

Janice Chapman

From: Lee Hackett [REDACTED]
Sent: 08 May 2012 10:23
To: Janice Chapman
Subject: Emailing: 79 Hillsboro Road_non material amend.pdf
Attachments: 79 Hillsboro Road_non material amend.pdf
Ref: 70 Hillsboro Road - BR/91/11/

Dear Mrs Chapman

I have attached a pdf of 79 Hillsboro Road showing the changes proposed to the roof (I have not amended the drawing just added a couple of notes).

Client wants to build with a raised wall plate which will compensate for the kitchen extension being narrower than the main house. The result will be that the roof will follow the exact lines of the existing roof with ridge height to match.

Do you think this would be acceptable to apply under a non-material minor amendment or would full planning be required?

Many thanks

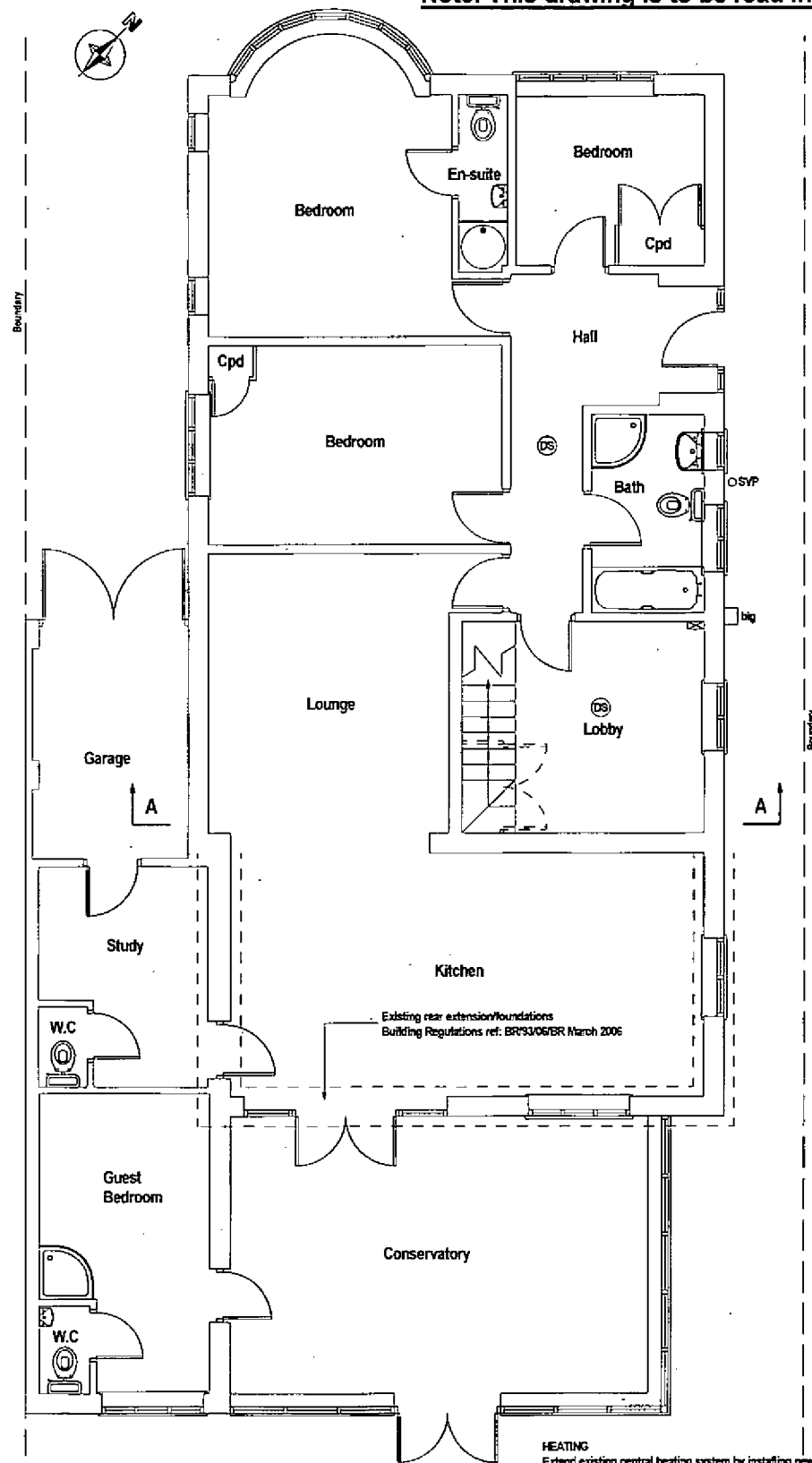
Regards

Lee Hackett

08/05/2012

Note: This drawing is to be read in conjunction with C.N.Wood Structural Engineers calculations & drawings (Ref: 1925)

