

Application for approval of details reserved by condition

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply**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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	BRADLEY		
Last name:	QUIVER				
Company (optional):	COOKSON CONTRACTS LTD				
Unit:		House number:		House suffix:	
House name:	THE CHEQUERS				
Address 1:	HIGH STREET				
Address 2:	CANEDON				
Address 3:					
Town:					
County:	ESSEX				
Country:	ENGLAND				
Postcode:	SS4 3QA				

2. Agent Name and Address

Title:	MR	First name:	DANNY		
Last name:	KNOTT				
Company (optional):	DK BUILDING DESIGN LTD				
Unit:		House number:	22	House suffix:	
House name:					
Address 1:	HULLBRIDGE ROAD				
Address 2:					
Address 3:					
Town:	RAYLEIGH				
County:	ESSEX				
Country:	ENGLAND				
Postcode:	SS6 9NZ				

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	THE CHEQUERS				
Address 1:	HIGH STREET				
Address 2:					
Address 3:					
Town:	CANEWDON				
County:	ESSEX				
Postcode (optional):	SS4 3QA				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			
Description: The chequers Public house.					

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:
SHAUN SCRUTTON

Reference:
Head Of Planning And Transportation

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received:

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

convert existing Public house into a domestic dwelling and form detached Three Bedroom Bungalow to rear of site.

Reference number: 11/00608/FUL Date of decision: 12/10/2011 (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.		6.	
2.	details of all external facing materials	7.	
3.	Precise details of external windows	8.	
4.	Rainwater goods shall be of material and painted	9.	
5.		10.	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

01/4/12 (date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

— (date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Please see attached ...

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

☒ Yes ☐ No

If Yes, please indicate which part of the condition your application relates to:

Rear Bungalow

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☐

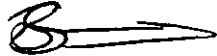
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☒

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:



Or signed - Agent:

Date (DD/MM/YYYY):

26/06/2012 (date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

cooksoncontracts@hotmail.com

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. 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)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Bradley Guiver

Telephone number:

07811175715

Email address:

cooksoncontracts@hotmail.com

Guidance Notes for:

Application for approval of details reserved by condition following grant of planning permission or a listed building consent

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

An application for approval of details reserved by a condition will be necessary where a condition in a planning permission or a listed building consent requires details of a specified aspect of the development which was not fully described in the original application.

These details need to be submitted for approval before the development can begin. As such, an application for approval of details reserved by a condition is not an application for planning permission or listed building consent.

Applications for approval of details reserved by a condition in a planning permission should be made in writing. The requirements for such applications are set out in Article 21 of the Town and Country Planning (General Development Procedure) Order 1995. However, applicants may wish to use this form to set out the details which they would like the local planning authority to consider for approval.

COOKSON CONTRACTS

M Director: Mr.B.Guiver

VAT Registered

General Builders
Phone/Fax: 01702 555383
Mobile: 07811 175715
Email: cooksoncontracts@hotmail.com

The Chequers
High Street
Canewdon
Rochford
SS4 3QA

26th June 2012

Application number 11/00608/FUL 12/10/2011.

Application for approval of details reserved by condition.

REAR BUNGALOW

To Whom it concerns,

~Roof to be Spanish slate with grey Marley ridge tiles as approved on plan.

~Facia and soffits to be of timber material, dark brown stain to match windows and doors as approved on plan.

~Windows and doors to be double glazed timber, dark brown stain finish as approved on plan. (please see attached detail for beading)

~External face to be rendered and painted white as approved on plan.

~Guttering and down pipes to be 'cast effect' painted black

~External soil pipes to be black

I hope this meets with your approval. Should you have any further queries please do not hesitate to contact me

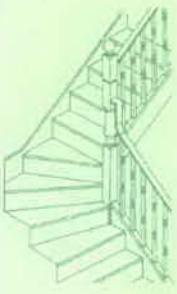
Yours sincerely



Bradley Guiver

Company no 6949677

V.A.T number 976 108 008



JOB REF: REAR OF 2-ED 1014
H 1000
C 1000

3RD APRIL 2014

Panache

Stairs and Joinery

QUALITY AT TRADE PRICES

Reference: 11/00608/FUL
(12/10/2011)

