Addendum documents in support of the Planning Application For No.68 The Drive Bognor Regis PO21 4DS

1. **External Photographs showing existing features.**

2. **Example of the discreet solar slate photovoltaic roof system to be compatible with a natural welsh slate roof covering.**

3. **Example of the external insulation/render system for use on the external elevations.**

4. **Copy of the pre-application advise dated 03 October 2014**

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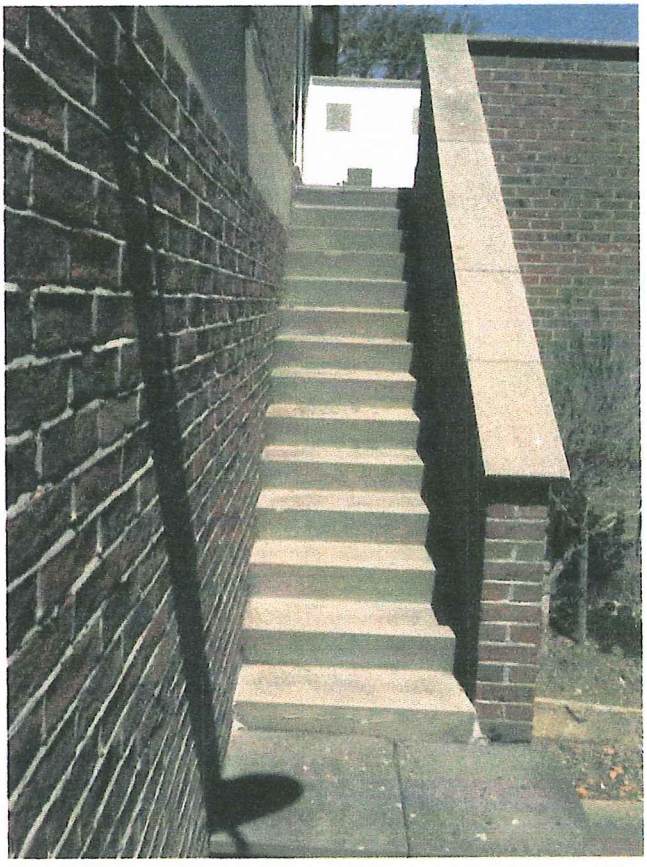
IMG_1190

IMG_1191



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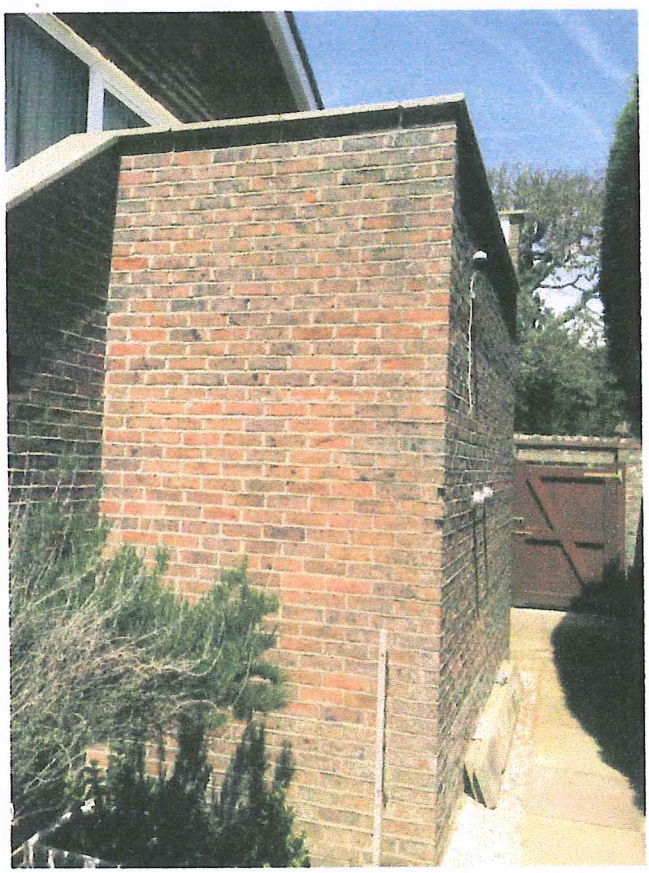

