

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	32
Suffix	
Property name	
Address line 1	Maltravers Street
Address line 2	
Address line 3	
Town/city	Arundel
Postcode	BN18 9BU
Description of site location must be completed if postcode is not known:	
Easting (x)	501626
Northing (y)	107086
Description	

2. Applicant Details

Title	Messrs
First name	
Surname	Watts and Pascal
Company name	
Address line 1	32, Maltravers Street
Address line 2	
Address line 3	
Town/city	Arundel

2. Applicant Details

Country

Postcode

BN18 9BU

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

John

Surname

Wheatley

Company name

John Wheatley Architecture

Address line 1

56 Maltravers Street

Address line 2

Address line 3

Town/city

Arundel

Country

Postcode

BN18 9BQ

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Development proposals for, i) erection of new chimney to match previously removed structure, ii) part removal of external walls, windows and roof to existing rear single storey L-shaped outrigger extension and replacement with rectangular single storey extension, iii) removal of window on to Twitten, replaced with matching bonded brickwork, plus replacement of recent French windows, to match original doors, iv) replacement of existing rear roof light at second floor level, v) replacement of matching plain roof tiles and dormer lead work to rear main roof and vi) replacement of existing steel straight flight staircase and bridge with steel spiral staircase and bridge up to remote garden.

Has the work already been started without consent?

☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

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

In contrast with the owners remote garden, accessed along a raised pathway in separate ownership, the external space immediately behind the house is small and little more than a corridor between the kitchen and the back gate onto the Twitten. It is therefore limited in its effective use and the 'leg' of the L- shaped utility area, originally used as a coal store and toilet, partially covers the view from and light into the French windows of the rear sitting room. As a result it is not an efficient use of space at the back of the property, either within the now L shaped kitchen utility space, nor as an external space to relax, within a

5. Explanation for Proposed Demolition Work

courtyard setting. The original functions of this secondary service accommodation have long since become redundant and, yet the original somewhat contrived layout continues to dominate and spoil the function of both the external and internal spaces.

The proposals seek, by part removal of selected courtyard facing walls to the existing extension, to both regularise the shape of the external space into a more useful and proportionate environment that provides greater light and space to enjoy the rear sitting room, as well as providing a now expanded kitchen area linked directly to the dining space internally, as a more contemporary living space, as well as opening up sideways onto the now focal point of this new west facing courtyard.

The emphasis on enhancement of an internal/external relationship between the rear sitting room and the new courtyard is further justified by the removal of the existing poor quality inward opening French windows that replaced the original doors a number of years ago. These poor substitutes for the original doors are to be replaced by a copy of the original style of these glazed doors, which still exist on the neighbours sitting room. The doors from the kitchen onto the courtyard are to be similarly treated.

It is an indication of the owners' wish to restore much of the lost detail of quality both externally and internally, that they are also seeking, for example as part of this application, to restore the tall original chimney on the front of property, an important and significant contribution to the Maltravers Street scene, linked also to a wish to restore the original Arts and Crafts open fire place surrounds within two sitting rooms at ground floor.

The removal of the existing window facing onto the Twitten, is an issue of privacy and security, within an otherwise fully retained outer brick wall, facing onto this rear access path.

6. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	brickwork - the walls of the main house as well as the outer courtyard walls are fair faced brickwork, whereas the walls to be removed at ground floor level are all white painted brickwork
Description of proposed materials and finishes:	The only wall to be added as part of this application is a short section of return brickwork (adjacent to the staircase) that will be painted white to match the rest of the ground floor walls.

Windows	
Description of existing materials and finishes (optional):	Predominantly the existing windows on the whole property are clear glazed painted timber whilst, apart from one timber window, the other three existing windows in the courtyard as well as the window onto the Twitten are white UPVC. The existing roof light, between the two dormer windows at second floor level is an aluminium Velux unit (GGL-9) .
Description of proposed materials and finishes:	There are no new windows proposed, within walls, but a new conservation style roof light (Velux aluminium GGL-MK06) is proposed to replace the small existing unit at second floor level and two conservation style roof lights (Velux aluminium GGL UK04) are proposed to be included within the west facing slope of the new extension roof.

