH OFF
1 MILL HILL
SHOREHAM-BY-SEA
EAST SUSSEX

This section of the Statement assesses the site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical

The Application site comprises 580 sq. m. (0.058 Ha) of land to the West side of Mill Hill immediately to the southern part of the land forming 1 Mill Hill.
The plan area of the proposed structure is 71 sq. m.
This equates to 12.4% of the site being developed area.

This developed area compares favourably to other properties near to the site as follows:

Property	Site Area	Plan Area	% site developed.
2 Mill Hill	570 sq. m.	117 sq. m.	20.5%
4 Mill Hill	690 sq. m.	102 sq. m.	15.2%
12 Mill Hill	640 sq. m.	83 sq. m.	12.96%

The site will be accessed from Mill Hill by both vehicles and pedestrians.

The original property 1 Mill Hill was extended and renovated by the current owner in August 2005.

The site is located within the built up area as designated in the Adur District Plan.

To the west of the site is a large open grassland area coming within the Area of Outstanding Natural Beauty, which is used for grazing horses.

To the North, South and East of the site are residential properties.

There is no predominant style of architecture in the immediate area and housing generally uses tiled roofs and a variety of brick, tile hung and rendered elevations.

Social

As noted in the preceding section, the site is located in an existing residential area, with residential development to the South North and East boundaries.

Planning History

The most recent planning application for 1 Mill Hill was for the extensions and renovations in August 2005. There have been no further applications since that date.

Planning Policy

The relevant planning policy context in which this application is to be determined is provided at national level within:

PPS1: Delivering Sustainable Development (January 2005)
PPG3: Housing (March 2000)

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EAST SUSSEX

PPS3: Housing (December 2006)
PPG13: Transport 2002)

At local level:

West Sussex Structure Plan (2001 – 2016)
Adur District Local Plan

Key elements of national policy considered to be relevant are:

There will be a continuing focus on development of brownfield land with local authorities setting their own local targets to reflect available sites and support the national target.

More flexibility for local authorities to determine how and where new homes should be built in their area, alongside greater responsibility to ensure that homes are built.

Key elements of the West Sussex Plan are:

The principal policies in relation to this application are LOC1 (Location strategy),
CH1 (Character), DEV3 (Infrastructure requirements)

LOC1 seeks to focus residential development within the existing urban area in accordance with national policy guidelines. This application meets the criteria.

CH1 seeks to maintain, and where possible, enhance the character, distinctiveness and sense of place of the settlements. It is considered that this application meets this need by virtue of making good use of an area of land that is separated from the main part of the site by the physical obstructions of a tree/hedge screen and a retaining wall.

DEV3 states that the new development should not be permitted unless the on-site and off-site infrastructure needs it creates are met. All these needs can be met by this proposal.

Adur District Local Plan

The proposal falls within the built up area.

AT12 Safe and adequate access to the highway is required.
Following negotiations with the county Highways Engineer this requirement has been met – see attached correspondence received from the County Council.

AH2 Infill should not be un-neighbourly and have adequate residential amenity standards.
This proposal is not considered to be un-neighbourly.
The existing hedge and new hedging that is to be incorporated into the proposals will hide the bulk of the proposed structure.
The property will not overlook any other properties.
Residential amenity space is compliant with Adur District Council Development Control Standard No 2 'Space Around New Dwellings And Flats' The required garden area to the property achieves the minimum of 85 sq. m. set out in this document.

DESIGN & ACCESS STATEMENT
FOR
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SHOREHAM-BY-SEA
EAST SUSSEX

3 INVOLVEMENT

Discussions and meetings have taken place between the applicant and Adur District Council's Planning Officer, Mr. Adrian Ridsdale-Smith on several occasions.
These discussions have established that there is no objection to this proposal in principle to the development.
Throughout this discussion process the applicant has agreed to suggestions/recommendations made by Mr. Ridsdale-Smith and incorporated these into the proposed scheme.

Consultations with the County Council Highways Engineer were held at an early stage and the criteria set down by the County Council for safe access/egress has been met. See the attached correspondence.

4 EVALUATION

From an assessment of the context of the site, the key opportunities and constraints of the site are set out in the table below:

Opportunities	**Constraints**
• Make more efficient use of land. • Secure high quality design and layout. • No dominant architectural style. • Provide adequate turning facilities within the site. • Make use of the open South facing aspect of the site.	• Need to safeguard the existing hedgerow and supplement the hedgerow to contribute to the 'countryside' amenity of the area. • 2-Storey scale of neighbouring residential development. • Density to be comparable to surroundings.