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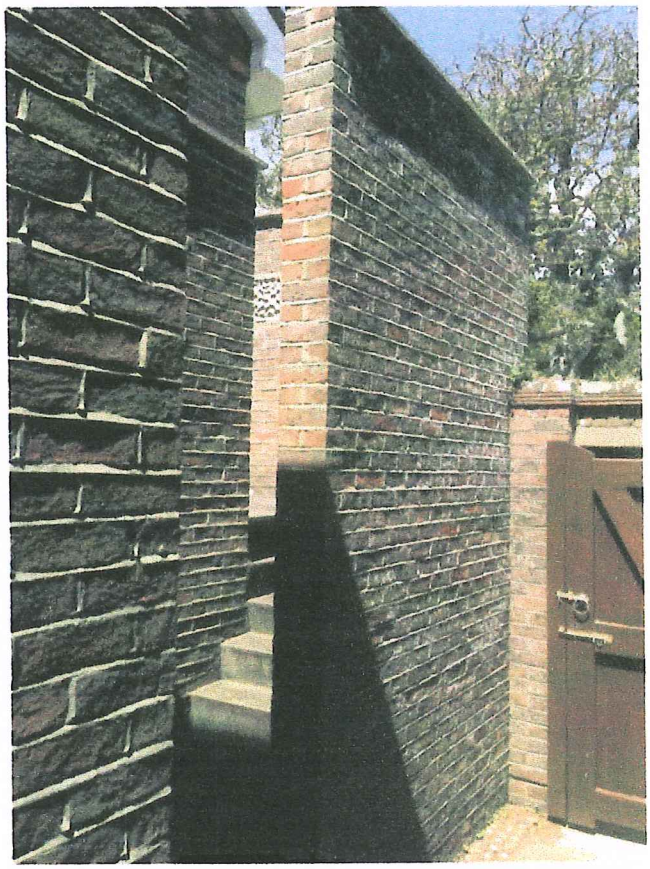

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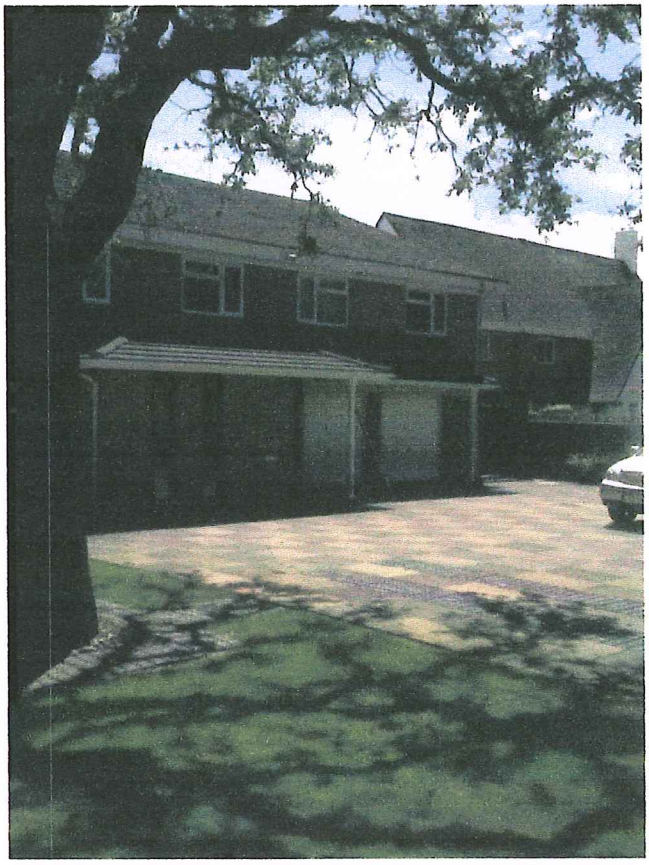