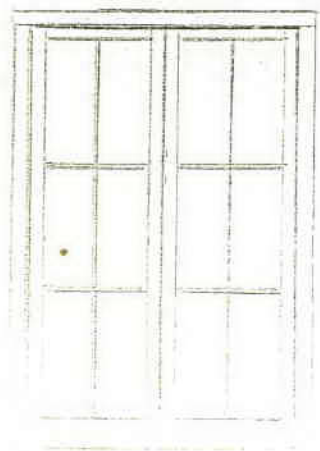
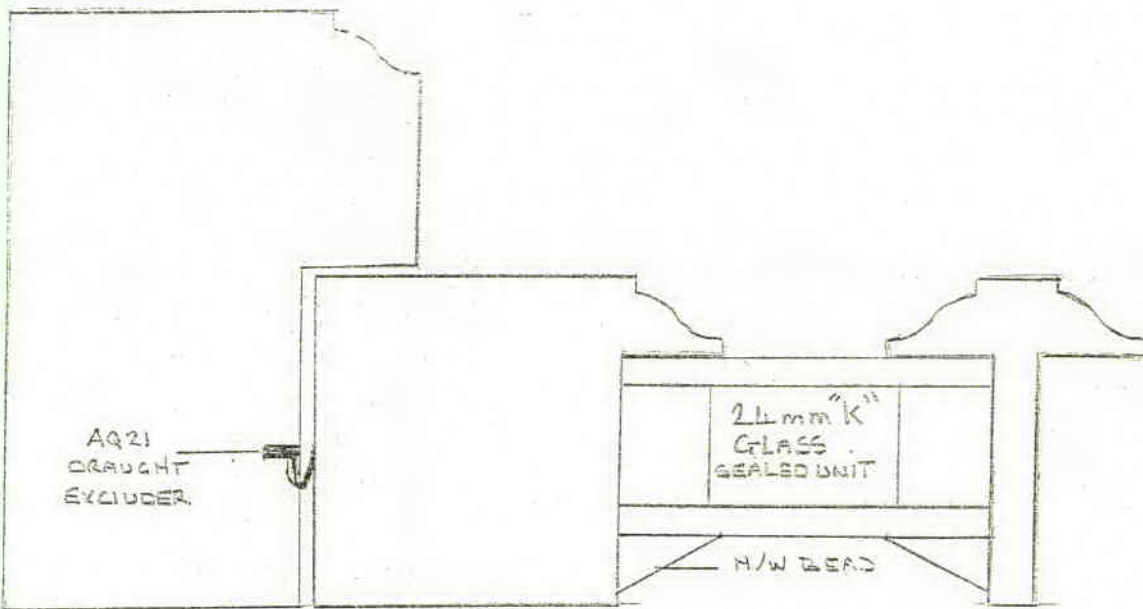
186 West Road • Westcliff-on-Sea • Essex SS0 9DE
Tel/Fax: 01702 341715 • Mobiles: 07970 728707

Window design for rear bungalow

SCALE 1:1

WINDOW SECTIONS

PLAN VIEW



FRONT ELEVATION

NOT TO SCALE

● Marshall-Tufflex

Universal Elegance System

Traditional cast iron style rainwater system

CI/SFB			
	(52.5)	In6	





Traditional cast iron style rainwater system

Universal Elegance is a traditional cast iron style PVC-U rainwater system. It has all the benefits of a modern, efficient rainwater system and none of the drawbacks of cast iron installations.

- Ready to fit without the need for painting or protective coatings, no corrosion control necessary with a durable and long-lasting finish.
- Time and labour-savings that can be made by using the Elegance system mean you get all the attractive features of cast iron at a cost effective price.
- Roof structure design solutions from the straightforward to the most complicated can be achieved with the Elegance system.
- Lightweight PVC-U allows for easy handling, assembly and installation, an important factor when working at heights or moving materials around site. Elegance is suitable for both new build and renovation projects.



Marshall-Tufflex manufacture and supply a broad range of rainwater and drainage products to ensure that, whatever your requirements, you will find a product to suit your application.

We are known as one of the UK's leading manufacturers, with 65 years experience and the fact that we remain family owned gives us stability allowing us to operate via a strong set of values and business ethos. It also means that we can invest for the future and operate in an environmental and sustainable manner.

Availability

Our products are available from a network of building products stockists throughout the UK.

Environmental

We are holders of the ISO 14001 Environmental Management certification. However, we view this as a minimum and practise recycling throughout our operations, to minimise our impact on the environment. We are also at the forefront of ensuring that the materials we use are recycled, sustainable and constantly developed for improved performance.

For further information please visit our website at www.marshall-tufflex.com



Certificate No. 005393
Registration
BS EN ISO 9001:2000



Certificate No. EMS 539245
Registration
BS EN ISO 14001:2004








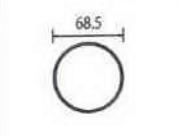
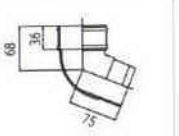



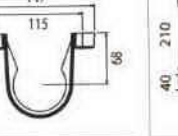
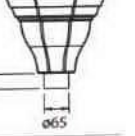


Universal Elegance System

Size: 114mm wide x 51mm deep

Application: Residential

- Lightweight
- Quick and easy to install
- UV Stabilized
- Concealed fixings for a smart appearance
- Compatible with modern style rainwater systems
- Low maintenance
- More affordable than traditional cast iron systems
- 4m lengths of gutter available to reduce jointing.

Product Code Description						
						
	CIRG2 Gutter (2m) CIRG4 Gutter (4m)	CIRA1 Angle 90°	CIRE1 Stop End External	CIRFB1 Fascia Bracket	CIRO1 Running outlet	CIRO2 Stop End Outlet
Product Code Description						
						
	CIRU1 Union Bracket	CIRP25 Downpipe 2.5m CIRP4 Downpipe 4.0m CIRP55 Downpipe 5.5m	CIRB2 Offset Bend 112°	CIRB3 Shoe	CIRC1 Pipe Clip	CIRS1 Pipe Socket
Product Code Description						
						
	CIRA2 Angle 135°	CIRB1 Bend 90°	CIRY1 Branch 112°	CIRE2 Stop End Internal	CIRL1 Lugged Bracket	CIRH1 Decorative Hopper



Technical Information

Any drainage system should have sufficient capacity to carry the expected flows of water at any point in the system. The actual flow in the system depends upon the area to be drained, the rainfall intensity and the position of the outlets.

