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

ADUR DISTRICT COUNCIL PLANNING DIVISION
PLAN No. Adc0022109
DATE RECEIVED 23 JAN 2009

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	HIGH ST TRUST
Unit:	
House number:	10
House suffix:	
House name:	
Address 1:	HIGH ST.
Address 2:	
Address 3:	
Town:	SHOREHAM.
County:	WEST SUSSEX
Country:	ENGLAND
Postcode:	BN43 5DA

2. Agent Name and Address

Title:	MR
First name:	DARREN
Last name:	BAKER
Company (optional):	WARWICK BAKER
Unit:	
House number:	10
House suffix:	
House name:	
Address 1:	HIGH ST.
Address 2:	
Address 3:	
Town:	SHOREHAM.
County:	WEST SUSSEX
Country:	ENGLAND
Postcode:	BN43 5DA

3. Description of the Proposal

Please describe the proposed development, including any change of use:

1ST FLOOR REAR EXTENSION ENLARGEMENT FURTHER TO PLANNING PERMISSION REFERENCE: ADC/0322/08 (AMENDMENT TO THIS PERMISSION)

Has the building, work or change of use already started? ☑ Yes ☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): 2nd JAN 09 (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: 2A | House suffix:

House name:

Address 1: HIGH ST.

Address 2:

Address 3:

Town: SHOREHAM.

County: WEST SUSSEX

Postcode (optional): BN43 5DN

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

Easting: | Northing:

Description:

Shop + S/C Flat on 1ST & 2ND Floors.

5. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: HANNAH BARKER

Reference:

Date (DD/MM/YYYY): (must be pre-application submission) 6/2/09

Details of pre-application advice received?

Discussed structural problems of approved permission to extend at the rear on 1st floor. Wished to alter plans which would increase floor area slightly. No problems thought.

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

Are there any new public roads to be provided within the site? ☐ Yes ☑ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

Bin store incorporated within the rear extension.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☐ No

If Yes, please provide details:

9. Council Employee / Member

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

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			☑	☐	
Roof			☑	☐	
Windows		X New UPVC Double Glazed window with opening vent light	☐	☐	
Doors			☑	☐	
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☑	☐	

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

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

No new connections as a water connection is already in-situ.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Refer to PC/0522/08 [ ] Yes [ ] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [ ] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [ ] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

Residential.

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

N/A.

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐			✓			3
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							3

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$ 3

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐		✓				2
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							2

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$ 2

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): +1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) 80 Sq.m

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☑ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
[redacted]		12/1/09

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)*of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: HIGH ST TRUST [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 12/1/09

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

The original and 3 copies of a design and access statement: ☐

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐

27. Declaration

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

Signed - Applicant: HIGH ST TRUST [redacted]

Or signed - Agent:

Date (DD/MM/YYYY): 12/1/09. (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
[redacted]	[redacted]	[redacted]

Country code:	Mobile number (optional):
[redacted]	[redacted]

Country code:	Fax number (optional):
[redacted]	[redacted]

Email address (optional): [redacted]