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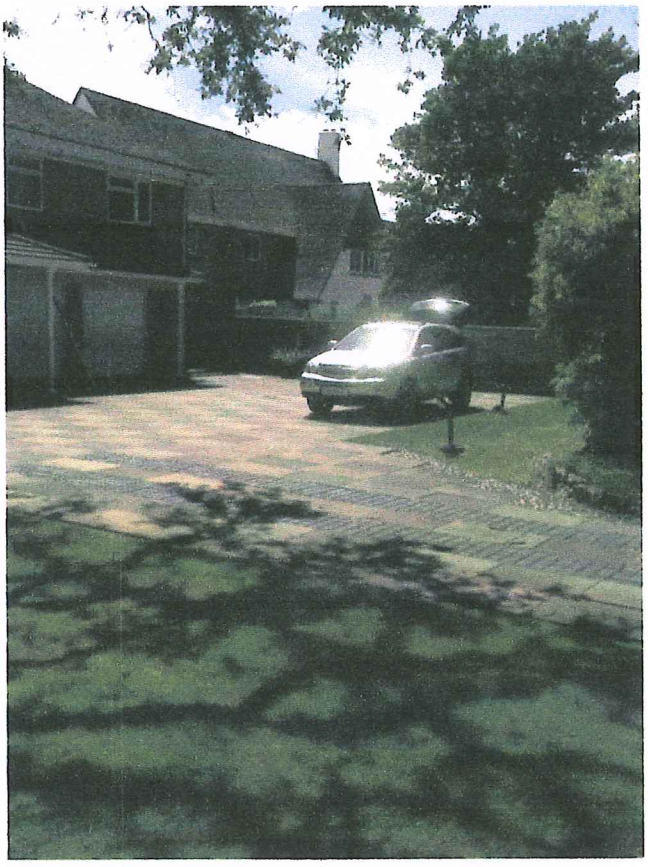

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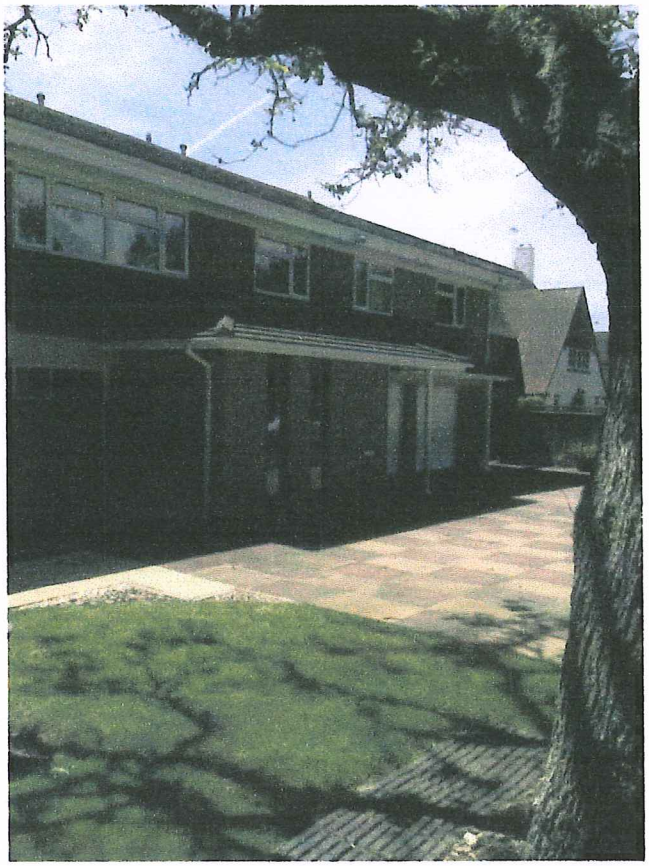

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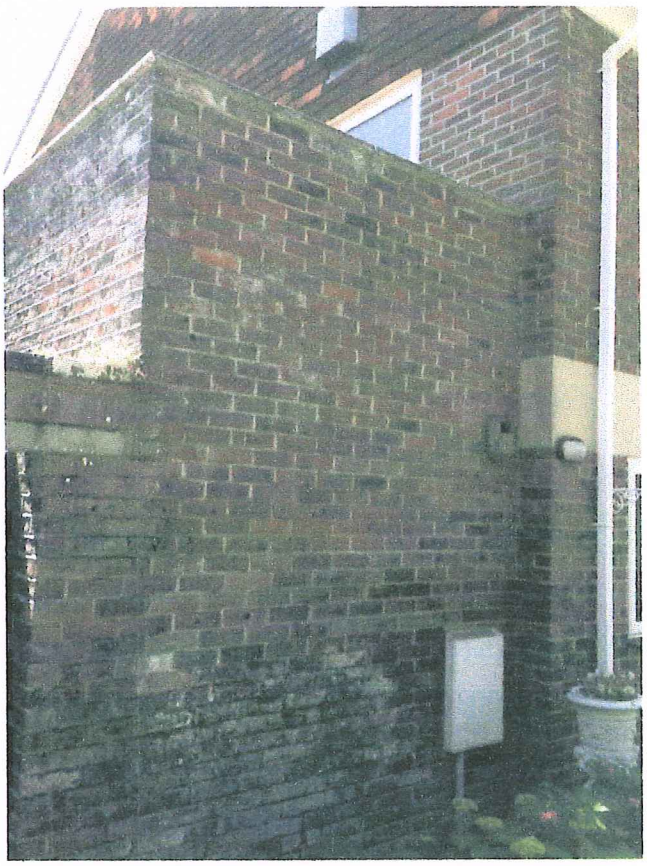

