

**Design and access statement for first and second floor extension, front dormer and rear roof lights at:
33 Mount Pleasant, Arundel**

Context

The proposal as stated above is for a first and second floor extension together with front dormer and rear roof lights. Planning permission was granted conditionally under reference AB/36/07 for a similar first and second floor extension, but not for the dormer or roof lights.

Amount

The proposed extension will be slightly smaller than previously approved and the dormer will be of a similar size to those to other properties within Mount Pleasant.

The roof lights do not increase the size of the property.

Layout

The layout of the building will be similar to that approved previously, with the ground and first floors remaining unaltered, and the second floor formalised with a bedroom and study.

Appearance

It is felt that the removal of the existing rear Velux and replacement with a conservation roof light together with an additional conservation roof light will enhance the rear elevation. The proposed front elevation is similar to that which was previously approved, but now has a flat roof dormer. The dormers are of a similar width and will have a lead roof which will be in keeping with other properties within Mount Pleasant and the surrounding streets.

Access

Access to and into the building will be as existing other than access will also be possible out of the proposed bedroom door.

Scale

The scale of the building is in keeping with the surrounding area and is similar to that which has already been approved.

Landscaping

The building will not require any landscaping.