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. Site Visit

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

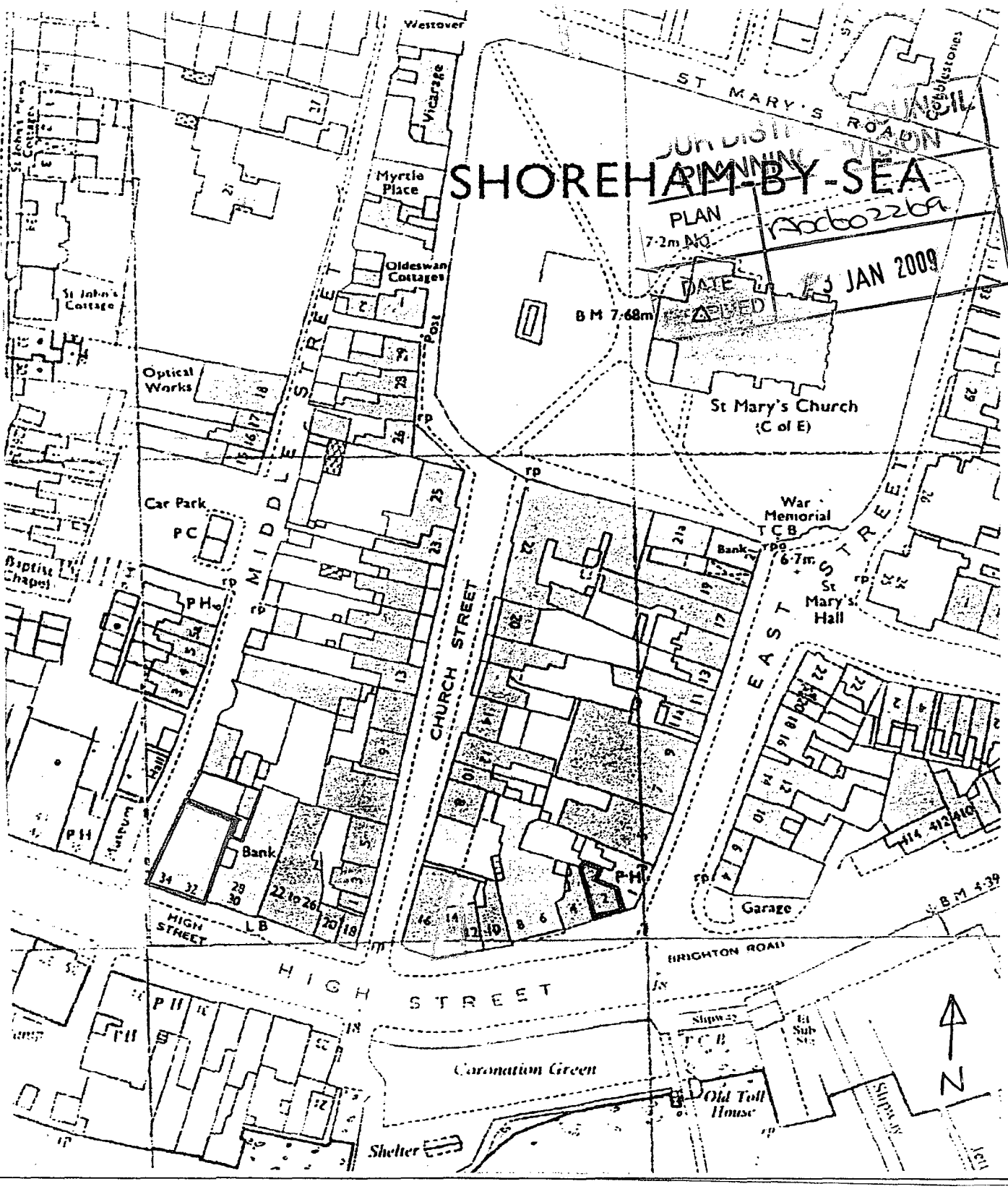
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: DARREN BAKER

Telephone number: [redacted]

Email address: [redacted]



O.S PLAN 1

SCALE 1:1250

Reproduced from the Ordnance Survey Map with the sanction of The Controller of H.M Stationary Office, Crown Copyright Reserved. License No. ES73479E0001

This plan is published for convenience of identification only and although believed to be correct, its accuracy is not guaranteed and it does not form part of any contract.

PLANNING STATEMENT

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0022/09
DATE RECEIVED 23 JAN 2009

