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

PLANNING DIVISION
PLAN No. Ar0104/8/08
DATE 23 OCT 2008

Householder Application for Planning Permission for works or extension to a dwelling and conservation area consent.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas Act) 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: ROBIN Surname: YATES

Company name

Street address: 15 THE STREET

Town/City: NORTH LANCING

County: WEST SUSSEX

Country:

Postcode: BN15 0PN

	Country Code	National Number	Extension Number
Telephone number:		[redacted]	
Mobile number:		[redacted]	
Fax number:		[redacted]	

Email address: robin@robinyates.co.uk

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:
SUMMERHOUSE ERECTION & RETENTION OF THE EXISTING STORAGE SHEDS TO THE REAR OF PROPERTY

Has the work already been started without planning permission? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 15 Suffix:

House name:

Street address: The Street

Town/City: LANCING

County: West Sussex

Postcode: BN15 0PN

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

Easting: 518496

Northing: 105763

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◯ Yes ◉ No

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ◯ Yes ◉ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ◯ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ◯ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ◯ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ◯ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

HORIZONTAL TIMBER BOARDING TO BE LIGHT OAK STAINED

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

PITCHED TIMBER WITH FELT SHINGLE COVERINGS

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

LIGHT OAK COLOURED

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

LIGHT OAK COLOURED

Boundary treatments - description:

Description of *existing* materials and finishes:

FLINT WALLS

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◯ Yes ◉ No

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

EXISTING GREENHOUSE REMOVAL TO MAKE WAY FOR THE PROPOSED SUMMERHOUSE

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◯ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent ◉ The applicant ◯ Other person

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 or building to which the application relates.

Title: Mr | First name: Robin | Surname: Yates

Person role: Applicant | Declaration date: 29/09/2008 | ☒ Declaration made

13. Certificates (Agricultural Holdings Certificate)

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

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

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

Title: Mr | First Name: Robin | Surname: Yates

Person role: Applicant | Declaration date: 29/09/2008 | ☒ Declaration Made

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 29/09/2008

PLANNING
PLAN NO. ADC/0484/08
DATE RECEIVED 23 OCT 2008

DESIGN AND ACCESS STATEMENT

15 The Street, North Lancing, West Sussex. BN15 0PN

1. Use.
The existing property was built approximately 1900 and is an end of terrace cottage, being single residential dwelling and located within a conservation area.

2. Amount.
The proposal is for a summerhouse to the rear of the rear garden, which is north of the house.
The proposed new summerhouse will be used for pleasure and storing garden furniture etc.

3. Layout.
The proposed summerhouse will be set back 0.8 metres from the rear boundary wall and 2.65 metres from the east boundary wall to allow access around the whole building without overshadowing any adjacent land.

To accommodate the proposed summerhouse an existing 9.5 sq. metres/20.4 m3 glazed greenhouse attached to the rear boundary wall will have to be removed.
The existing garden shed and outbuilding will remain as is.

The surrounding properties are a mixture of terraced houses and detached bungalows some of which also have timber outbuildings in the rear gardens.

4. Scale.
The proposed summerhouse measures approximately 5.5 metres wide x 3.8 metres depth x approx. 3.3 metres in height above ground level. The eaves height to approx. 2.2 metres above ground level. Roof to be pitched at approx. 25 degrees.
The proposed summerhouse being approx. 20.9 sq. metres/58 m3

5. Landscaping.
There is no landscaping and the existing landscaping is not affected by the new work.

6. Appearance.
The external walls will be constructed with light oak stained timber cladding under a felted pitched roof to match the existing timber buildings in the adjoining rear gardens.
Windows and doors are proposed to be light oak in colour.

7. Access.
The summerhouse will be accessed directly from the existing rear garden only.

Robin Yates
October 2008

ADUR D...
CHIEF EXECUTIVE'S
DEPARTMENT
2?