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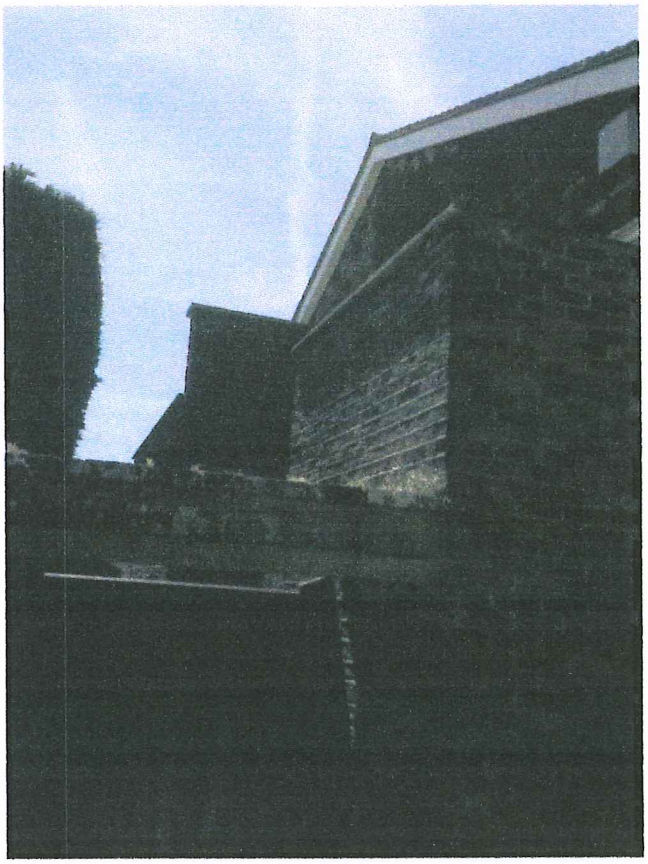

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SOLAR SLATE

Technical Data Sheet

Issue Version	Date	By	Checked	Approved
0.0	14-January-2014	MJA	LS	MJA

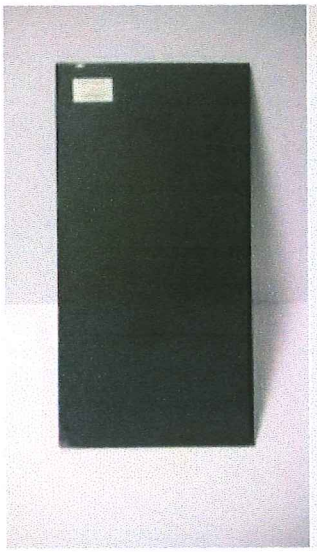
SOLAR SLATE – Traditional

The Solar Slate 'Traditional' is a photovoltaic unit that visually emulates a single standard 'Countess' 20" x 10" (500 mm x 250 mm) roofing slate. The product has a very good colour match to traditional Welsh 'blue' slate grades[1], and is installed in the same way as a traditional roofing slate, utilising stainless steel 'hooks'.

The product is designed to be linked togther in a series of 'strings' to feed DC electrical power into a set of inverters for conversion to AC electrical power for either on-site consumption or export.