Gutter Installation

BS EN 12056-3:2000 states that gutters should be normally level (with a gradient of between 1mm/m and 3mm/m where practicable).

This standard also states that "where snow is likely to lie on roofs, the front edge of the gutter should not be higher than the projected line of the roof, unless snow guards or other precautions are used."

Gutter Capacity

The profile and dimensions of a gutter determines the maximum flow rate (capacity), currently given in litres/second. The height of gutter profile determines the maximum length of gutter run before resultant overflow at the 'high point' (i.e. stop-end or mid-way between outlets) calculated per BS EN 12056-3:2000 as 50 x height.

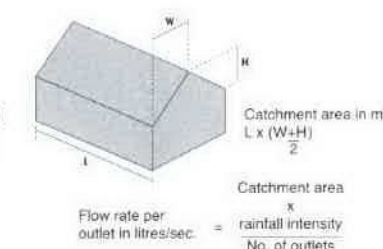
It is most important to consider the position and number of outlets as well as the size of gutter.

Rainfall Intensity

Rainfall and storm intensities vary between differing locations within the UK and a number of pages are devoted in BS EN 12056-3:2000 to variations and safety factors, relating to various types of buildings and gutter locations. Eaves gutters should be designed using a one year storm event, and the intensity found from maps in BS EN 12056-3:2000.

Catchment Area

In accordance with BS EN 12056-3:2000 the drainable catchment area of a pitched roof is calculated by adding half the height to the plan width and multiplying by the length as follows:



Design Flow Rate

End Outlet in Gutter

Outlet Size (mm)	Max flow rate (l/s) to BS EN 12056	Max distance to stop end	Maximum distance between outlets (m)
68dia	0.66	2.5	4.87

Centre Outlet in Gutter

Outlet Size (mm)	Max flow rate (l/s) to BS EN 12056	Max flow rate (l/s) to BS6367	Max distance to stop end	Maximum distance between outlets (m)
68dia	1.32	1.4	2.5	4.87

Characteristics of Marshall-Tufflex Rainwater Goods

Properties

Specific gravity	1.35-1.45
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Co-efficient of

Linear expansion	7x10 ⁻⁵ /m/°C
Water absorption	Negligible
Oxygen index	42%

Vicat Softening Temperature

	Extrusion	Moulding
Black Average	80.5°C	76°C

Chemical Resistance

The material is virtually unaffected by solutions of inorganic acids, alkalis and salts and is resistant to many organic chemicals. It may be softened by some organic materials such as ketones and aromatic compounds. It will not corrode.

Fire Resistance

The materials used in MT Rainwater Systems are self extinguishing

Standards

Rainwater systems are manufactured to comply with the requirements of BS EN 607:1996; BS EN 1462-1997; EN 12200-1:2000; BS 4576-1:1989 where applicable.

Installation Guide

Installation instructions for all our systems are available on request. When fitting our products, the Building Regulations should be followed.

Marshall-Tufflex Ltd

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Hastings, East Sussex TN38 9PU
United Kingdom

Telephone: 01424 856600

Fax: 01424 856611

Email: sales@marshall-tufflex.com

Web: www.marshall-tufflex.com

Technical Hotline: +44 (0)1424 856688

In pursuance of our policy of continued product improvement Marshall-Tufflex reserve the right to change the design or specification of its products without notification.



www.marshall-tufflex.com





Rear Bengalow.

OK Building Designs Ltd
 Architectural Designer
 Planning / Building Consultant
 23 Hylton Road
 Rushley, Essex SS26 9LZ
 Tel: 01206 180710
 www.okbuildingdesigns.co.uk

LABC
 Registered
 Revision No.
 Sheet 1 of 1
 DATE: September 11

TITLE:
 Proposed Bengalow at
 rear of Clengrove
 High Street
 Clengrove

OK Building Designs Ltd and its employees shall not be held responsible for any errors or omissions in this document. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

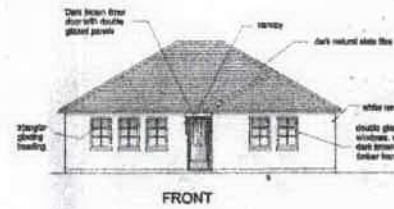
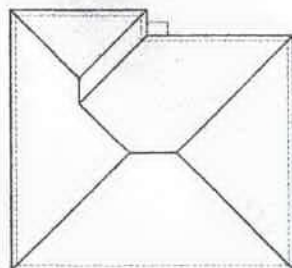
PROPOSED GROUND 1:50



SECTION
 SCALE 1:50



PROPOSED ROOF PLAN
 SCALE 1:100



PROPOSED ELEVATIONS
 SCALE 1:100



RECEIVED
 29.06.2012
 RECEPTION