Ordnance Survey®
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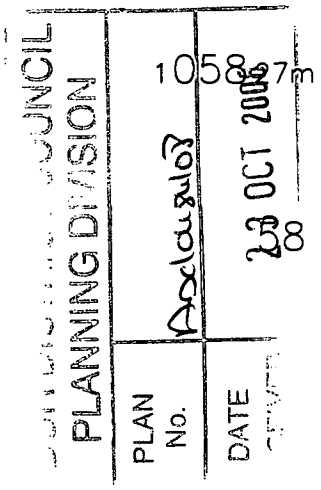

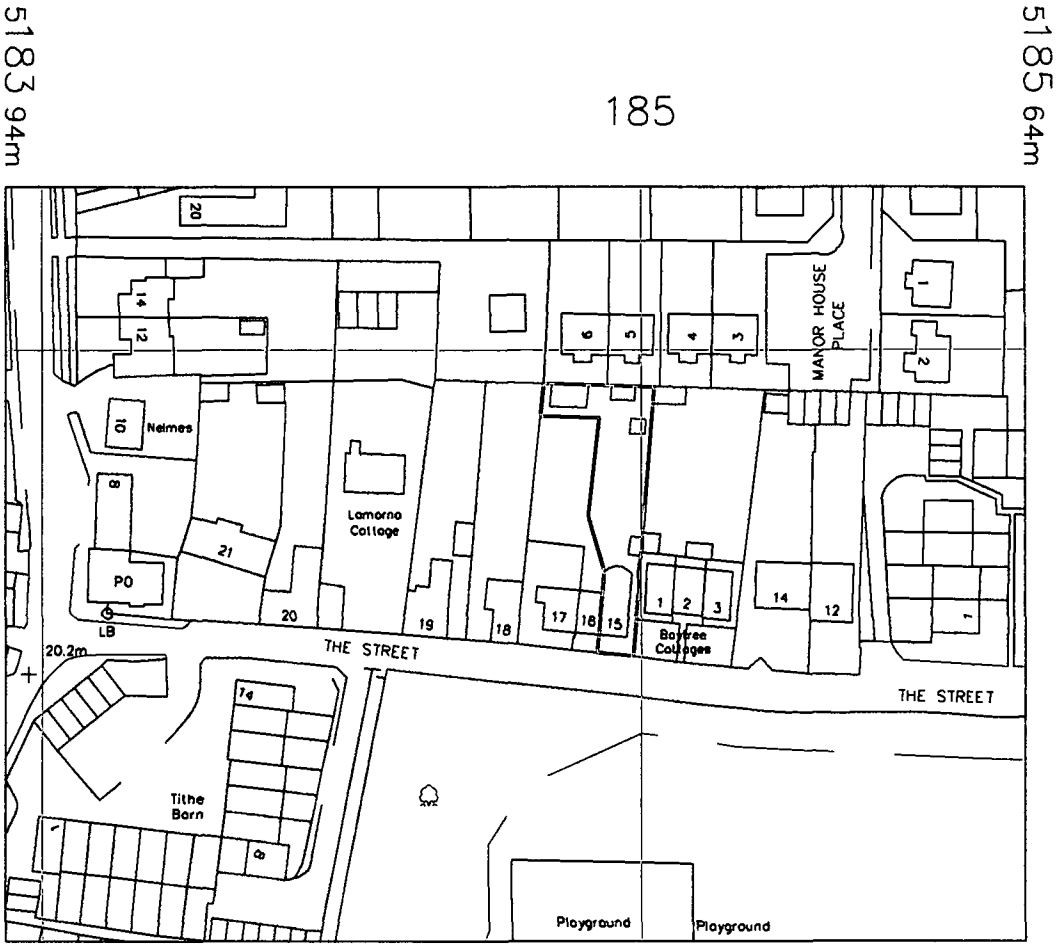



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Centre coordinates of this map: 518479 105765.

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15 The Street, North Lancing,
West Sussex. BN15 0PN.

Sheet 3 of 3
Revision 00
Date September 2008
Dwg. No. 09-08-29 C.