SITE LOCATION

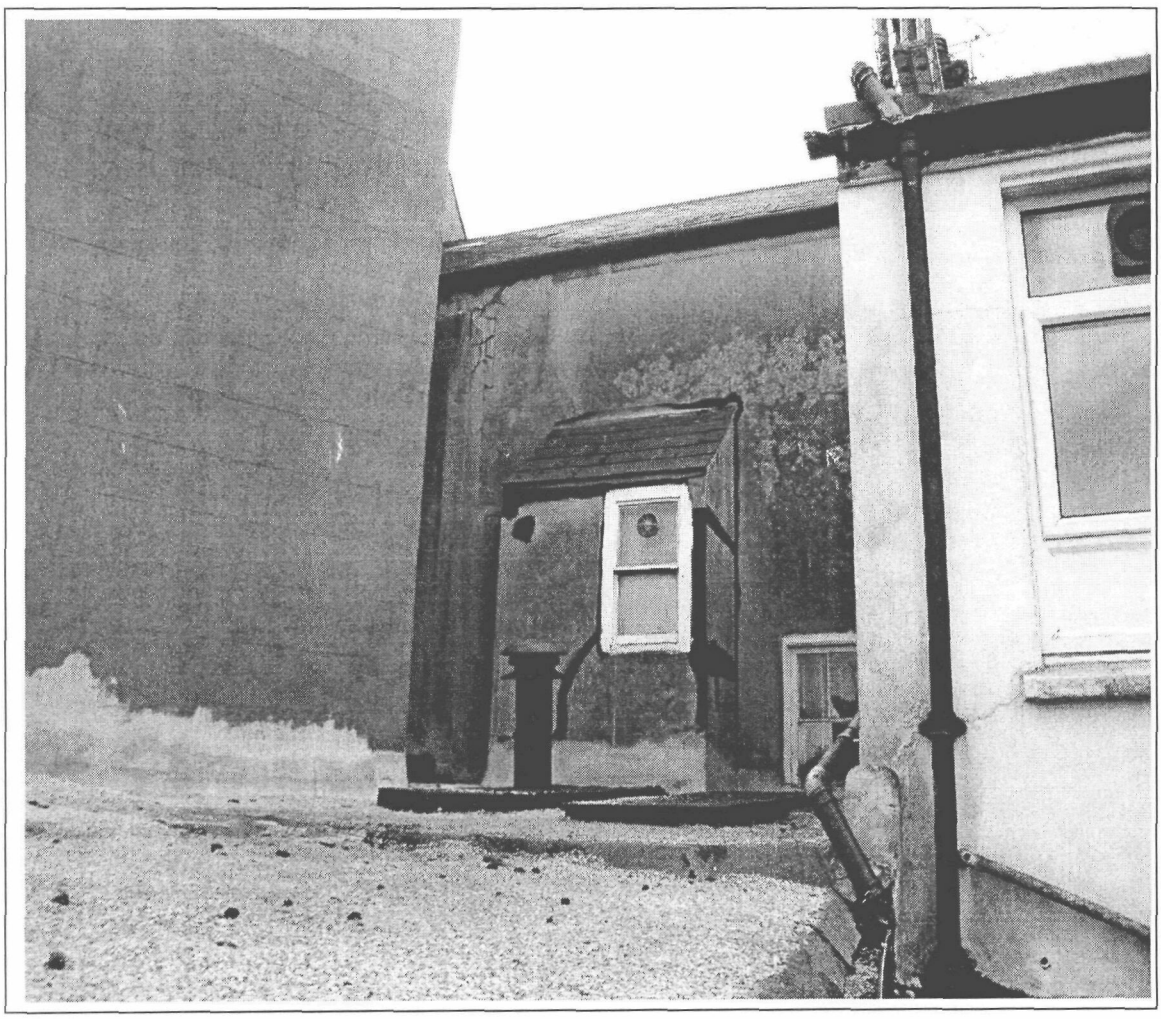
2A High Street, Shoreham-by-Sea

PROPOSAL

Enlargement of rear extension at 1st floor to facilitate a further bedroom



FRONT ELEVATION



REAR ELEVATION

The proposed extension would protrude to the same extent as the white rendered building to the west (right hand-side in photo)
4 High Street

1. THE SITE AND ITS SURROUNDINGS

1.1 The application premises comprise of vacant two bedroom maisonette.

1.2 The site lies within the town centre of Shoreham-by-Sea between the "Ferry Inn" to the east and "Bookworms of Shoreham" to the West.

1.3 The photograph on page 1 of the planning statement state the relationship between the application site and the adjoining uses. The photograph on page 2 shows the small existing rear extension which currently houses the WC. Planning permission has already been granted to extend this under ADC/0322/08. However, due to structual issues the applicant has had to revise the proposed scheme in order to shift the rear elevation slightly further to the North. This would then facilitate the required load bearing for the steel to be borne by the ground floor structure. In addition the extra floor area gained would permit the addition of a bedroom.

1.4 Although the site lies within a Conservation Area the only visual alteration to the appearance of the rear façade would be addition of a further window. (see attached elevation plans)

2. RELEVANT PLANNING POLICY

2.1 The property is located in the Conservation Area where the Council has statutory duty to pay attention to the needs to preserve or enhance conservation areas. Local plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

2.2 Structural Plan policies give weight to the re-use of existing buildings at higher residential density provided the character of the area is protected (LOC1, ERA1, CH1). Policy DEV4 states (amongst other things) that development should not be permitted less the travel needs it generates are met; it achieves safe and convenient access by a choice of means of travel; it encourages and enables an increase in walking and cycling; and the number and impact of motorised journeys is minimised. DEV5 states; 'development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative'.

2.3 A key objective of PPS3 is that development continues to make effective use of land and by reusing land and buildings that have been previously developed or vacant. Policy AH2 states that new residential development be permitted by way of redevelopment or infilling provided the site is not allocated for any other purpose.

