

## **Planning/design statement for erection of an attached two-bedroom dwellings at: Plot adjacent 28 St Richards Road, Portslade**

### **Context**

The proposal as stated above is for the erection of an attached two-bedroom house on a vacant plot.

Planning permission was granted in November 2020 for 'Demolition of existing garage outbuilding and erection of a new two storey house attached to No.28 with dormer to rear. New boundary wall. Removal of existing crossover',

Since that date, the garage has been removed leaving a vacant plot. This application is similar to that previous approved.

### **Amount**

On the ground floor will be a lounge/kitchen, toilet and hallway having a floor area of 35.3m<sup>3</sup>. The first floor will consist of a doubled bedroom, bathroom and hallway with an area of 27.8m<sup>3</sup>. The second floor will consist of a single bedroom with an en-suite bathroom and hallway with an area of 17.3m<sup>3</sup> measured at a minimum height of 1.5m, giving a total floor area of 70.4m<sup>3</sup>.

The height of the dwelling will be as the host dwelling.

### **Layout**

The layout of the dwelling will be as described above.

### **Appearance**

The appearance of the building will as the host dwelling with face brickwork to the front elevation up to plinth level then rendered. The roof will tile with tiles to match the host dwelling. The dormer will be tile hung with tiles of a colour to match the main roof. Doors and windows will be PVCu.

The proposed front and side boundary wall will be like the adjacent wall.

The existing crossover with be removed

### **Access**

Access to the site will be via the proposed front boundary wall.

### **Scale**

Although the proposed dwelling is slightly smaller than the host dwelling, it is considered reasonable.

### **Landscaping**

It is proposed that the small front garden will be laid to slabs. The rear garden will have a patio outside the doors, the rest to be laid to lawn.