0 1 2 3 4
Metres 1:50
NOTES:
REVISIONS:



Proposed Ground Floor

Scale 1:50

GENERAL NOTES

All dimensions are in millimetres.
All dimensions, heights & levels to be checked on site prior to commencement of work.

FOUNDATIONS

The existing foundations that are to take increased loads are to be checked on site prior to construction by means of trial holes for checking by the Local Authority Building Inspector to confirm the suitability of the existing foundations to take increased loads.

WASTE PLUMBING

Upvc waste-pipes & fittings installed to Section 1 of Part H1 of the Building Regulations; 100mm dia. soil & vent pipes with ballcock grating terminal & 'Vanpitch' pipe flashing; all svp's to open air are to terminate 900mm above the highest opening into dwelling that is within 3M; access plates to be provided on soil at W.C. connection & at low level.

Waste-pipes & fittings to sinks & sanitaryware as follows:-

Baths & showers - 75mm deep trap seal.
Basins & bidets - 75mm deep trap seal.

EXTRACT VENTILATION

Install mechanical extractors to give minimum intermittent extract rates as follows:
Bathroom - 15 litres/second

HEATING

Extend existing central heating system by installing new radiators & plumbing into the existing system. New radiators to be fitted with a thermostatic radiator valve.
Hot and cold water in copper to BS854.

GLAZING

Install new upvc double glazing or secondary double glazing by specialist manufacturer to achieve a minimum U-value of 1.6W/m²K. Any glazing within critical areas to comply with BS6206 'safety glass'. Opening windows to have 1/20th floor area for rapid ventilation & 800mm² controllable trickle vents located in the head of the window frames for background ventilation.

VELUX

Rafter either side of rooflights to be doubled up. New Velux windows installed in strict accordance with the manufacturers instructions.

ELECTRICIAN

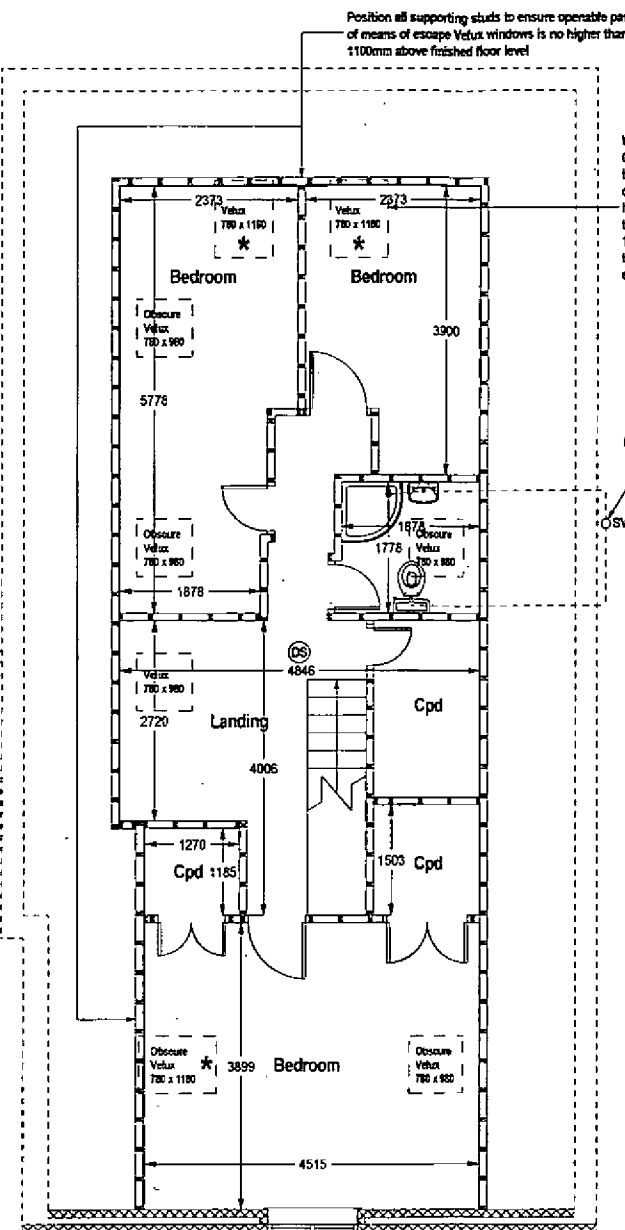
All electrical works to be carried out by a competent person who is registered under a Government approved Part P self-certification scheme.