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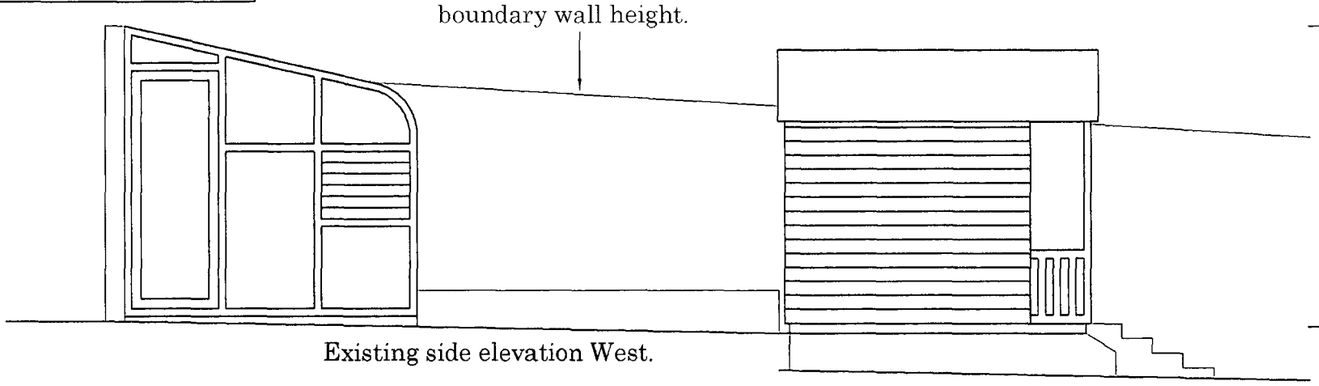
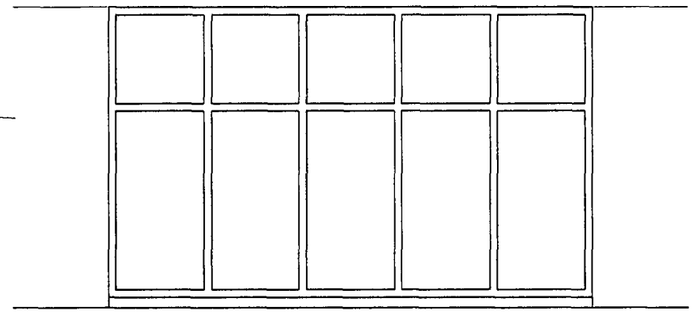


Existing side elevation West.

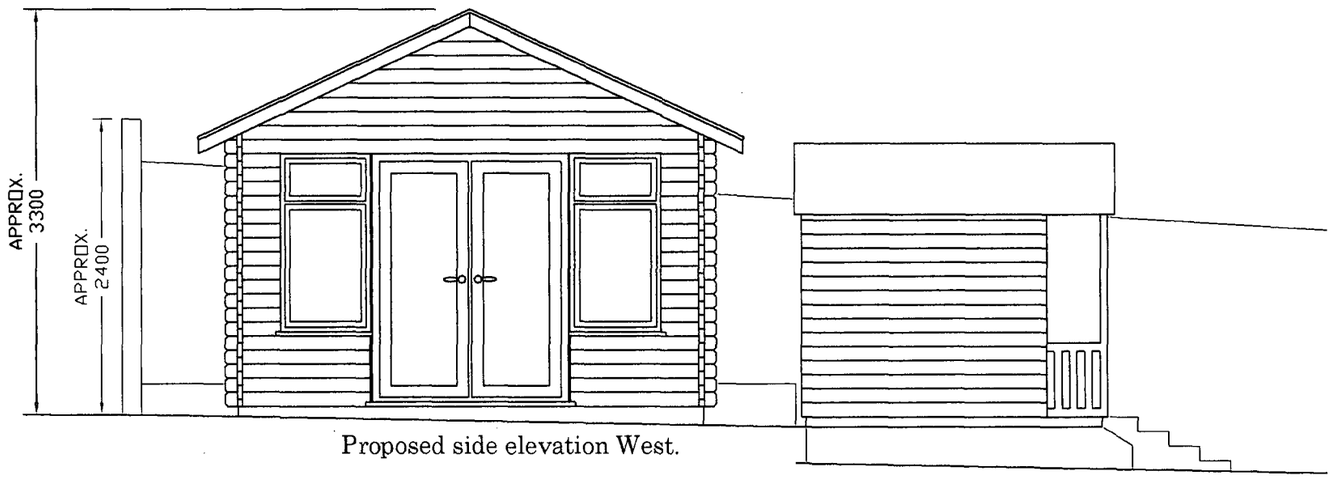


Existing front elevation South.