Product:

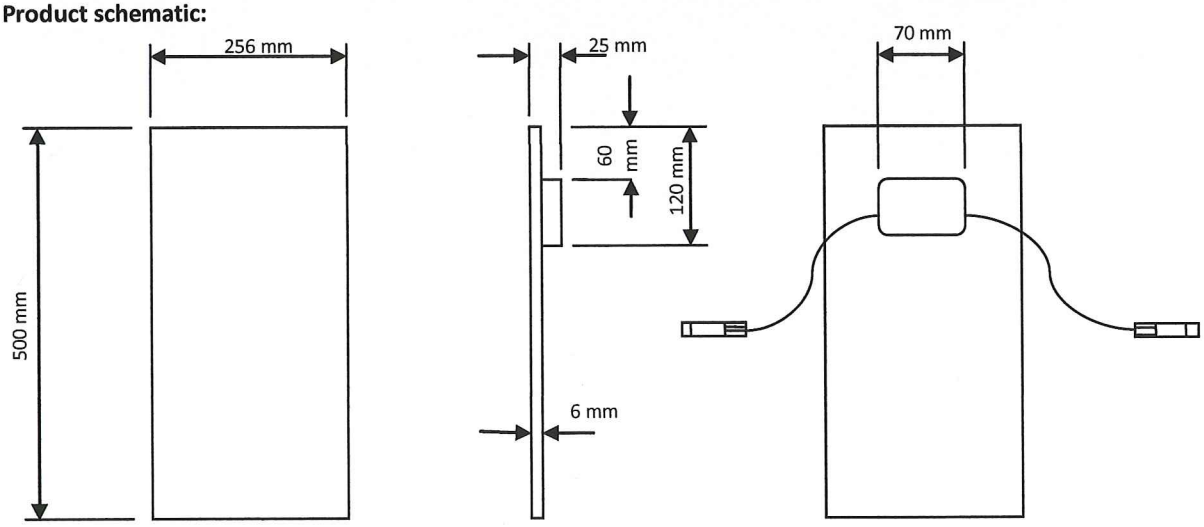
Front View



Rear View

Solar Slate 'Traditional' array installed in a slate roof

Product schematic:



[1] Roofing slate is a natural product that varies in appearance according to both origin and weather exposure, so exact colour matching is impossible to guarantee, however please contact Solar Slate Limited for recommended materials to achieve the best colour alignment.

Registered in England and Wales Number 07022531 Registered Office: Beaufort Court, Egg farm Lane, Kings Langley, Hertfordshire WD4 8LR, United Kingdom

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Product specifications:

Mechanical	Nominal Dimensions (L x W x T)	500 mm x 256 mm x 6 mm
	Connectors	Multi-contact connectors Type MC4 with 0.26 m fly leads
	Junction box	Solar Slate custom designed Antaya junction box
	Slate weight (individual product)	1.8 Kg
	Slate product packaging	Standard carton containing 11 slates Dimensions 505 mm (L) x 205 mm (W) x 260 mm (H) Packed weight 21 Kg
	Roof mounting method	Using stainless steel slate roofing hooks, Ø2.7mm X 100mm.
	Minimum roof angle	27.5^{o}
Electrical	Nominal output at STC (P_{max}, MPP)	6.5 Wp. (+/- 10%)
	Short Circuit Current - I_{sc}	1.7 A
	Open Circuit Voltage - V_{OC}	5.4 V
	Current at MPP	1.5 A
	Voltage at MPP	4.4 V
	Temperature coefficicent of power	-0.32 % / °C
	Temperature coefficient of Voltage - V_{OC}	-0.30 % / °C
	Maximum permissible system voltage - V_{MAX}	50 V (Maximum string length is 9 Traditional Solar Slates)

Product certifications:

Design Qualification and Type Approval testing to TUV CEI EN 61215:2006/IEC 61215:2005
Flammability combined testing and classification to BS476-3:2004 and ENV1187:2002-Test 4
Weather Resistance Test MCS012 (prEN 15601 Test method)
Resistance to Wind Uplift test MCS012 (EN14437 Test method)
European Community Design Registration 001321301-0001

APPROVED PRODUCT MCS BABT Certificate Number BABT 8504 Photo Voltaic Solar Slate

UK Patent No. 2456160

Warranty: The Solar Slate 'Traditional' has a 10 year product and power performance warranty.
Power peformance is warranted as a minimum of 80% of initial estimated output after 10 years

Contacts: Solar Slate Ltd, 2430 The Quadrant, Aztec West, Almondsbury, Bristol BS32 4AQ

T: **01454 627 841** E: info@solarslate-ltd.com W: www.solarslate-ltd.com

Registered in England and Wales Number 07022531 Registered Office: Beaufort Court, Egg farm Lane, Kings Langley, Hertfordshire WD4 8LR, United Kingdom

