

3.8 CHICHESTER HARBOUR AONB - Materials and Finishes

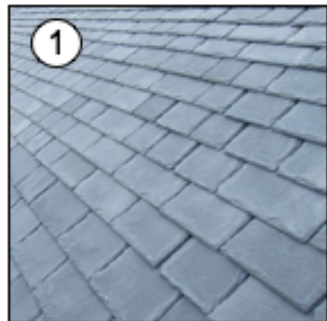
Selection of Materials and Finishes

The proposed finishes are appropriate for the character of the area with flint, exposed natural oak timber frame, facing brickwork and natural slate roofing.

The colour scheme will have muted and darker tones to reduce the visual impact as recommended in the Chichester Harbour AONB SPD.



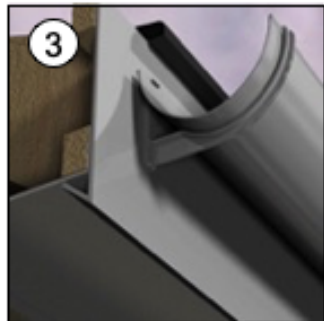
Proposed East Elevation



1 Natural roof slates - ESCO Merayo standard gauge



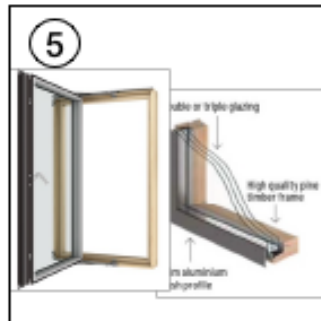
2 Velux Conservation Rooflights



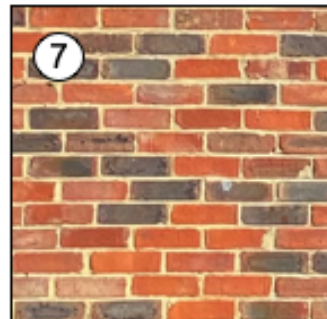
3 Marley Alutec Fascias, Gutters & Downpipes - powder coated RAL 9007 Grey Aluminium



4 Clay chimney pot



5 Velfac V200 Energy triple glazed composite windows & doors with timber internal frames & powder coated aluminium external frames



7 Brickwork to match existing.



8 Natural flintwork laid in natural mortar



9 Natural oak timber frame



External window & door frames - powder coated RAL 9007 Grey Aluminium

Proposed Material Palette

BUILDING LAYOUT

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4.1 PROPOSED SITE PLAN



Key Points

- The proposed house would be similar to the previously consented house (WI-21-03672-DOM) hidden behind the existing landscaping along The Street.