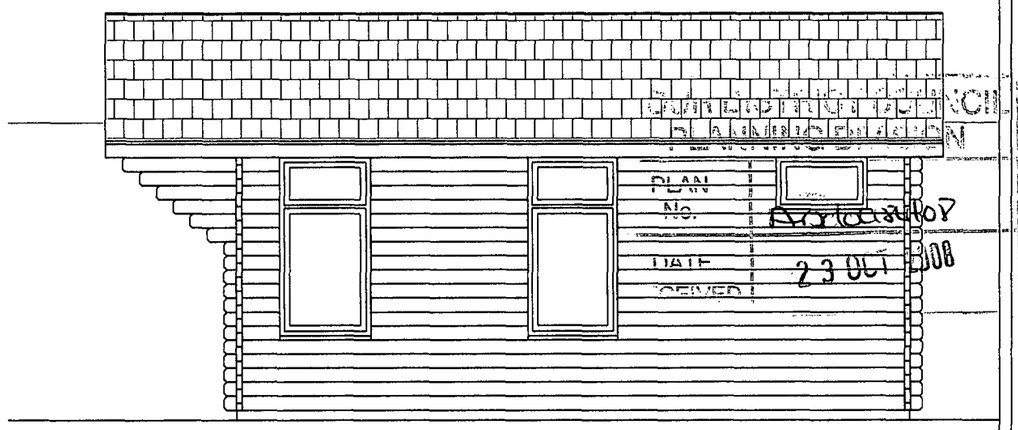
Scale 1/50
Sheet 1 of 3
Revision 00
Date September 2008
Drawn RY.
Dwg. No. 09-08-30 A.

Robin Yates
15 The Street
North Lancing
West Sussex
BN15 0PN

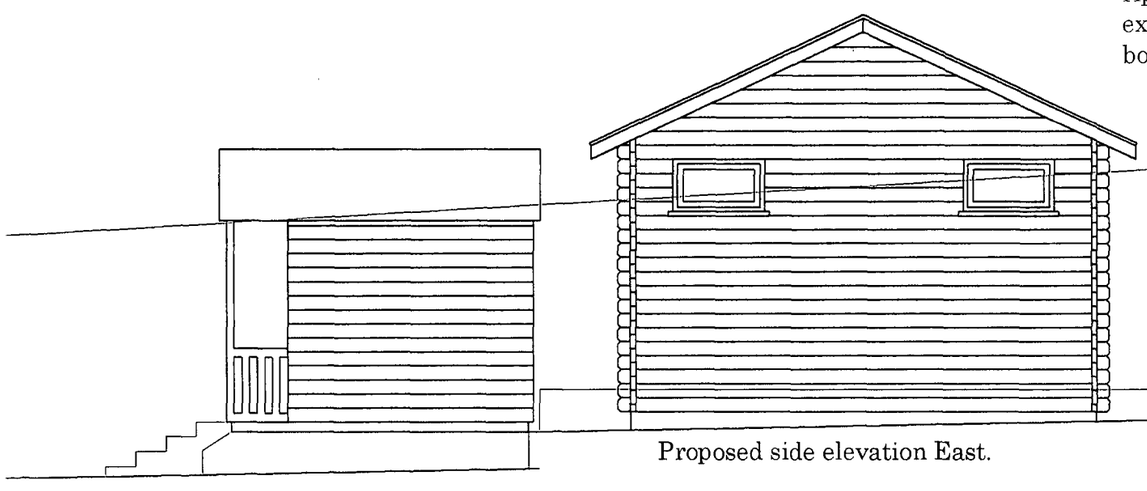
TEL 01903 756615.
FAX 01903 756615.
Email address :-
robin@robinyates.co.uk



Proposed side elevation West.



Proposed front elevation South.



Proposed side elevation East.

Proposed rear elevation North.

Proposed Summerhouse & retention of the existing storage sheds to the rear of
15 The Street, North Lancing, West Sussex. BN15 0PN.
for Mr & Mrs Yates.

A3 PAPER SIZE.

EXISTING TIMBER LEAN-TO STORAGE STRUCTURE TO REMAIN.

APPROX. 800

3800

PLAN VIEW DASHED LINES INDICATE THE EXISTING 3950 X 2400 X 1900/2400 (9.5 SQ. METRES/20.4 M3) GREENHOUSE TO BE DEMOLISHED TO MAKE WAY FOR THE NEW SUMMERHOUSE STRUCTURE.