5 DESIGN

The Proposal

This application seeks planning permission to construct a new 2-Storey Dwelling on a parcel of redundant land.
The proposed building would be of a traditional design incorporating brickwork walls under a tiled pitched roof with small dormers to the front (South) elevation.
The proposal makes use of the sloping nature of the site to provide vehicle parking under the ground floor of the property thereby leaving a maximum of space available to recreational/amenity use.

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LAND TO SOUTH OFF
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SHOREHAM-BY-SEA
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Layout

The proposed layout is shown in drawing number 891.06.01.
Given the shape and elevation of the site it is largely hidden from public view.
The proposal is to site the structure to the North end of the site and thereby make best use of the open South aspect of the site for recreational use.
Adequate vehicle turning space is provided within the site as is vehicle parking under the property.

Scale

The proposed building is 2-Storeys under a pitched roof in keeping with the other residential buildings in the area.
In addition the vehicle parking provided under the building is similar to that provided elsewhere and shown in the attached photographs.

Landscaping

A landscape design scheme is to be submitted to the L.P.A. for approval prior to commencement of construction work on site.
It is intended that the South facing garden will be laid to lawns with shrub borders and that the existing hedgerow to the east will be retained wherever possible and improved by supplementing with new plants of appropriate species.
With regard to the existing hedgerow, to which the County Council have inadvertently caused damage, the County Highways Officer has written to the applicant confirming his concerns that the hedgerow is in danger of falling into the highway and is in need of attention – see attached letter dated 21st May 2007.
Also attached is a report by way of letter from Sussex Tree Surgeons dated 4th June 2007 in which it is recommended that all dead and Ivy covered stock be replaced.

Appearance

There is no dominant architectural style in Mill Hill.

The principal design considerations are that the property should be of a traditional design and of modest proportions.

The overall design has been achieved following discussion with, and advice received, from Mr. Ridsdale-Smith, Adur District Council Planning Officer.

6 ACCESS

Introduction

The sections set out in this access statement aim to identify the philosophy and approach in achieving a fully inclusive and accessible design for residents and visitors alike to the proposed property.

Unfortunately due to the sloping nature of the site it is not possible to achieve access for those Other than the able bodied or ambulant disabled.

Travel to site

The site lies to the West side of Mill Hill.

There is a regular district bus service, No. 19, which passes the site along Mill Hill.
This service runs to and from the Beach and the Holmbush Supermarket commercial centre.
The service runs every 30 minutes until 9.39 a.m. and hourly thereafter.
The nearest bus service is within a 1 minute walk of the site.

The mainline railway station is approximately 8 minutes away by foot with regular services to towns to the east and West and the rail links to London.

The site is accessed from Mill Hill for both pedestrians and vehicles alike via an access to be constructed to meet the Highways Authority standards.

7 LOCAL FACILITIES

These are as follows:

Nearest local shop is at approximately 5 minutes walk from the site.

Nearest Public House is at approximately 5 minutes walk from the site.

Town centre is at approximately 8 minutes walk from the site.

8 CONCLUSION

This statement has set out the design rationale to the proposal in context of both National and Local issues.
The statement sets out how the sites opportunities and constraints have influenced the design process.
The outcome is a design that is in keeping with the location and setting in both scale and appearance.

The statement highlights the fact that this site is in a sustainable location and is well related to means of transport other than the private car. In addition the proposal is compliant to all relevant legislative and design considerations.

SUSSEX TREE SURGEONS
THE COMPLETE GARDEN SERVICE
TREE SURGEONS • LANDSCAPE CONTRACTORS

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£10 million Public Liability Insurance
Proprietor: Simon Birkby
VAT No. 675 8860 74

Erringham Farm
Mill Hill
Shoreham
West Sussex BN43 5FA
Tel: 01273 446441
Tel: 01825 791215
Tel: 01444 453053
Fax: 01273 446442
Mobile: 07860 846480

04/06/07

Mr Dyson
1 Mill Hill
Shoreham
West Sussex
BN43 5TG

Dear Mr Dyson

As promised I am enclosing my findings with reference to the tree and shrub stock at your property.

RE: HEDGE/TREE LINE ALONG THE MILL HILL ROAD.