SMOKE/HEAT DETECTORS

Smoke/heat detectors are to be mains-operated, interlinked and in accordance to BS 5446-1:2000 (see plans for location).

ROOF VENTILATION (TYPICAL)

Ridge file vent - ventilation equivalent to a continuous 5mm gap.
Ventilation at main eaves and dormer window eaves equivalent to a continuous 25mm gap.
Ensure a clear 50mm air gap is maintained between the insulation and the roof.



Proposed First Floor

Scale 1:50

ACOUSTIC RESISTANCE

Install quilt within the studs of internal partition walls and between floor joists to provide acoustic resistance.

INSULATION DETAILS FOR LOFT CONVERSION

Insulation to pitched roof to give U value of 0.18 W/m²K.
Install 100mm Celotex GA4100 between rafters with Celotex PL4000 57.5cm insulation backed plasterboard underneath the rafters. Ensure a clear 50mm air gap is left between the insulation and the roofing felt.

Insulation to Dwarf Walls

To insulate the new 100mm stud walls, install Celotex GA4065 between the studs, flush with the back of the studs, thereby leaving a 35mm cavity, then fix Celotex TB4012 over the inside face of the studs. The joints of the insulation are then taped using Celotex Insulation Tape and the perimeter sealed with mastic to provide a VCL. Finally, fix 12.5mm plasterboard through to the studs to achieve a U-value of 0.30 W/m²K.

Insulation at ceiling level to give U value of 0.15 W/m²K.

150mm insulation quilt laid between the ceiling joists plus 150mm insulation quilt laid at right angles over the ceiling joists. Install ventilation trays between the rafters to maintain the ventilation path from the eaves. Ensure that all insulation types join to each other. The ceiling is to be 12.5mm foil backed plasterboard, taped and plaster skimmed. Provide 50 x 38mm noggins to provide support at plasterboard joints, edges and light fittings, or Celotex GA4060 60mm above joists with GA4100 100mm between joists. Cover with 100mm gauge polythene VCL and finish with 12.5mm foil backed plasterboard, taped and plaster skimmed.

EXTERNAL CAVITY WALLS - BLOCK/BLOCK

The external wall are to have a minimum U value of 0.28 W/m²K and comprise: 100mm dense conc. block outer skin & 100mm Thermalite 'Shield' block inner skin, 100mm cavity to be 50mm clear cavity plus Celotex CH3090 80mm insulation board inserted and fixed to the inner skin. Walls tied with stainless steel ties complying with BS 1243:1978 and spaced at 750mm centers horizontally and 450mm vertically (300mm vertically if within a distance of 225mm from the vertical edges of all openings). All openings in external cavity wall to have vertical dpc's; cavity wall will be closed around all openings & at plate level with insulated cavity closures. Cavities are to be kept free of debris.

Position all supporting studs to ensure operable part of means of escape Velux windows is no higher than 1100mm above finished floor level.

Windows marked with an *:

Operable part of bedroom window to have minimum unobstructed area of 0.33m² and be at least 450mm high and 450mm wide, the bottom of the operable area should not exceed 1100mm above the floor or be less than 800mm off the floor for means of escape purposes.