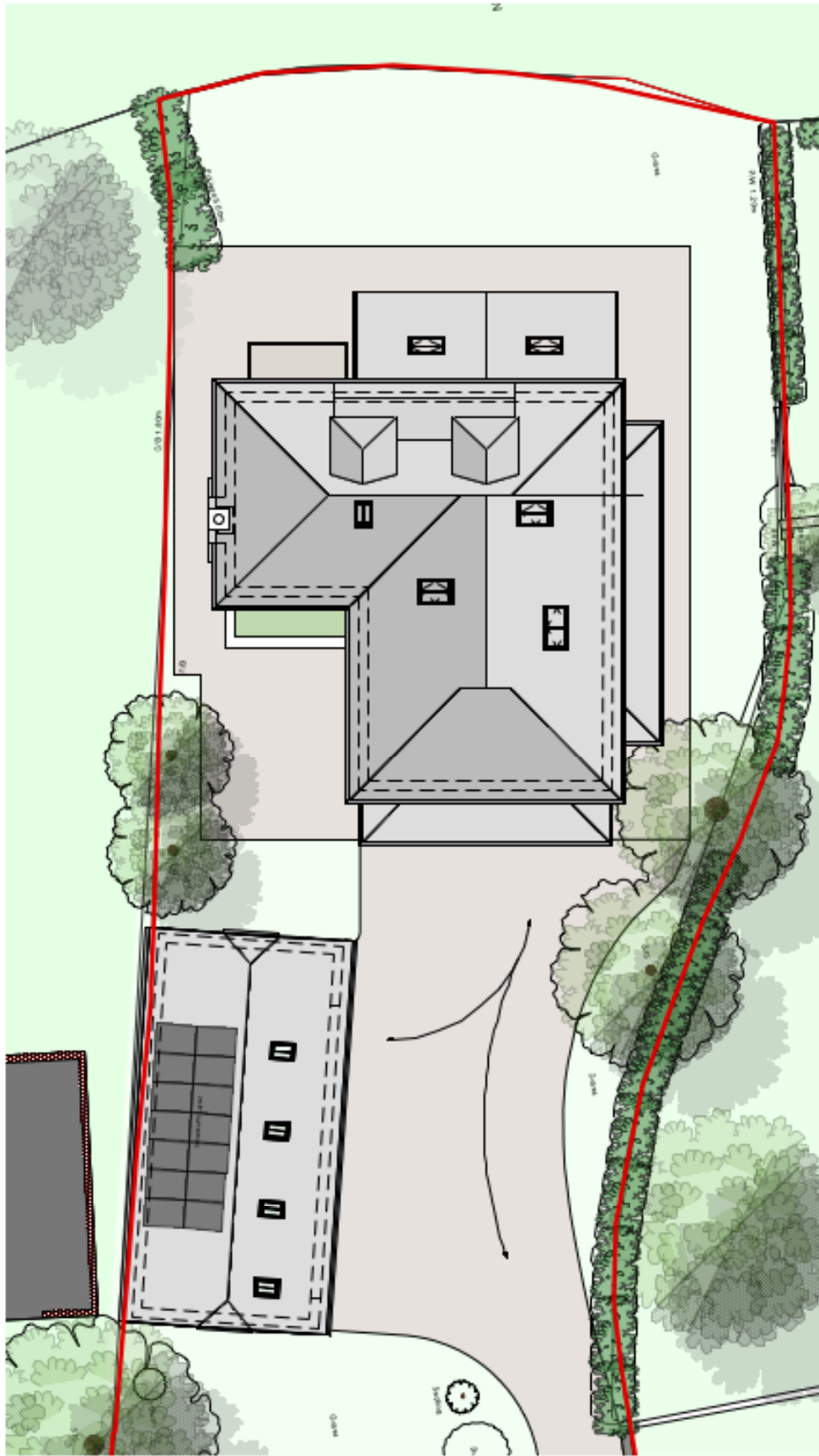
The house would be similar in style of the existing house respecting and complementing the local style of in accordance with the Chichester Harbour AONB SPD.

- Covered parking is provided in a traditional garage