The hedge runs for approximately 75 m from the south side of your drive entrance parallel with Mill Hill to the small paddock below on the south end of the lane.

There are 7-10 semi mature multi stemmed Sycamore which have been topped which has encouraged upright sucker growth. The remainder of growth is Privet, much of which is dead or covered in thick Ivy growth. The Ivy grows on the verge of the road and has covered nearly all of the tree and shrub growth. All stock is leaning into the road for light and with the prevailing wind. I noted that limbs have in the past fallen into the road. Much of the growth has been struck by larger vehicles, most likely buses and farm traffic.

CONCLUSION.

The hedge consists of mainly poor quality stock which is not in good condition. Many sections are dead and leaning over the road which raises health and safety issues.
The Ivy growth has invaded all tree and shrub growth and on much of the hedge, this would be impossible to remove. Given the overall condition of the stock, strong consideration should be given to the removal of the dead and Ivy covered stock.
A replanting scheme would have strong benefits, only if the Ivy is completely removed.

I would be happy to re visit and discuss replanting or dead and dangerous timber removal.

Yours sincerely

Simon Birkby

Jonathan Ullmer
Assistant Highway Manager
Highways and Transport
(01243) 642105
(01403) 223901 (Fax)
highways.northern@westsussex.gov.uk
www.westsussex.gov.uk

Northern Area Office
Worthing Road
Broadbridge Heath
Horsham
West Sussex
RH12 3LZ
(01243) 642105

west sussex county council

Mr Dyson
1 Mill Hill
Shoreham
West Sussex
BN43 5TG

21st May 2007

Our reference: 305/N/JU/KEND-73ECR8

Dear Mr Dyson

SHOREHAM: MILL HILL – DAMAGE TO HEDGE

Further to our site meeting 17th May I would like to apologise again for the damage to your hedge caused by our Tree Contactors. I have since spoken to them and I am assured a similar situation will not occur again.

While inspecting the damage I also noted that there is a large amount of dead wood in the self seeded hedgerow, which is also covered in ivy, and in danger of falling into the highway.

As I understand it Mill Hill is in a conservation area so the above works are subject to agreement from Adur District Council. I suggest you contact them as a matter of urgency so the appropriate remedial works can take place.

I have passed the copies of correspondence regarding the street lights to Mr Richard Bird of our Street Lighting Department, hopefully he will contact you shortly regarding a wayleave agreement.

I look forward to hearing from you once you ascertained the costs required to plant the privet hedge.

Yours sincerely

Jonathan Ullmer
Assistant Highway Manager

Ian Gledhill
Development Control Assistant
Highways and Transport
(01243) 756767 (direct tel number)
(01243) 753773 (Fax)
ian.gledhill@westsussex.gov.uk
www.westsussex.gov.uk

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
(01243) 642105

west sussex county council

Nigel Martin
35 Southdown Close
Haywards Heath
West Sussex
RH16 4JR

18 April 2007

Dear Mr Martin

RE: Preliminary Enquiry – Proposed Vehicular Access, 1 Mill Hill, Shoreham

Thank you for your letter dated 02 April 2007 and the enclosed plan.

Whilst I would not wish to comment on the visibility from the existing vehicular accesses, the submitted plan does demonstrate visibility splays of 2.4metres by 45metres and approximately 40metres to the north and south respectively. The submitted plans also show a willingness of your Client to realign and reprofile the existing bank to provide the above mentioned visibility splays. From inspection of my records, the proposed retaining structure would be located within land owned by your Client and as such the Highway Authority would not be willing to adopt or be responsible for undertaking any future maintenance of this structure. Providing the visibility splays are provided, then I am minded to accept the proposals.

No indication has also been given as to the proposed access gradient onto Mill Hill. I would recommend that the gradient should not exceed 10%. Appropriate methods should as be employed to prevent private surface water draining onto the public highway.

As mentioned within my comments to Adur District Council, a TAD Contribution would be required for the new dwelling unit.

As I trust you'll appreciate, these comments are made without prejudice to any future planning application.

I hope these comments are of use.