2.4 There is no specific policy in the local plan relating to the conversion of upper floors in shopping streets to residential use. However policy STC1 of the Adur Development Plan commission core strategy relates to town centres and states that the viability and vitality of the town centres of the district will be enhanced through the provision of the variety of other uses, including residential, to complement the main retail function and by promoting the use of vacant premises above shops for residential purposes.

2.5 The proposal would result in the addition of a bedroom thereby creating a self contained 3 bedroom maisonette flat which would help meet the need of families seeking accommodation within the Town Centre. The overall proposed floor area is larger than the minimum size requirements for three bedroom flats as set out in Development Control No. 4 'flat conversions' and therefore should be considered acceptable.

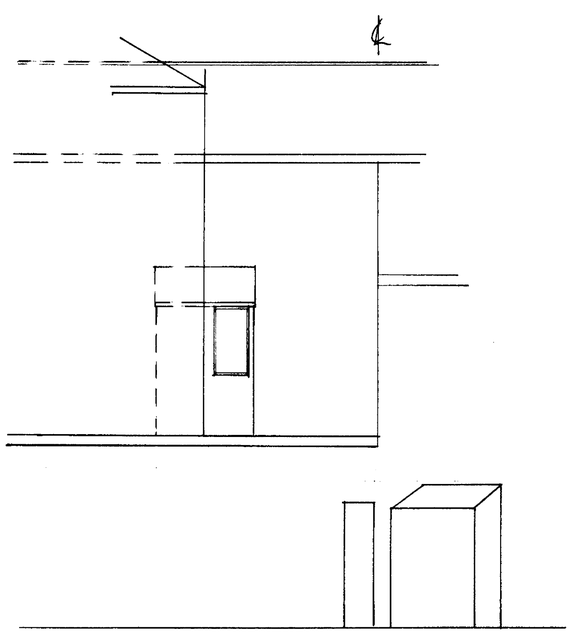
2.6 As the proposed self contained flat does not have use of the rear garden as this is incorporated within the ground floor retail premises lease and that the only ground floor part of the flat is the initial entrance corridor there would not be the provision for secure covered cycle storage nor bin facilities. However, given the central and sustainable location the proposal should be viewed on these merits, as well as the precedent set in similar circumstances vis-à-vis planning application; ADC/0322/07;ADC/0322/08

3. CONCLUSIONS

3.1 The proposed development is within the built up area and would help meet the need for additional small dwelling units without detracting from the existing local urban environment. It can further take place without resulting in an unacceptable detriment to the amenities of the neighbouring properties and without detraction from highway safety. It would not conflict with the relevant policies of Adur District Council local plan (AG1, AB3, AH5, AT13) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, CH4, ERA1, DEV1, DEV4-5).



FRONT ELEVATION

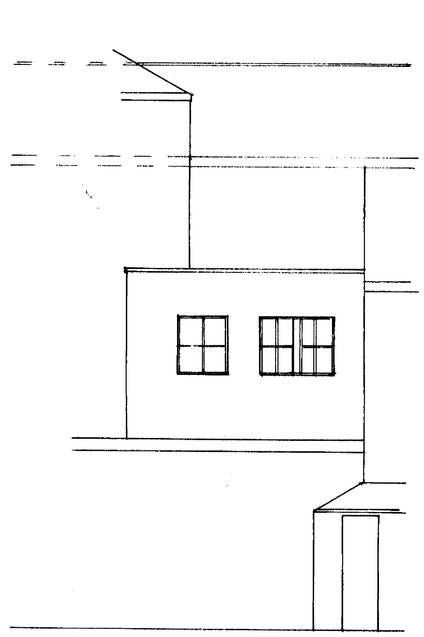


REAR ELEVATION

EXISTING



FRONT ELEVATION



REAR ELEVATION

PROPOSED

Notes for Plan 8742/1

All works to comply with building regs 2000 as amended.
All plumbing to comply with BSEN12056. All drainage to comply with BSEN7522.

Extension for Bathroom

Roof: Natural slates with minimum 100 head lap on Proctor Daltex or similar venting slating felt on 100 x 50 rafters at 400 centres, 100mm ceiling joists, 12.5mm plasterboard below, 300mm glass wool insulation. Code 4 lead flashing at junction with main wall.

Walls: Two coats sand and cement render on stainless steel EML on 25 x 50 treated battens on one layer HT felt on 125 x 50 studs at 400 centres with 125mm Celotex between, 12.5mm foil backed plasterboard internally. 10MM WBP PLY ON OUTSIDE OF STUDS.