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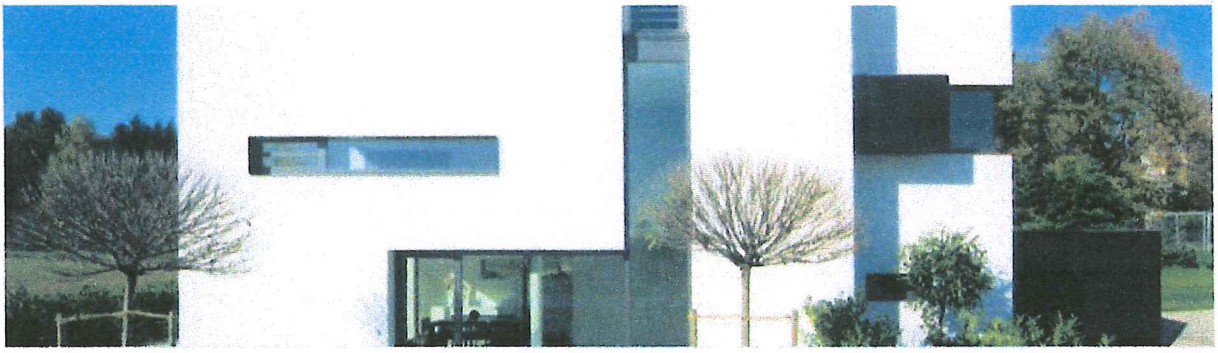
External Wall Insulation Systems
StoTherm Classic
StoTherm Mineral
StoTherm Vario
EWI for Social Housing
Rainscreen Cladding
Glass System
Render Only Systems
Facade Finishes
Acoustic Systems
Interior Systems
Interior Finishes
StoColor System

StoTherm Classic

StoTherm Classic System Variants Finishes



An external wall insulation system with EPS board and entirely cement-free components, providing market-leading impact resistance of 60 joules, up to 10 times greater than a similar cementitious system.

StoTherm Classic was introduced in 1963, and has been tried and tested in every climate around the world for proven insulation performance.

Features & Benefits

- Entirely cement-free system, up to 10 times more impact resistance than a cementitious system.
- Efficient single-leaf construction allows for excellent thermal performance without reducing the interior space.
- No additional expansion joints are required.
- Finished in Sto through-coloured, weather resistant, vapour permeable synthetic renders in a range of textures and up to 800 colours.
- Ready-to-apply system components.

Areas of Use

System Approvals

Download Brochure

Download the External Wall Insulation Systems brochure for system information, highlights and inspiration.

Download PDF | 1.2 MB

Contact Sto

Please contact us if you have any questions or enquiries about Sto products, systems and services.

Call: 0141 892 8000

Contact Form

Office Locations

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ARUN
DISTRICT COUNCIL

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Party Walls Limited
71 Archway Mews
Putney Bridge Road
Putney
London
SW15 2PE

Your Ref:
Our Ref: PAA/114/14/

Please ask for: Mrs A Gardner
01903 737529

3rd October 2014

Dear Mr Acres

Pre-Application Advice

Alterations to existing dwelling

68 The Drive Bognor Regis

I write regarding the above matter and your enquiry received on 2nd September 2014.

Description Of Proposed Development

From the details submitted I understand that you propose to change the roof materials, remove the chimney stack, replace windows and doors, remove concrete steps, remove rear stairs and relocate, alter rear balcony and extend, insulate and clad elevations, render side elevation, construct swimming pool.

Description Of Site

The property is a detached 2 storey dwelling with brick elevations and a plain clay tiled roof.

Amenity

Arun District Local Plan Policy GEN7 indicates planning permission will only be granted for schemes displaying high quality design and layout. Further Policy DEV19 indicates planning permission will only be granted for extensions to existing residential buildings provided that

(i) the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
(ii) the extension is visually subservient to the main building;
(iii) the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
(iv) in streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
(v) the extension does not compromise the established spatial character and pattern.

Of particular note, the policy places an emphasis on extensions being visually integrated with the existing dwelling in terms of siting, design, form, scale and materials, and being visually subservient to the main building. In considering whether an extension has adverse

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overshadowing/loss of light or overbearing impact,extensions should not normally project beyond a line taken at 45 degrees from the middle of habitable room floor windows. The 45 degree line is an important measure in gauging the impact of overshadowing/loss of light and overbearing impact. A strong justification needs to be put forward to set aside the 45 degree line measure.

