

**DESIGN AND ACCESS STATEMENT
FOR PROPOSED CONSERVATORY/GARDEN ROOM
33 MALTRAVERS STREET, ARUNDEL, BN18 9BU**

ASSESSMENT:

33 Maltravers Street is a three storey town house within the Arundel Conservation Area, but is not a Listed dwelling.

The property is a late 19th Century (linked) terrace house, built out of a brown brick with a brown clay tile roof. The rear elevation has a steep cat-slide roof and dormer windows. At first floor level the dwelling extends over the side passageway.

INVOLVEMENT:

The applicant has consulted with the immediate neighbour (no 35) who has raised no objection to the proposal.

PLANNING HISTORY:

Planning permission was approved for a similar scale extension in 2014 – Application AB/7/14/

RELEVANT PLANNING POLICIES:

Arun Local Plan 2011 – 2031

DDM1 Aspects of form and design quality

DDM4 Extensions and alterations

DSPI Design

HERDM3 Conservation

Arundel Neighbourhood Plan 2014

Policy 2

Policy 13

NPPF

We have examined all of the above and feel that this application satisfies all of these policies.

DESIGN:

Planning approval was given in 2014 to extend the existing cat-slide roof across, to increase the size of the existing kitchen and to extend out from the cat-slide roof with a flat roof extension with bi-fold doors across the width of the new extension.

This application does not propose to totally infill the area adjacent to the existing kitchen, like the previous application, the majority of this area will be retained as an inner courtyard. The proposal is to extend out to the rear of the existing rear building line and to link the extension with the kitchen with a small side return.

The rear (south east) extension will look similar to the extension as approved in 2014, however it is intended to replace the approved flat roof, with a very low pitch zinc roof with rolled seams. The roof will overhang the rear doors to prevent the heat of the sun from overheating this conservatory/garden room, thus eliminating the possible need of using additional energy to cool the room in the summer months. The return walls and side elevations will be painted smooth render.

The proposed roof lights will sit flush with the zinc roof finish and will not protrude above it. The proposed doors and windows will all be anthracite grey, powder coated aluminium.

There is an existing 2.8m high brick wall between the properties, which measures 3m on the neighbours side, as the properties are built into the slope of Maltravers Street. This wall drops down by 900mm and forms a wall 1.9m high between the two properties, and this wall has planting growing/extending above the height of the wall.

The neighbouring property (no. 35) has a UPVC conservatory on the south elevation, the proposed extension will extend past the neighbouring conservatory by 1m, but the proposed extension has a roof height 700mm lower than the neighbours conservatory roof.

The adjoining property (no. 35) has differing ground levels to no. 33. It is not thought that the proposed extension will be seen at all from the garden of the adjoining property. Because of the high dividing wall, we do not feel that the proposed conservatory/garden room will have any adverse impact on the amenities currently enjoyed by the adjoining property.

AMOUNT:

There is a proposed increase in footprint of 23.41m², but there will be a loss of 4m² of footprint with the proposed removal of the existing outhouse, the previously granted permission was for an increase in footprint of 25m² also with the loss of 4m².

LAYOUT:

The proposal is to create a garden/family room, the existing levels have been respected with this proposal and the new internal floor level will be as the existing (patio) ground level with steps up to the kitchen door level and then steps back down to the inner courtyard level.

SCALE:

The proposed extension is small in scale and will be subservient to the host building. The proposed extension will not cause any loss of amenities currently enjoyed by the neighbouring properties. There is an alley way between no 33 and no 31, so there is a large separation space between these two properties.

The proposed extension will have no adverse impact on the Conservation Area.

LANDSCAPING:

The garden will remain as existing.

APPEARANCE:

Please refer to 'DESIGN'.

ACCESS:

Access to the front and the side of the house remain as existing.

FLOOD RISK:

The application site is within zone 1 and so no flood risk assessment is required.



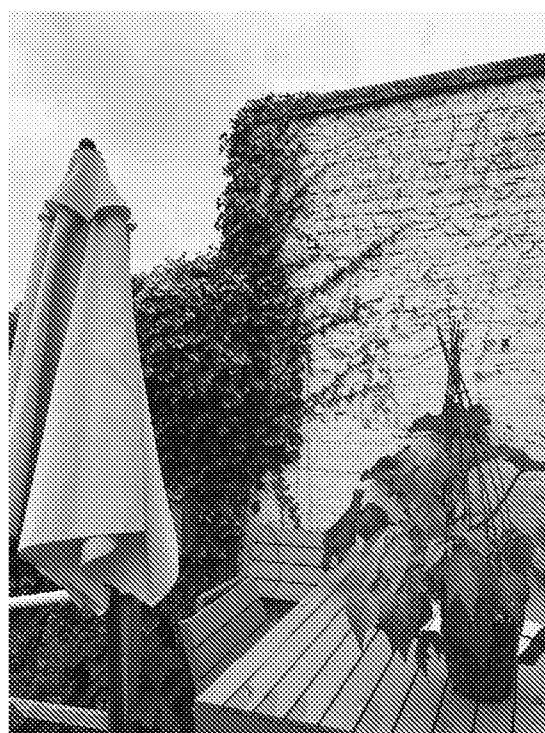
South elevation



The outhouse to be demolished



The garden wall between nos. 33 and 35



The side courtyard



The rear garden



The different levels as existing