Yours sincerely,

Ian Gledhill
Development Control



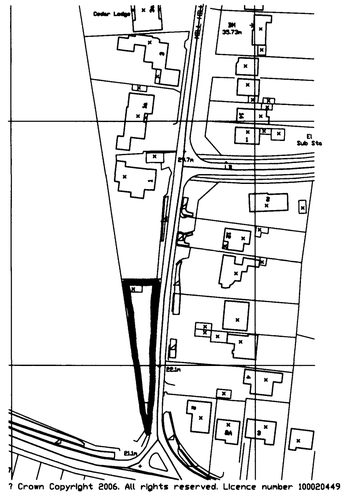



COLLEGE VIEWS









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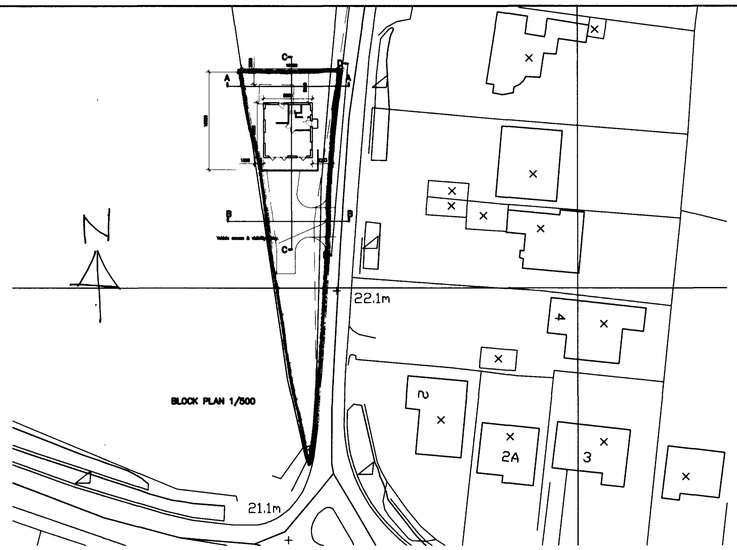
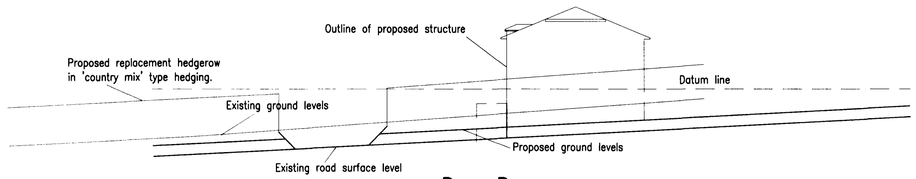
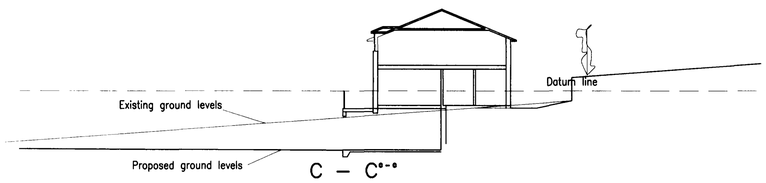
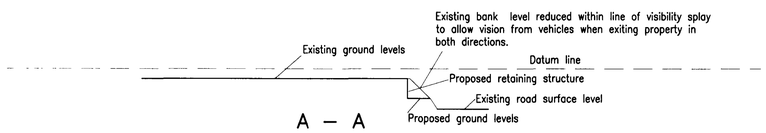




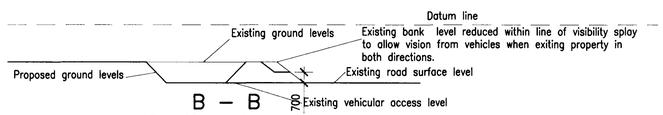
D – D
Long Section along Mill Hill facing site