outbuilding with a sail loft as previously consented.
- The house would not affect the visual amenity viewed from neighbouring properties windows.

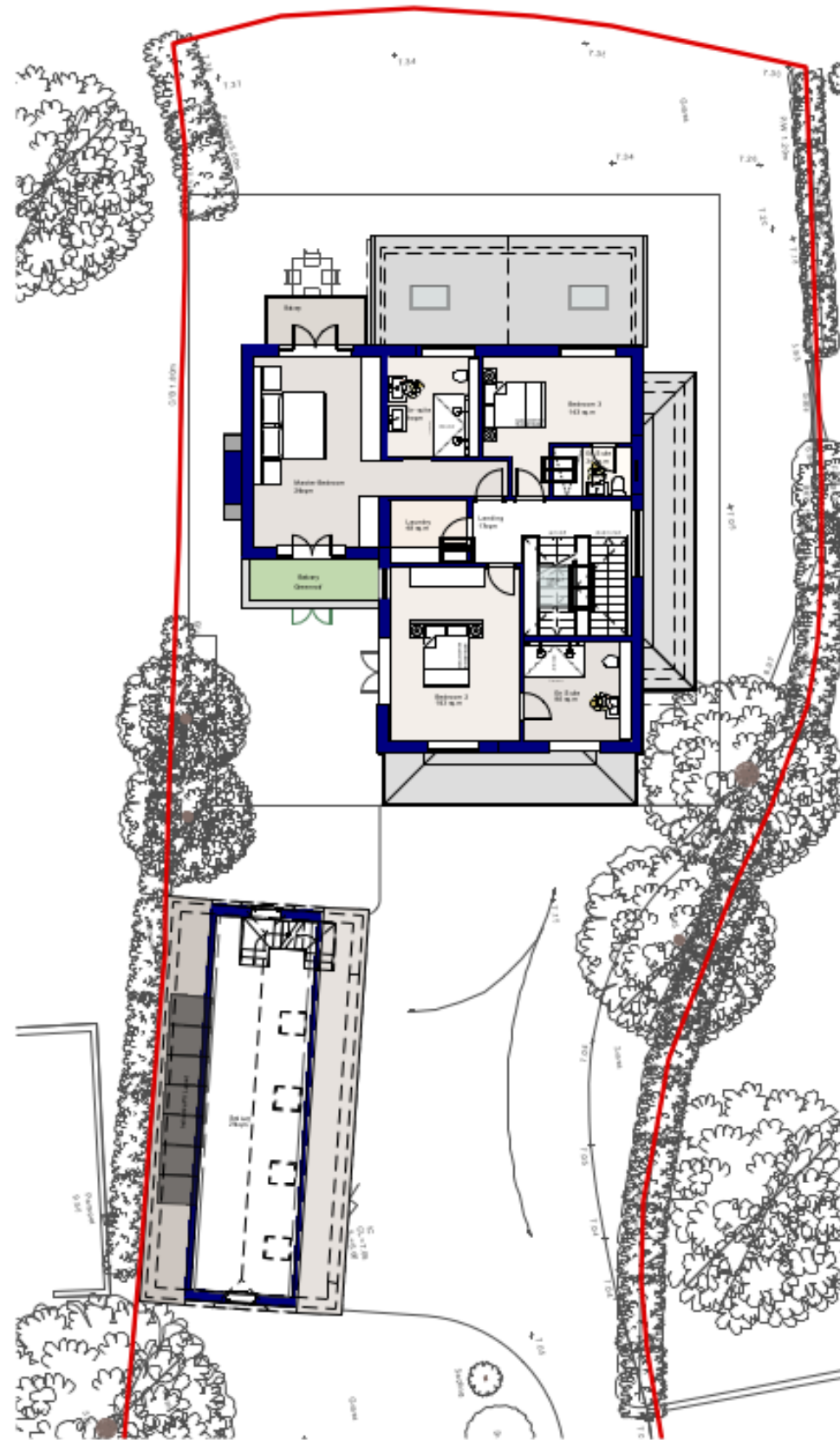
The proposals would not overlook neighbouring gardens or windows.