Modify existing svp

OSVP



Proposed Northwest Elevation

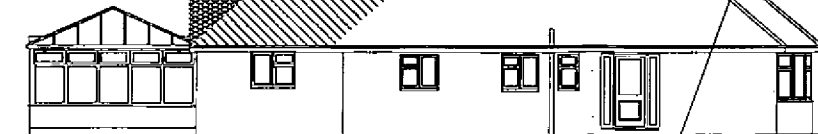
Scale 1:100

Ridge to be the same height as existing

Obscure Glazing
Note: All 750 x 880 Velux windows are to be fixed permanently non-opening to comply with planning conditions

Key

(DS) - Smoke Detector



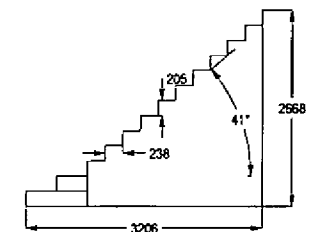
Proposed Northeast Elevation

Scale 1:100

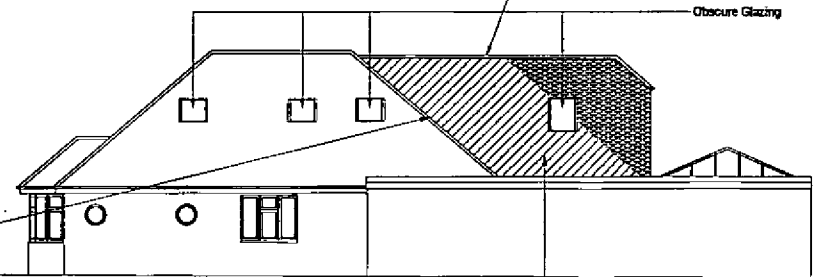


Proposed Southeast Elevation

Scale 1:100



Stair Details
2R + G = 648
Max Angle 42°
Note: Stair manufacturer to ensure compliance to Building Regulations

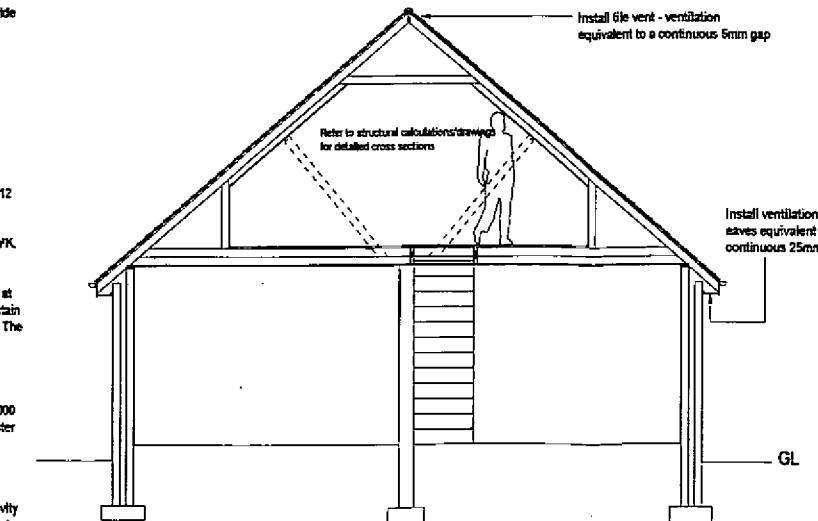


Proposed Southwest Elevation

Scale 1:100

Area of roof approved by planning application BR/26204/

Install file vent - ventilation equivalent to a continuous 5mm gap



Cross Section A-A

Scale 1:50

Sussex Building Plans

67 Markfield
Bognor Regis
West Sussex
PO22 9HN

Email: lee@sussexbuildingplans.co.uk
Tel: 01243 828440

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DRAWING TITLE:

Building Regulations

JOB TITLE:

Proposed Rear Roof Extension
79 Hillsboro Road
Bognor Regis
West Sussex
PO21 2DY

CLIENT:

Mr M Nighy
79 Hillsboro Road
Bognor Regis
West Sussex
PO21 2DY

Scale: 1:50, 1:100

Date: 24 June 2011

DRG No.

Rev. No.

MN/BR/01

Recommendation Report

Application No. BR/91/11.