C – C
Long Section through site

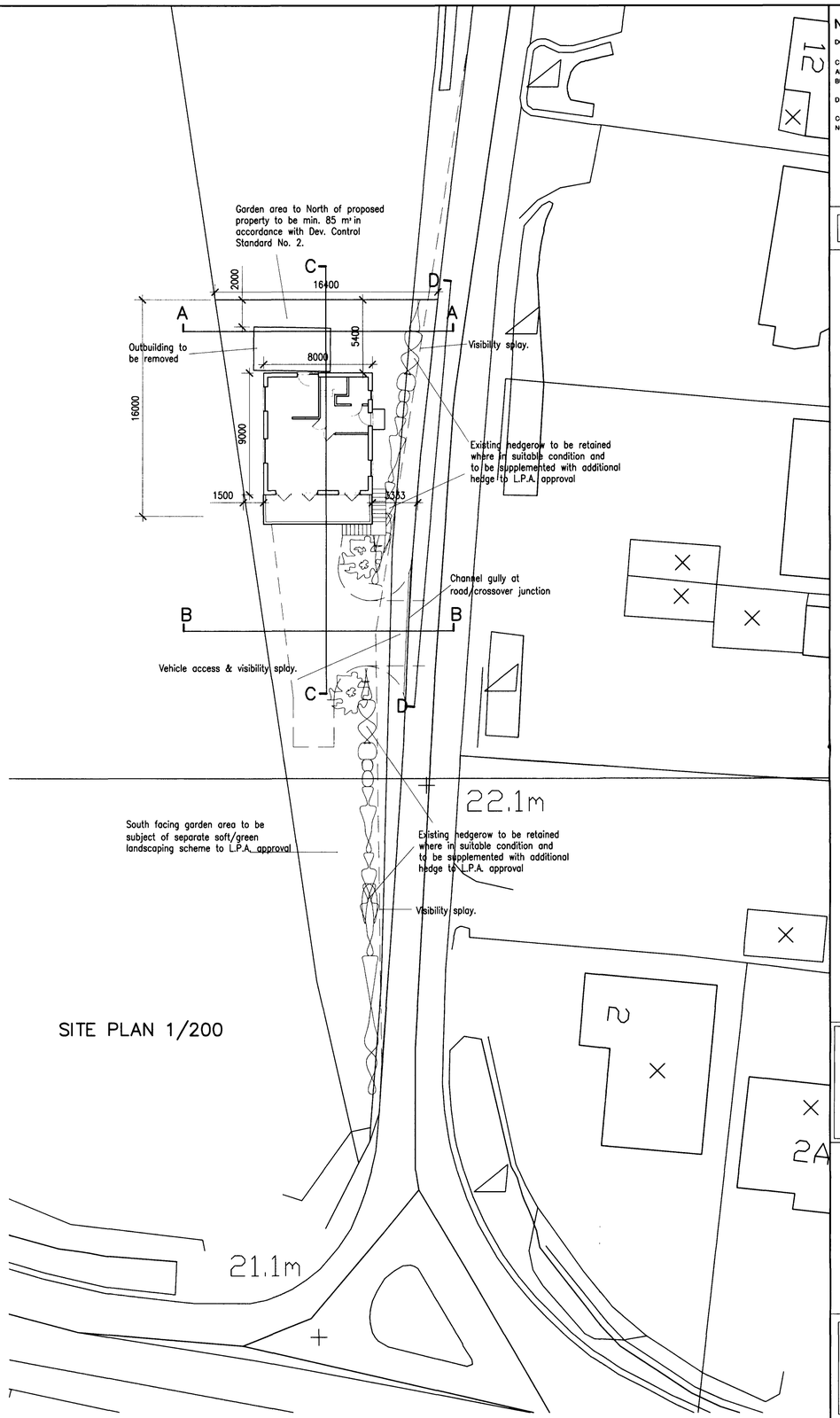


A – A
Section through site to North of proposed bungalow



B – B
Section through vehicular access

SECTIONS 1/200 Natural



SITE PLAN 1/200

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NOTES

DO NOT SCALE OFF THIS DRAWING.

CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED. ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

DRAWING TO BUILDING REGULATION/PLANNING APPLICATION STAGE ONLY.

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REV
*

Received
07 AUG 2007

NIGEL MARTIN MRICS
Chartered Building Surveyor
Building Design and Survey
35 Southdown Close
Haywards Heath
West Sussex. RH16 4JR
Tel/Fax 01444 459 752
email: nigel@nigelmartin.net