Proposed Site Plan
Scale: 1:300

4.2 PROPOSED PLANS



Proposed Ground Floor Plan
Scale: 1:200

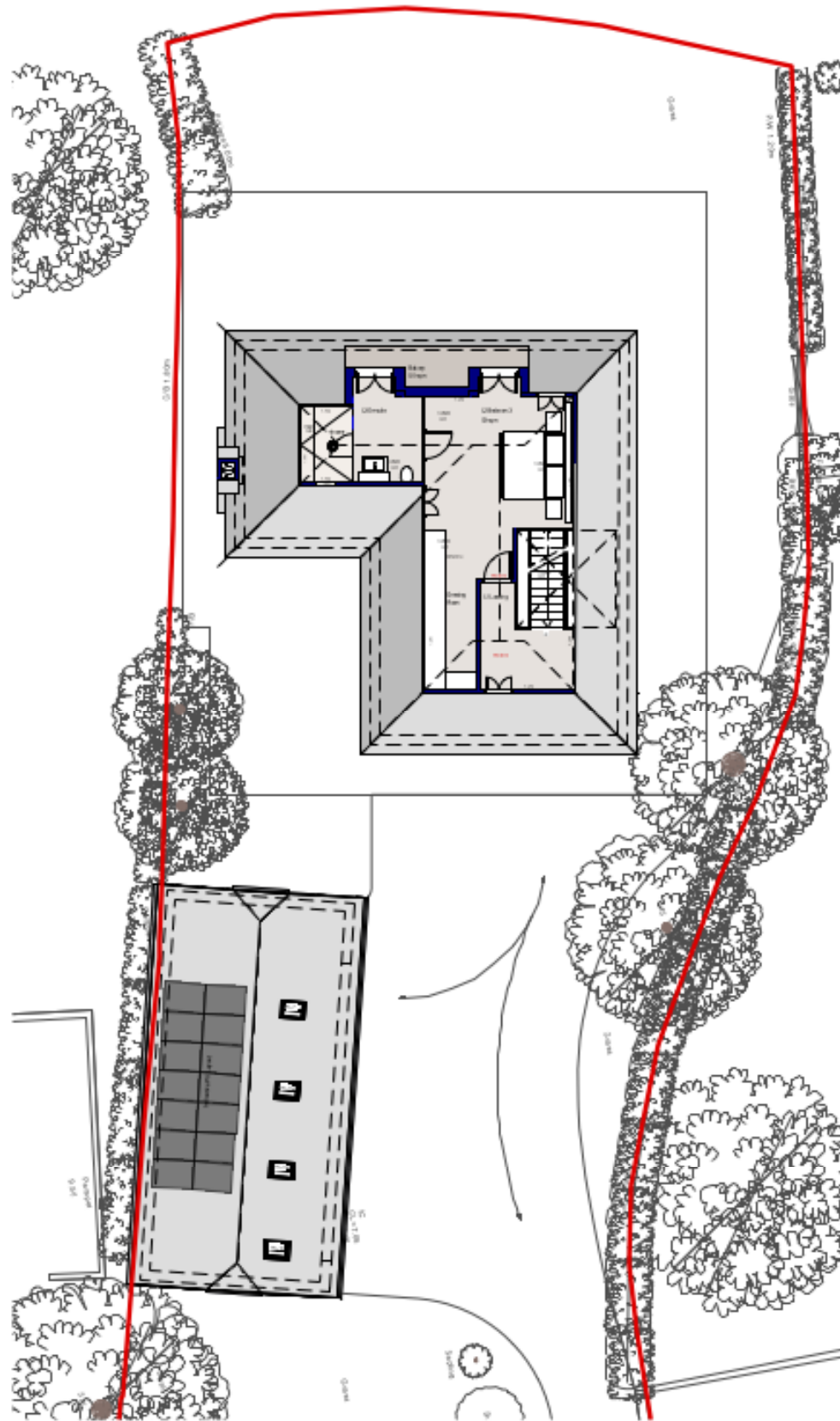


Proposed First Floor Plan
Scale: 1:200

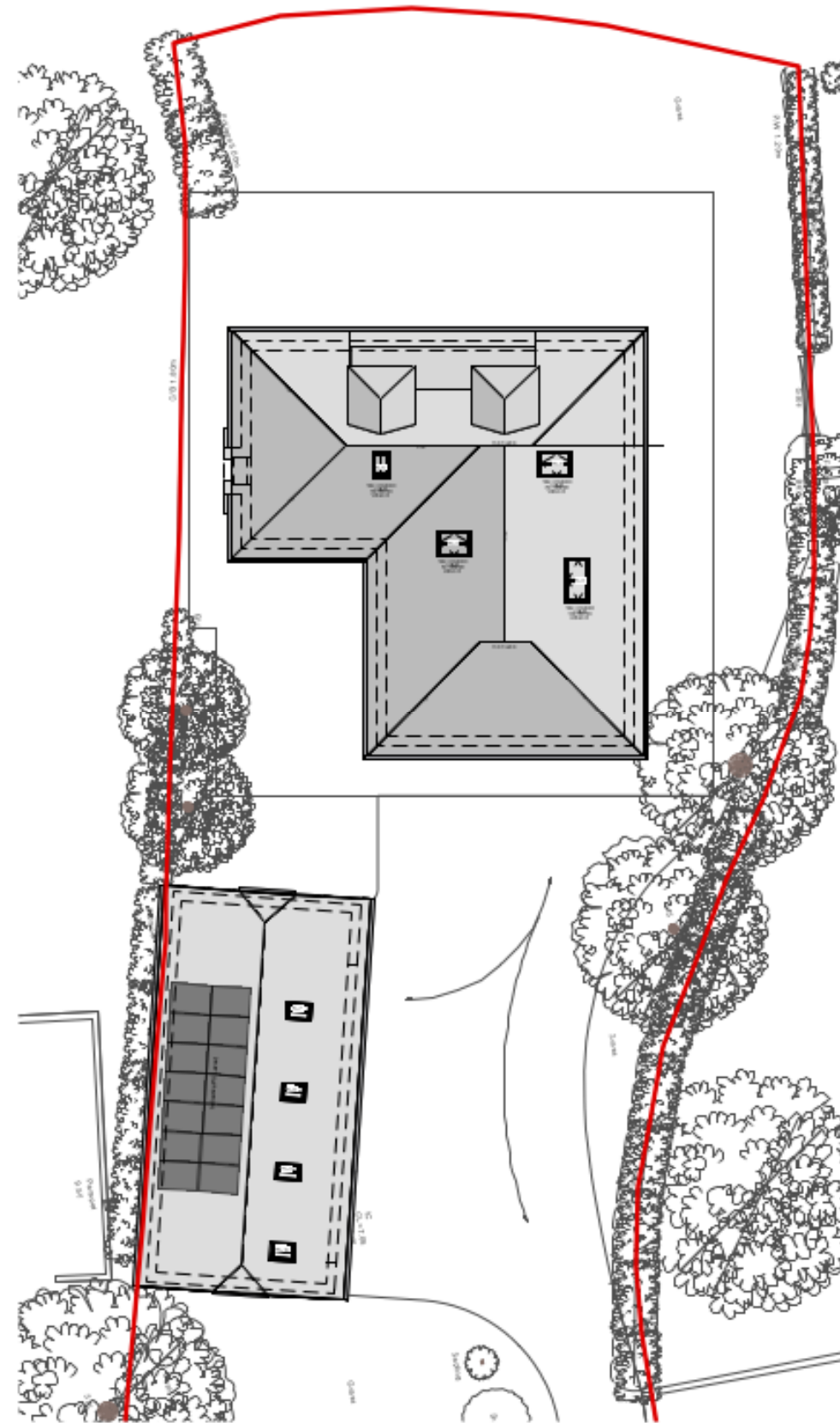
Key Points

- The new house retains the form of the existing house and previously consented house.
- New house in keeping with existing buildings form and materials.
- No new windows creating overlooking issues into neighbors gardens or property.
- A limited balcony is provided to the rear with no impact on adjacent amenity areas.
- Traditional garage outbuilding with sail loft over