Roof	
Description of existing materials and finishes (optional):	Whilst the main roof of the property has clay plain tiles, the roof on the existing single storey extension has natural slates with lead flashings and concrete ridge/hip tiles. The dormer roofs and cheeks are finished in lead, with timber cored bold roll details on the roof.

6. Materials

Description of proposed materials and finishes:	The rear roof pitch to the main roof is to be re surfaced with recycled plain tiles to match the original roof, whereas the new roof to the single storey extension is to be finished again with recycled natural slates, predominantly from the original extension roof, at the same roof pitch and height, but with the ridge changed to a small shallow pitched lead roof, with wood cored bold roll lead roof and detailing. The edge detail of the lead roof will have a wood cored lead 'Torus Roll' detail, with the whole assembly similar to the small lead roof ledges above the ground floor on the front of the property. The two new hipped junctions will be formed with cut mitred slates, with concealed mitred lead soakers, to provide an almost uninterrupted slate finish. The slate roof abutment onto the existing brickwork will be formed in individual triangular abutment flashings with concealed soakers, as used originally on the property. Where dormer roofs and dormer cheek cladding need to be replaced, these elements will be formed in matching lead sheet and original details.
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Doors	
Description of existing materials and finishes (optional):	The main front door of the property is painted timber with small high level glass panes. The existing pair of inward opening French Windows facing the rear courtyard from the rear sitting room, are replacement painted timber doors, with four equal glazed panels in both door leafs. The external kitchen door is a fully glazed white UPVC single leaf door. The existing courtyard gate is a ledge and braced painted timber, with external vertical tongued and grooved boarding.
Description of proposed materials and finishes:	New painted timber doors are proposed to the rear sitting room, which will replace the earlier substituted doors with those fabricated in the same style as the original doors, using the neighbours doors as an example. Five bifold doors are proposed in the west facing elevation of the new extension, which will be formed in painted timber again of matching style to the original sitting room 'French Window' door leafs, but with an additional glazed panel at the head, mirroring the timber panel at the base.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	The walls surrounding the courtyard are in fair faced brickwork, painted white on the inside face. The coping to these walls is formed 'Saddleback Capping' bricks. The garden walls to the remote garden are far removed from the relevant part of the site, but predominantly formed in flint.
Description of proposed materials and finishes:	A small section of the outer wall to the existing extension, facing onto the Twitten, will become an extension of the boundary wall to the courtyard and as a result be lowered by five brick courses, with matching 'Saddleback Capping' bricks.

Other Chimneys	
Description of existing materials and finishes (optional):	The existing Chimneys are formed in fair faced brickwork, with elaborate high level corbelling and in some places a single lower level expanded string course. The chimneys typically have clay pots. The original south western chimney has in the past been removed and the roof locally made good.
Description of proposed materials and finishes:	It is proposed to replace the missing south western chimney in the exact same style and detail, bonding and dimensions as the remaining matching chimney to the north west, both facing on to the main Twitten side access.

6. Materials

Other External Staircase

Description of existing materials and finishes (optional):

Fabricated steel straight flight staircase and balustrade with paint finish linked to fabricated steel bridge link with matching steel balustrade.

Description of proposed materials and finishes:

recycled LCC style site assembled cast iron spiral staircase and balustrade, linked to mild steel fabricated bridge, all with painted finish

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Illustrated on drawing nos: PL04, PL05 and PL06 and referred to within the Design and Access Statement

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☐ No

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☐ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☐ No

10. 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?

- ☐ The agent
☐ The applicant
☐ Other person

11. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☐ No

12. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

12. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

13. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

☐ The applicant

☐ The agent

Title	Mr
First name	John
Surname	Wheatley
Declaration date (DD/MM/YYYY)	18/02/2021

☒ 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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)