Floor: 18mm moisture resistant flooring grade chipboard on 100 x 50 joists at 400 centres, double joists below bath ~~80~~ 125mm Celotex between joists.

100 half round upvc gutter with 83 downpipe to existing disposal system.

New window double glazed to comply with latest heat loss regulations minimum 'U' valve 1.8 W/M² °C.

Side wall to porch area: 15mm sand and cement render on 100 Shield blocks, 100 cavity stainless steel wall ties, 450 vertically, 750 horizontally, staggered. 100 turbo blocks, 2ct lightweight plaster. Cavities closed with proprietary insulated cavity closers. Damp proof course 150 above ground level.

Base to be checked and if necessary upgraded to foundation of two skins 100mm dense concrete blocks, stainless steel wall ties as before, fine concrete fill to ground level on foundation 600 x 250 minimum 1m below ground level and to suit site conditions.

Separating partition: 100 x 50 studs, 400 centres, 100mm Rockwall between, two layers 12.5mm Fireline board either side, 5mm set finish.

Separating floor: Existing ceiling underlined with two layers 12.5mm Fireline board on aluminium resilient bars. 100mm Rockwall between joists. Existing boarding refitted overlaid with Proctor Proform Microdec system loose laid including all appropriate edge strips. **Note:** Existing joists must be minimum 50mm width, existing softwood boarding not less than 21mm thick intumescent collars around any pipework, services etc. in floors.

Staircases alteration: Rise 205, going 225, maximum pitch 42°, minimum headroom 2m, handrail 900 above pitch.

100mm upvc soil pipe with air admittance valve to new inspection chamber to connect with existing drainage system. Exact details to be agreed on site when excavation possible.

32mm pvc waste to basin, 38mm to bath, 50mm where combined rodding points have changes in direction. Kitchen waste 50mm, pvc rodding eyes at changes in direction.

General

Mechanical ventilation to kitchen (by cooker hood) and bathroom minimum 30 litres per second.

Any works to gas system to be by Corgi registered installer. Radiators to have thermostatic valves.

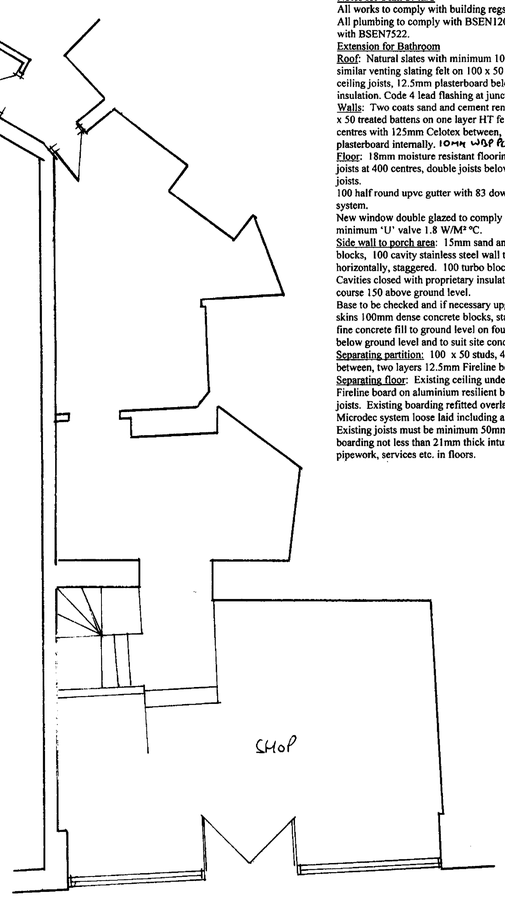
Any alterations to the electrical system by Part P certified electrician. Mains connected fire alarm system in accordance with appropriate BS to cover ground floor shop, the whole of the maisonette, all interlinked in accordance with current regulations. System to be Grade D plus hush button.

400mm glass wool insulation to existing roof void. Tile/slate vent points to be included equal to 25mm continuous lengths of eaves at low level, 5mm continuous length ridge at high level.

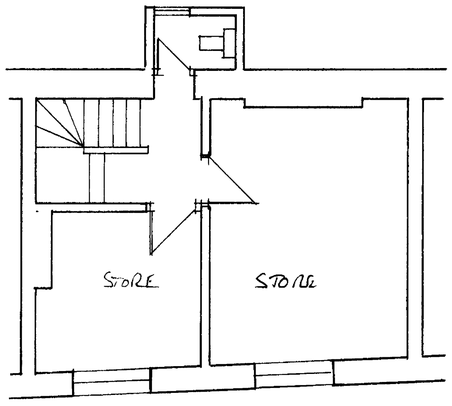
Energy efficient lighting min 1/25m² or 1 in 4, whichever is the greater.