4.3 PROPOSED PLANS



Proposed Loft Plan
Scale: 1:200

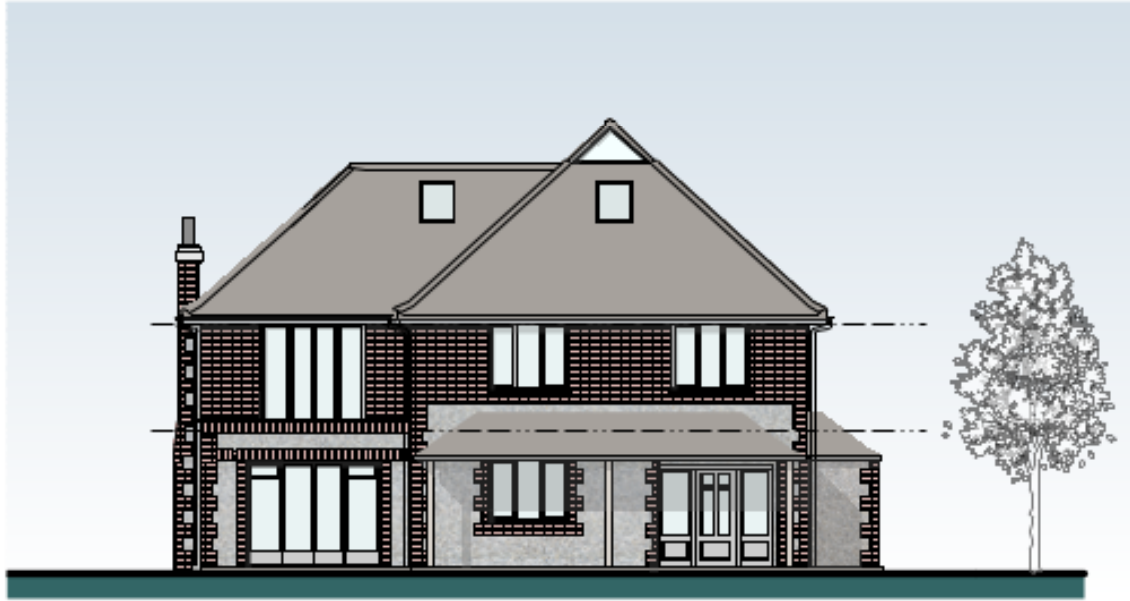


Proposed Roof Plan
Scale: 1:200

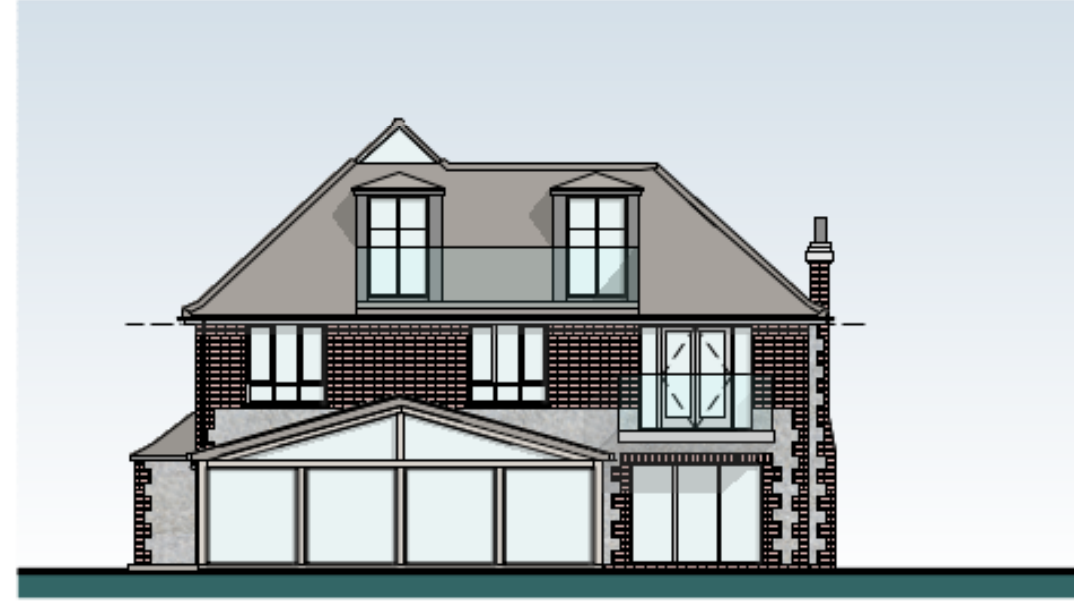
Key Points

- Traditional pitched roof with natural slate tiles.
- New loftspace would be a home office and open plan living area.
- No change to maximum ridge height.
- 2 rear facing dormers, in keeping size and orientation of adjacent houses.
- A limited balcony is provided to the rear with no impact on adjacent amenity areas.
- Conservation roof-lights in front & side elevations.
- No overlooking issues into neighbours gardens or property.
- PV cells on south facing sail loft roof - to enhance sustainability benefits of the site.