BOUNDARY WALL LINES.

5500

APPROX. 2650

BOUNDARY WALL LINE.

Proposed plan.

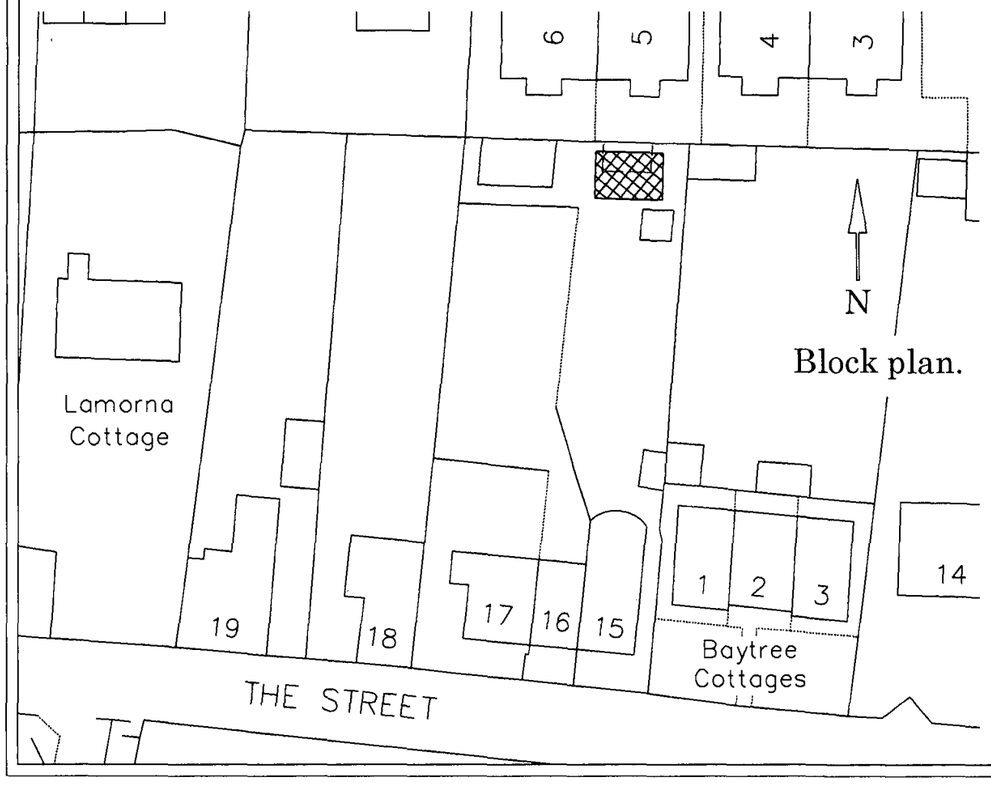
BOUNDARY HEDGE.

EXISTING HEDGE TO REMAIN.

EXISTING SHED TO REMAIN.

BOUNDARY HEDGE.

EXISTING LAWNED AREA.



Block plan.

The new timber summer house to be sited at approx. 800mm off the rear boundary wall internal face line.
The proposed new timber summer house to be constructed out of 44mm kiln dried softwood interlocking logs.
To be constructed off an approx. 100mm height of concrete base with non-permeable membrane.
External timber walls to be treated with a light oak wood coloured preservative.
New windows & doors to be light oak in colour, double glazed with glass.
The pitched timber roof to be weatherproofed with felt shingles.
It is intended to demolish & remove the existing rear garden 3950 x 2400 x 1900/2400 greenhouse to make way for the proposed new summer house structure.

Proposed Summerhouse & retention of the existing storage sheds to the rear of 15 The Street, North Lancing, West Sussex. BN15 0PN.
for Mr & Mrs Yates.

...DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWA/1848/08
DATE 23 OCT 2008

Scale 1/50 1/500
Sheet 2 of 3
Revision 00
Date September 2008
Drawn RY.
Dwg. No. 09-08-30 B.

Robin Yates
15 The Street
North Lancing
West Sussex
BN15 0PN

TEL 01903 756615.
FAX 01903 756615.
Email address :-
robin@robinyates.co.uk