

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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Dave	Surname:	Moore
Company name:					
Street address:	57				
	Harbour View Road				
Telephone number:					
Mobile number:					
Town/City:	PAGHAM				
Fax number:					
Country:	West Sussex				
Email address:					
Postcode:	PO21 4RQ				

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:

It has been discovered that there is a serious infestation of wood boring beetle to a significant amount of the timber members and framework within the garage.

The existing 3 layer flat felt roof system is nearing the end of its economical lifespan, having been installed circa 15 to 20 years previous.

In order to mitigate further potential damage by the wood boring beetle and/or water penetration it is deemed necessary to replace both the felt roof and all supporting timbers, decking, framework and wood products within the garage.

Previous works to install a rear addition conservatory were undertaken circa 2 to 3 years ago, which spans virtually the full width of the property as detailed on the attached plans. This construction was necessary as when carrying out a modification to the original existing structure which was annexed to the garage, poor construction/foundation detail was discovered and the decision to demolish the original sun lounge and adjoining room was taken.

Due to the weathering detail of the conservatory it was necessary to construct a dummy pitched roof extending from the bungalow across the width garage flat roof. This improvisation enabled the sarking felt to be continued for the full length of the concealed box gutter to the conservatory.

The improvised dummy pitched roof is not considered the best arrangement in the long term. Therefore, due to the garage roof and woodwork requiring replacement it would be an ideal opportunity to renew the garage roof with a fully pitched tiled roof matched in to the bungalow. This arrangement would not only have a significantly extended lifespan over the flat roof options but also allow a perfect weathering detail for the conservatory to be provided.

It will be necessary to raise the flank wall of the garage by an estimated five to six courses for the provision of a "Sussex Hip" to be installed. Additionally the front elevation of the garage is to be extended forward by approximately 1.25 metres to align with the bungalow elevation and roof line. This is not the foremost elevation of the property to the highway.

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:	57	Suffix:	
House name:			
Street address:	Harbour View Road		
Town/City:	PAGHAM		
Postcode:	PO21 4RQ		

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

Easting:	489071
Northing:	97995

Description:

5. 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

6. 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):

Officer name:

Title:	Mr	First name:	Simon	Surname:	Davis
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Reference:	P/24/18/CLP
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Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Dear Mr Moore,

I have received your CLP application. I have checked the proposal against the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Extensions are covered by Schedule 2, Part 1, Class A and I would draw your attention to A.1 (d) and (j) which state that:

(d) Development is not permitted by Class A if - the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.

(j) Development is not permitted by Class A if - the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would - (i) exceed 4 metres in height.

The proposal conflicts with both of these as the eaves height is being raised and parts of the hipped roof extension exceed 4 m in height. Therefore, we would not be able to issue a CLP for this proposal – and will, in due course refuse the application.

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 proposed development?

☐ 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. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

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

Doors - description:
Description of *existing* materials and finishes:
Very old "up and over" rusted steel garage door.

Description of *proposed* materials and finishes:
New side hinged garage door with opening to be 2/3rds and 1/3rd or similar. To be top glazed with two rows of Georgian style windows, all in colour white to compliment the existing new conservatory to the front of the property. Manufacturer not yet selected.

Roof - description:
Description of *existing* materials and finishes:
Pantile, well aged grey

Description of *proposed* materials and finishes:
To match existing Pantile and blend in as closely as possible

Walls - description:
Description of *existing* materials and finishes:
Fair faced brickwork

Description of *proposed* materials and finishes:
Fair faced brickwork to match and blend in as closely as possible to existing (images provided)

OTHER - description:
Type of other material: Guttering/fascias

Description of *existing* materials and finishes:
Ogee rainwater guttering system in colour White, plastic cap-it fascia boards in colour white.

Description of *proposed* materials and finishes:
Ogee rainwater guttering system in colour White, with plastic cap-it fascia boards in colour white all to match existing.

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:

57 HVR aerial view - existing
57 HVR aerial view - proposed
57 HVR dummy roof to conservatory (pic 1)
57 HVR dummy roof to conservatory (pic 2)
57 HVR front elevation - existing
57 HVR front elevation - proposed
57 HVR garage frontage and gable end (pic 1)

11. Materials

57 HVR garage frontage and gable end (pic 2)
57 HVR garage frontage and gable end (pic 3)
57 HVR garage frontage and gable end (pic 4)
57 HVR garage frontage and gable end (pic 5)
57 HVR plan layout - proposed
57 HVR Project Specification
57 HVR side elevation - existing
57 HVR side elevation - proposed
57 Harbour View Road Pagham West Sussex PO21 4RQ LOCATION PLAN

12. Certificates (Certificate A)

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 (*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 the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:

Mr

 First name:

David

 Surname:

Moore

Person role:

APPLICANT

 Declaration date:

15/03/2018

☒ Declaration made

13. 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

15/03/2018