The proposed side extension and swimming pool are considered acceptable by reason of compliance with these policies. The new glazed roof over the existing structure on the south elevation would form a prominent feature when viewed from the seafront and would not enhance the appearance of the Conservation Area. The general increase in glazing is not considered appropriate.

Relevant Planning History

AW/38/93	Proposed entrance lobby and alterations to facade of house	ApproveConditionally 30-04-1993

Comments On Site History

None

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan:	✓	GEN7	The Form of New Development
	✓	DEV19	Extensions to existing residential buildings
		AREA1	Areas of Special Character
		AREA2	Conservation Areas
		GEN22	Buildings or Structures of Character
		EHERDM2	HER DM2 Locally Listed Buildings or Structures of Character
		EHERDM3	HER DM3 Conservation Areas
		EHERDM4	HER DM4 Areas of Special Character
		EHERSP1	HER SP1 The Historic Environment
		EDDM1	D DM1 Aspects of Form and Design Quality
		EDDM4	D DM4 Extensions & Alterations to Existing Buildings
		EDSP1	D SP1 Design

Planning policy guidance

Supplementary Guidance:	NPPF	National Planning Policy Framework

Protected Trees

Planning policies and Planning Policy Statements seek to protect the environment and avoid damage to protected trees. Any trees on the site would be protected and it is not anticipated that the works proposed would impact on protected trees.

Area Of Special Character

Within Areas of Special Character under Local Plan Policy Area 1, consideration is given to the retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc , which make positive contributions to the special character of the area, and that development should make a positive contribution to the special character of these areas, particularly with regard to the characteristics including the descriptions for each are given in

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Supplementary Planning Document Areas of Special Character - description Review Adopted September 2005.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reason:

The site is within an area designated as a Conservation Area and the proposed alterations resulting in excessive glazing and inappropriate material treatment of elevations would conflict with the Local Planning Authority's intention to preserve and enhance the character or appearance of the area contrary to emerging and adopted local plan policies.

However not all of the proposed works included in your pre-application enquiry would require planning permission and you may wish to submit a Certificate of Lawfulness for Proposed Development to clarify what elements can be constructed/altered under Permitted Development Rights.

Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal lies within the Craigweil House Conservation Area. Further information on the characteristics of this Conservation Area can be found within the Supplementary Planning Guidance Conservation Areas adopted October 2000 available on the Council's Website. The proposed development is likely to be unacceptable due to the impact on the designated Conservation Area.

The Conservation Officer has provided the following comments:
The property is located within the Craigweil House Conservation Area and the Craigweil House, Aldwick Area of Special Character. In addition it is situated next to a Building or Structure of Character. As such the proposal has the potential to affect a number of Heritage Assets.

The NPPF defines Heritage Assets as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)"

The proposal covers a number of areas, which amount to substantial alterations to the property; 10 areas are covered.

The property is currently constructed in brick and clay roof tiles, in an area where such materials are prevalent. The proposal seeks to introduce alternative materials; Marley interlocking grey concrete roof slates and Marley weatherboarding. It is considered that this is problematic as such materials do not respect the established characteristics of the locality as they appear to create a more modern coastal property.

It is suggested that if a revised treatment is required for the walls, it may be more beneficial to use render. This accords with a number of other properties in the locality, especially the older properties within the conservation area.

Further, the proposal introduces additional glazing which it is considered is excessive, this is especially true of the revised living room window.

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Suggested External Consultees:

Southern Water Planning developerservices@southernwater.co.uk

Making a Planning Application

If you decide to proceed with making a planning application you will need to quote the reference number for this advice in the pre-application advice section of the planning application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Completed and Signed Application Form
Ownership Certificate and Agricultural Land Declaration
Correct Fee
Location Plan (1:1250)
Site /Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans

Please note that the Council introduced a new Householder Validation Requirements List in December 2013 which you should refer to before submitting your application. Failure to provide all the necessary information will result in your application be treated as incomplete and will delay validation of the application.

You must consider the Flood Risk and Lidsey Foul Water Treatment Catchment Area requirements when submitting your application.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note that this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations.You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

paadec

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