

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	118
Suffix	
Property name	Flat 16
Address line 1	Marine Parade
Address line 2	
Address line 3	
Town/city	Brighton
Postcode	BN2 1DD

Description of site location must be completed if postcode is not known:

Easting (x)	532334
Northing (y)	103740

Description

2. Applicant Details

Title	Mr
First name	Colin
Surname	Rourke
Company name	
Address line 1	Flat 16
Address line 2	118 Marine Parade
Address line 3	
Town/city	Brighton
Country	

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

The proposal includes the removal and fenestration together with; replacing non-matching brown slates on the south facing elevation. The non-historic 1980's addition to the building has poorly detailed fenestration of clumsy proportions and a mismatch of brown tiles on the southern elevation. The request is to:

- I. Replace the existing dilapidated softwood windows and doors on the front with new powder coated aluminium units; with slim framed conservation profiles.
- II. Replace existing dilapidated softwood windows at the rear of the property with new powder coated aluminium units to match existing. The rear windows to the property are very high with no direct vertical access from below which causes issues for maintenance.
- III. Replace the patchwork of inappropriate brown slates on the south elevation with matching grey slate tiles to match neighbouring roofs.

Has the work already been started without consent? Yes No

5. 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):

Windows	
Description of existing materials and finishes (optional):	Wood, Double Glazing
Description of proposed materials and finishes:	Aluminium, Double Glazing

Doors	
Description of existing materials and finishes (optional):	French Doors: wood, Double Glazing
Description of proposed materials and finishes:	Aluminium, Double Glazing

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

Site location and Block plan
Flat 16 Elevations Existing v0_8
Flat 16 Elevations Proposed v0_8
Design and Access Statement
Photographs Flat 16 117-118 Marine Parade v0_3
Product Survey Sheet
Proposed Window-Door Elevations and Cross Sections v08

6. 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

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. 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

10. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Proposed work

1. Replace south facing, dilapidated softwood windows and doors (all currently double glazed) with new powder coated aluminium units; with slim framed profiles. Replacing sash windows with opening casements.
2. Replace north facing softwood windows (double glazed) at the rear of the property with new powder coated aluminium units to match existing profiles.
3. Improve the existing south facing elevation further by removing the patchwork of brown slates with grey slate tiles to match similar neighbouring roofs.

Heritage Advice

The existing roof level addition the subject of this submission is clearly modern addition of little significance.

Front elevation

The existing timber doors and plain sash windows in the dormer projections of the mansard-style roof extension are simply detailed and are of no historic merit. They can only be partially seen from street level.

Replacement of the doors with powder coated aluminum units to the same pattern would not, in principle affect the buildings significance and would not be likely to be discernible at all from street level. Replacement of the sash windows with aluminum framed casements would similarly not affect the building's significance. However, in order to maintain appearance and maintain some relationship of these windows, and the extension as whole, to the original buildings below, the windows should each have a central bar to carefully mimic the meeting rail of the sashes, which as existing can be seen from Marine Parade. The windows should be powder coated with a white finish as existing.

Rear Elevation

The existing casement windows are plain, undivided lights of no significance. They cannot be seen from any public viewpoints. Replacing them like-for-like but in aluminum frames would not affect the building's significance of its appearance. The windows should be powder coated with a white finish as existing.

Roof

The southern roof slope is finished in artificial slates, which were originally grey. Many of these have weathered poorly and the colour has changed to yellow-

10. Pre-application Advice

brown. They can be replaced with new slates in the original grey colour as a work of repair without the need for Listed Building Consent.

Summary

The replacement windows would require Planning Permission and Listed Building Consent, which can be applied for simultaneously.

The proposals would in principle be likely to be acceptable in terms of any impacts on the listed buildings and the conservation area.

The applications should include full details of the appearance and framing details of the proposed windows and doors, in addition to scaled drawings of the elevations as a whole (1:50 or 1:100), together with supporting photographs.

11. 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

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?

12. 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

First name

Surname

Declaration date (DD/MM/YYYY)

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 (cannot be pre-application)