Committee ☐ - Date _____

Delegated ☒

	Date	Signature
Prepared by Case Officer	16.5.11.	
Agreed by Team Leader	17-5-11	
Agreed by H.O.P.S. / P.C.M. (if required)		
O.S. Extract requested		

Comments:

ACTION SHEET

APPLICATION REF BR/91/11 OFFICER INITIALS JAC

MARK UP AS PART OF APPLICATION Y/N DATE RECEIVED

SUBSTITUTE PLANS/FORMS

(Provide details e.g. plan number/type)

Y/N

DATE RECEIVED

26.4.11

Dwg No. MN02 of 2 & Dwg No. MN01 of 1

SUPPLEMENTARY PLANS

Y/N

DATE RECEIVED

MINOR AMENDMENT

Y/N

DATE RECEIVED

RE-ADVERTISEMENT

Y/N

List No

IF YES, reason for re-advertisement:

CHANGE DESCRIPTION/ADDRESS

Y/N

NOTIFY PARISH

Y/N

NOTIFY REPS

IF YES, no. of days to reply

Y/N YES

7 days

OFFICER SIGNATURE

DATED 27.4.11

ACTIONER SIGNATURE

DATED 4/5/11



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr Lee Hackett
Sussex Building Plans
67 Markfield
Bognor Regis
West Sussex
PO22 9HN

Your Ref:
Our Ref : BR/91/11/
Please ask for:
Mrs J Chapman
Direct Dial: 01903 737657

23rd March 2011

Dear Mr Hackett

The Town and Country Planning Act 1990 (as amended)

Proposed roof extension and loft conversion
79 Hillsboro Road Bognor Regis PO21 2DY

Receipt No P86619 Amount: £ 150.00

VAT Number 193 5586 24

TOTAL PAID: £ 150.00

Thank you for your recent planning application, which was accepted as a valid application on 18th March 2011. It is being dealt with by Mrs J Chapman who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 21st April 2011 which is the end of the advertising period.

If you have not received a decision by 13th May 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

This acknowledgement 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. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk. If you are in any doubt you will need to submit a formal Building Regulations submission.



Sussex Building Plans

67 Markfield
Bognor Regis
West Sussex
PO22 9HN



Mrs Honney-Bayes
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

17 March 2011

Ref: BR/91/11/

Dear Mrs Honney-Bayes

Please find enclosed the revised block and location plans.

Regards



L Hackett



Mr Lee Hackett
Sussex Building Plans
67 Markfield
Bognor Regis
West Sussex
PO22 9HN

Arun District Council
Arun Civic-Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: BR/91/11/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Mr Hackett

17th March 2011

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

Proposed roof extension and loft conversion
79 Hillsboro Road Bognor Regis

Thank you for your recent application which I received on 14th March 2011. It is being dealt with by Mrs S Honney-Bayes who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a revised block/site plan at a scale of 1:500 (the plan provided is not to scale).

I require 1 electronic or 3 paper copies of a revised location plan at a scale of 1:1250 (the plan provided is not to scale).

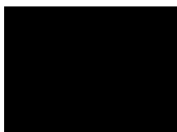
Please provide 1 electronic or 3 paper copies of an existing roof floor plan at a scale of 1:50 in accordance with the guidance notes available on our website detailed below (click on National List).

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 31st March 2011. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Application No: BR/91 111 Case Officer: Jc

Planning Portal Ref: 01416981
Receipt No: P86619
Amount: 150-00
Date: 14-03-11
Cross/other ref:
Additional receipt/refund:
Amount:
Date:

Site Number(s): BR-24-48.
Grid Reference: 493380 - 100004.
Flood Zone: Fluvial 1-2-3A-3B
Tidal 1-2-3A-3B FLOODZONE 1.

Flood Zone: Natural defences Yes (No) Listed Building: Yes (No)
Public Sewer: Yes (No) Conservation Area: Yes (No)

Technical Notes:

inc ✓

Registration Notes:

History Files Y/N

APO Please tick if there are any other statements required from the following:

Affordable Housing	Open Space
Bin Storage & Collection	Parking Layout/Access
BiBodiversity	Planning
EIA	Retail Impact
Flood Risk	Structural
Heritage	Telecommunications
Land Contamination	Transport/Travel
Landscaping	Tree
Lighting	Ventilation
Loss of Retail Use	Walls
Noise	Street Sc

Date made complete:

Signed:

18-3-11

Dated: 17-3-11

CONSULTATIONS LIST G:\TSU General\consultation sheet.doc (18/02/10)

WSE Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSD Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	REU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LV, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or if in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Any scheme with a wind turbine consult NATS (use code WFC)		