

AB/121/11.

**Design and access statement for new dwelling at:
55-57 High Street, Arundel**

Context

Th9s proposal is similar to that previously approved under reference AB/27/09, the only difference being the building is moved 2m further west following discussions the owner of 59 High Street, Arundel.

As stated in the previous application it is felt the proposal in accordance with Policies Gen 2, Gen 7, Gen 10 and Gen 11.

Use

The use of the building is as a single dwelling and fits well within the area which is a mixture of commercial areas to the east and south and residential properties to the north and northeast. This area of Arundel is characterised by the mixture of offices, shops, flats and houses and this further adds to this environment.

Amount

The proposal will have an external gross floor area as previously approved i.e. 204.1m² with a south east facing garden of approximately 196m² and an eastern sunken garden of approximately 82m².

Layout

The layout of the building will be as previously approved with the added benefit of being 2m further to the west minimising even further the possibility of overlooking to 59 High Street.

Appearance

The appearance of the building is identical to that previously approved.

Access

Access to and into the building will be as previously approved.

Scale

The maximum external footprint of the proposal is as before with a width of 9.1m a length of 13.2m and a height of 8.25m.

The first floor eaves of the proposal is below the eaves of the building to the south and the proposed ridge is only approximately 600mm higher than the neighbouring building to the south.

Landscaping

It is proposed that the landscaping will be as previously approved with the use of an upper garden and sunken garden. It is anticipated that the former will be laid to lawn and the latter to slabs.