Fire escape windows to upper floors, minimum opening 450 x 450 minimum 0.333m².

Minimum 8000mm² trickle ventilation to all rooms.

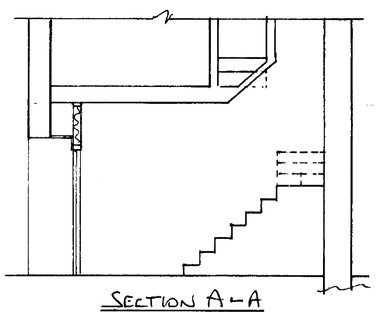


GROUND FLOOR

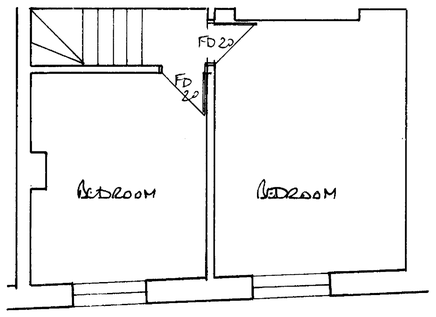


FIRST FLOOR

EXISTING

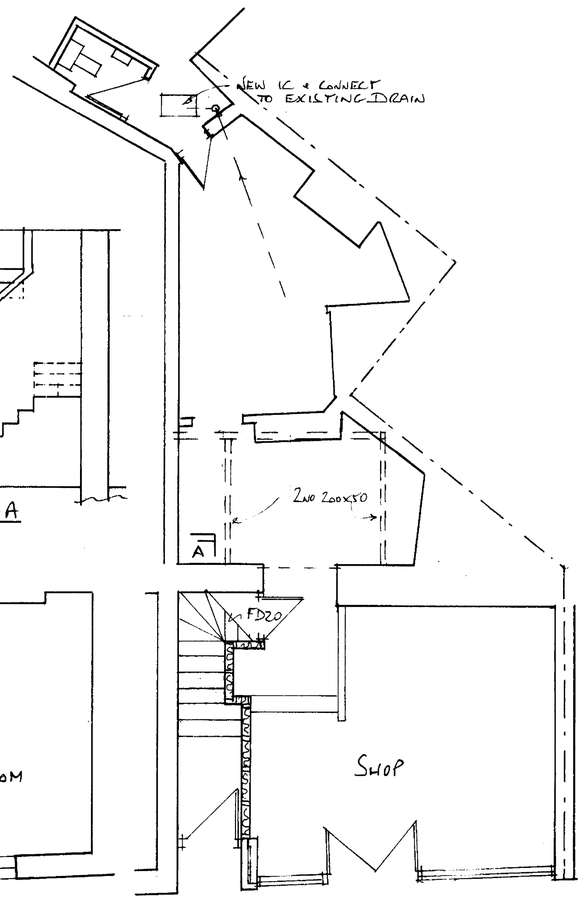


SECTION A-A

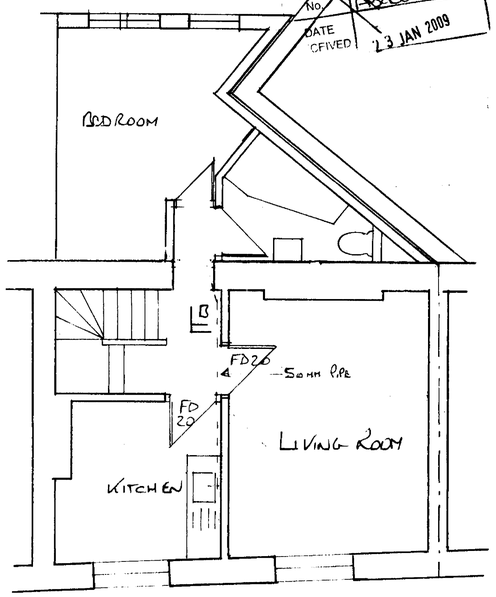


2ND FLOOR

UNCHANGED



GROUND FLOOR



FIRST FLOOR

PROPOSED

DUR DISTRI... PLANNING
PLAN No. A06022b9
DATE RECEIVED 23 JAN 2009