

DESIGN AND ACCESS STATEMENT

**IN RESPECT OF PROPOSED EXTENSION TO AND ALTERATION OF
31 PEARSON ROAD, ARUNDEL, WEST SUSSEX, BN18 9HP.**

Revised design October 2018

1.0 INTRODUCTION

This Design and Access Statement has been prepared for consideration in conjunction with the planning application submitted to Arun District Council in respect of the proposed extension to and alterations of this property.

This proposal is for a revised design to that approved under your reference AB/142/16/HH on the 30 January 2017 that remains extant.

2.0 LOCATION

The property, the subject of this application, is number 31 Pearson Road, Arundel, West Sussex, BN18 9HP.

3.0 USE

The proposal is for a rear extension to and alterations of this existing dwelling as part of an overall scheme of re-ordering and extending the property to meet the present owner's domestic needs.

4.0 AMOUNT

The proposed extension is illustrated on the architect's drawings reference 31PR/737/01, 02 and 03, submitted with the application.

5.0 LAYOUT

The layout is all as shown on the application drawings enumerated above.

6.0 SCALE

The proposal is for a single addition to replace the existing conservatory and garden store/workshop, as illustrated.

7.0 LANDSCAPING

Due to the nature of the proposal and its domestic garden setting no additional landscaping is proposed. However, in the event that the case officer feels that additional landscaping is a necessary requirement, the applicants would be prepared to consider additional soft landscaping and/or the approval of any hard landscaping, matters which can be dealt with by appropriately worded conditions.

8.0 APPEARANCE

The proposed extension, although designed to be contemporary, nevertheless has due regard to the vernacular form and detailing of the host property and the neighbouring development such that the proposal would not cause harm to the

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architectural integrity of the host building, the street scene, the character and appearance of the wider area or the living conditions of neighbouring residential occupiers.

9.0 VEHICULAR ACCESS AND PARKING

All as existing.

10.0 FLOOD RISK ASSESSMENT

Environment Agency's website was interrogated on Monday 31 October 2016, the application site was found not to fall within a designated flood zone.

