

18 March 2022  
MM / PW / 2105

Chichester District Council  
East Pallant House  
Chichester  
West Sussex, PO19 1TY

Dear Planners

**Town and Country Planning Act 1990 (as Amended) – Planning Application**

**Demolition of existing House. Proposed new two-storey house with loft accommodation Proposed new detached garage with sail loft.**

**Walnut Tree Cottage Itchenor Road West Itchenor Chichester West Sussex PO20 7AB**

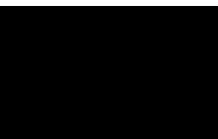
We are instructed on behalf of the applicant Mr Wombwell to apply for planning permission at the above site. A similar application WI-21-03672-DOM was permitted on 4 November 2021 to extend and alter the house. This proposal is almost identical, but instead of retaining and extending, the proposal is to demolish and rebuild the existing house.

**Changes from the permitted application WI-21-03672-DOM are as follows:**

- The house has been moved 1m to the North.
- The house has been extended by approximately 0.5m to the east to enable the internal accommodation to work around the new staircase position.
- A small balcony has been added to the rear first floor bedroom facing west over the fields.
- External building materials have been changed to omit the approved cement weatherboarding.
- The first floor internal layouts have changed.
- The detached garage and sail loft is the same as previously approved.

The proposed application has been carefully designed and aim to improve the setting and fully comply with NPPF, Development Plan, West Itchenor VDS, CHC AONB Management Plan and Joint Chichester Harbour AONB and SPD Design Guidance.

Yours Sincerely



Mark Maurizi

Director

(For and on behalf of WAMM Consulting Limited)