CLIENT
MR. & MRS. D. DYSON

JOB TITLE
PROPOSED HOUSE

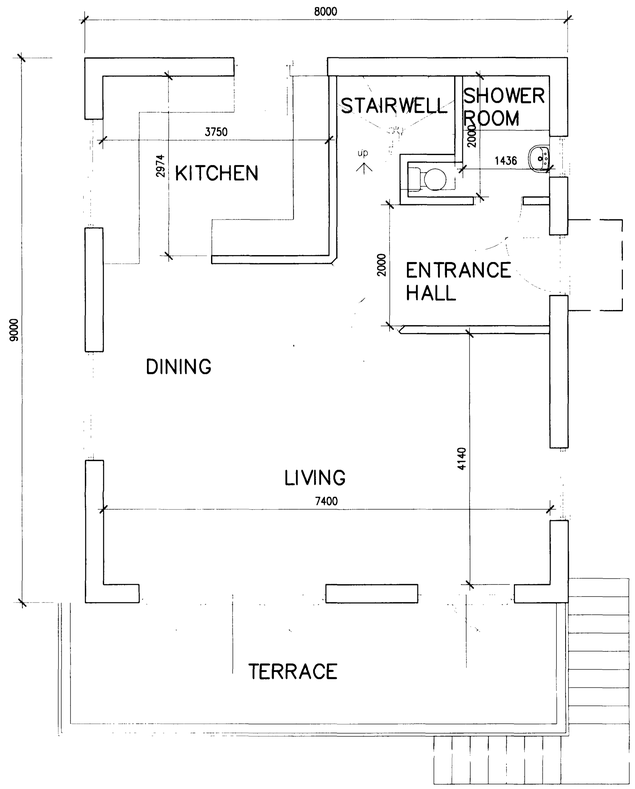
LAND AT 1 MILL HILL
SHOREHAM–by– SEA
WEST SUSSEX

DRAWING TITLE
LOCATION, BLOCK & SITE PLANS

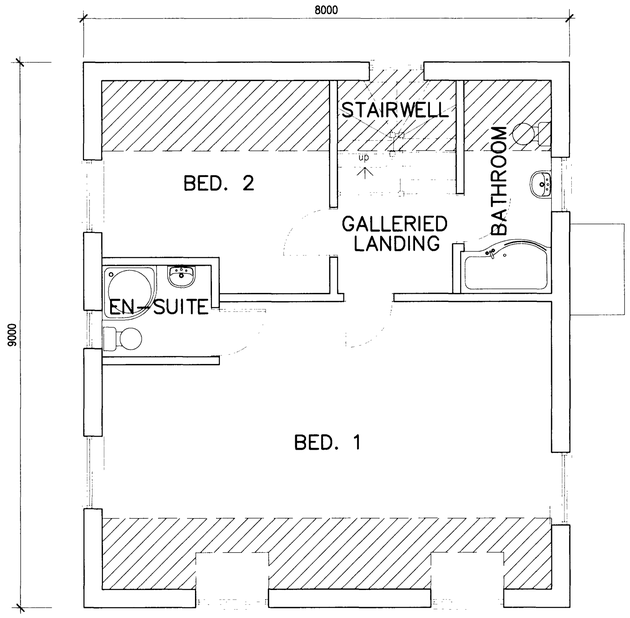
SECTIONS THROUGH SITE

DATE	SCALE	DRAWN BY
07.07	As Noted	nm

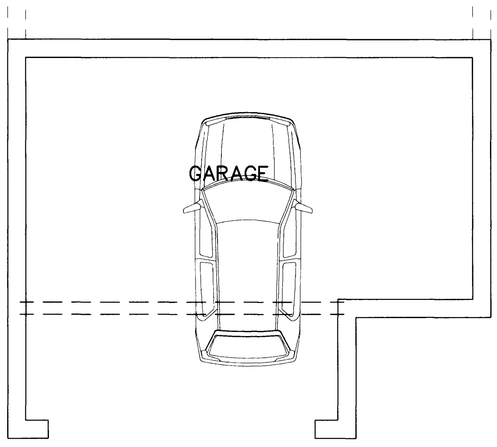
DRAWING NO.	REVISION
891.06.01	*



GROUND FLOOR



FIRST FLOOR



GARAGE FLOOR PLAN

NOTES

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REV

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ADC/0477/07

07 AUG 2007

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CLIENT
MR. & MRS. D. DYSON

JOB TITLE
PROPOSED HOUSE

LAND AT 1 MILL HILL
SHOREHAM-by- SEA
WEST SUSSEX

DRAWING TITLE
PROPOSED FLOOR PLANS

DATE	SCALE	DRAWN BY
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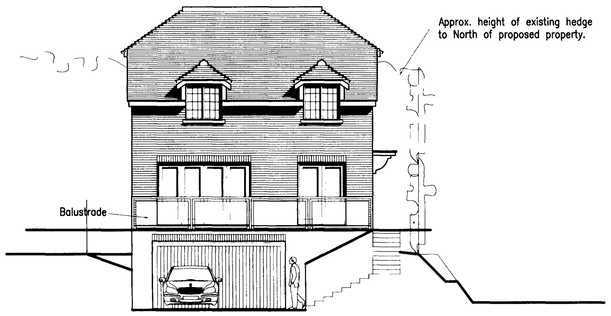
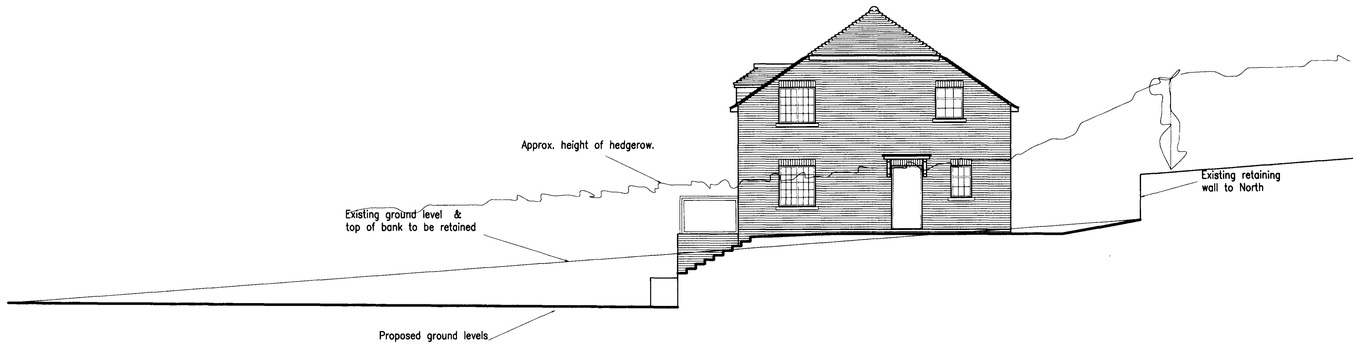


FRONT (SOUTH) ELEVATION



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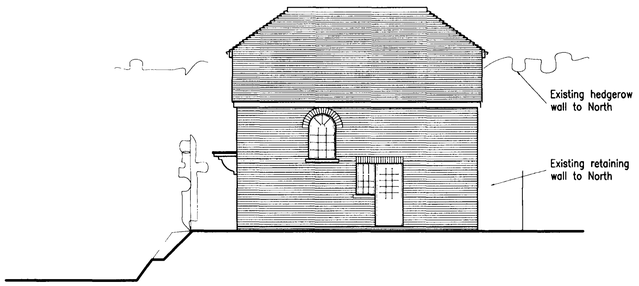

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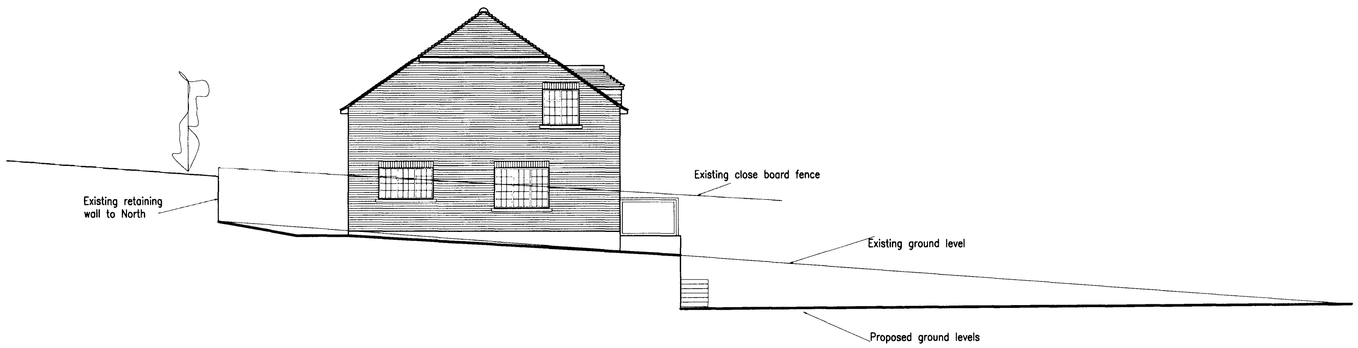

SIDE (WEST) ELEVATION

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891.06.03	*