4.4 PROPOSED ELEVATIONS



Proposed East Elevation



Proposed West Elevation

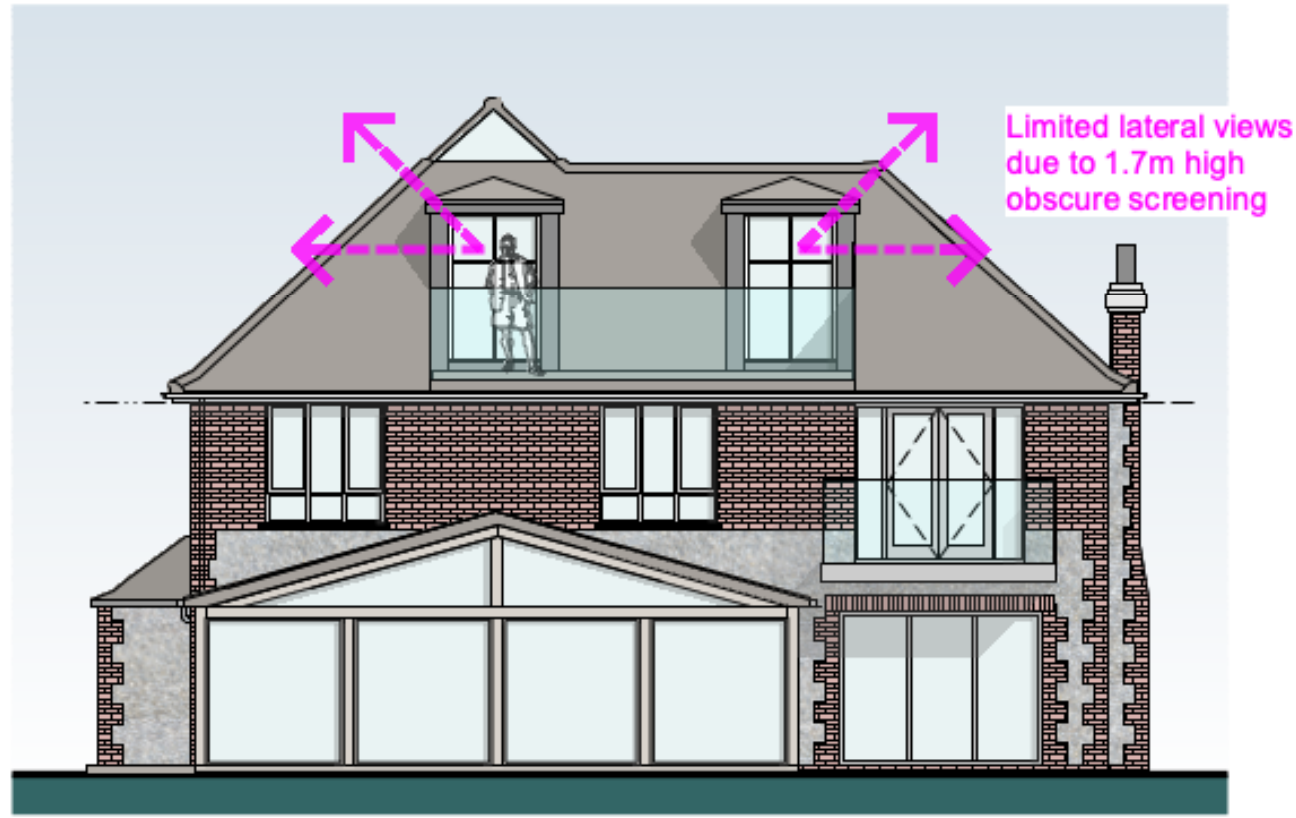


Proposed South Elevation

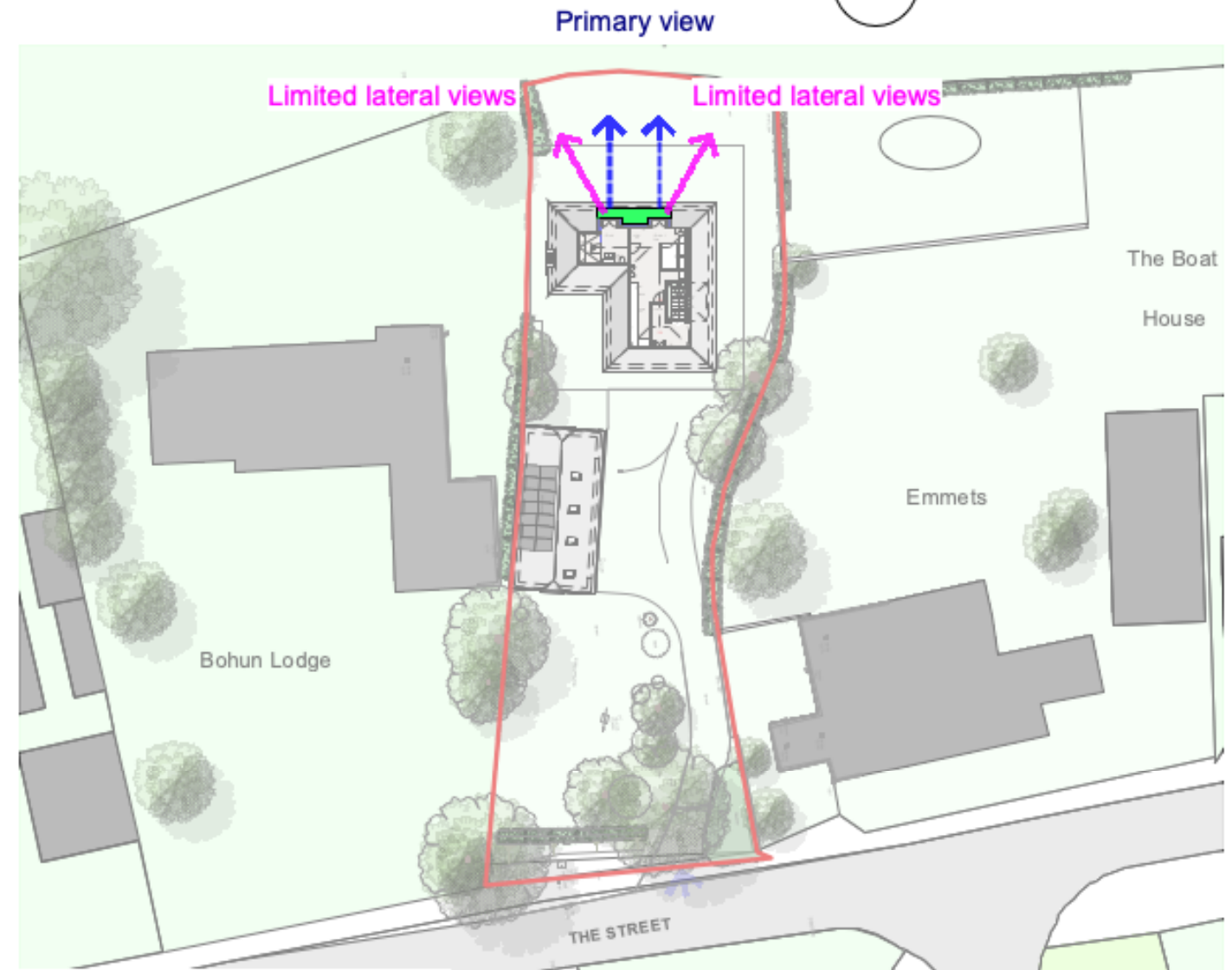


Proposed North Elevation

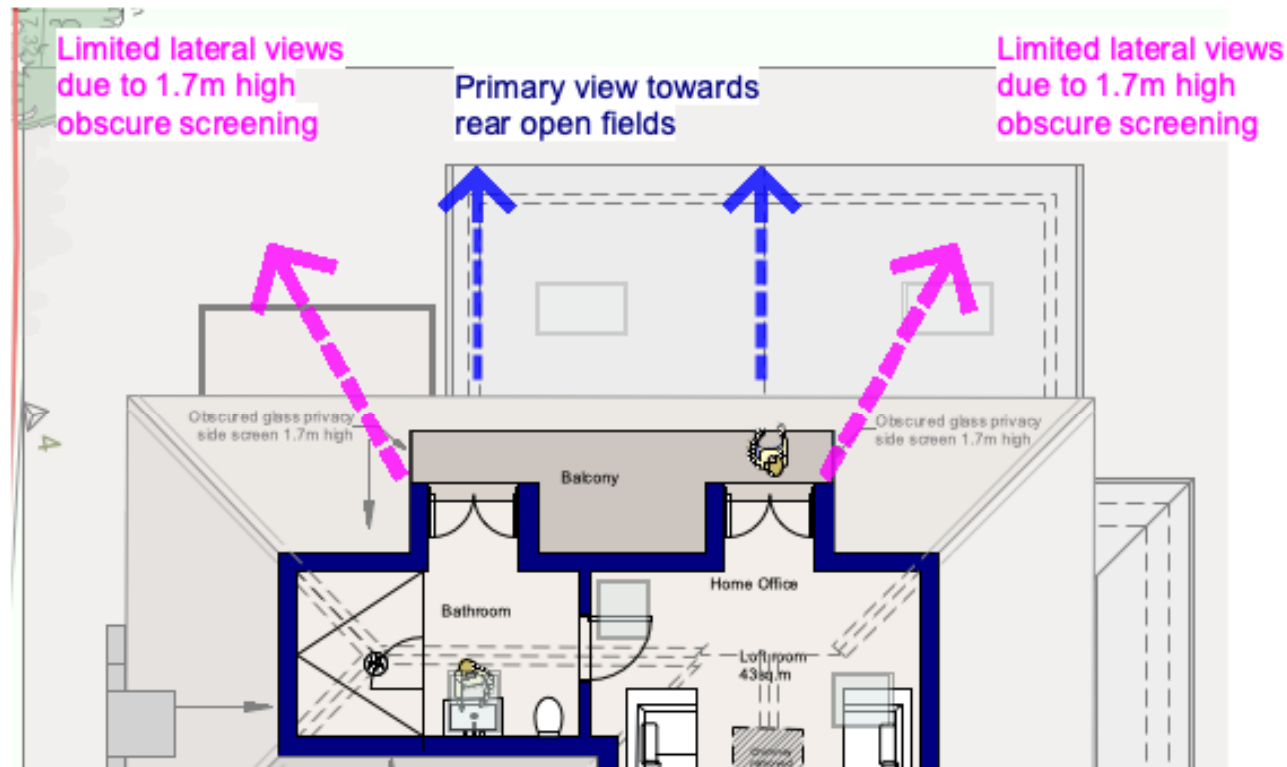
4.5 PROPOSED LOFT BALCONY



Proposed West Elevation - Balcony



Proposed Site Plan - Balcony focus



Proposed Loft Plan Excerpt - Balcony focus

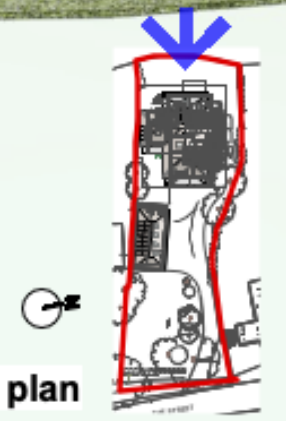
Key Points

- The proposed dormers open onto a limited balcony area overlooking the fields to the west.
- Lateral views towards the neighbouring properties to the north (Emmets) and south (Bohan Lodge) are restricted by opaque screening to the ends of the balcony.
- As the house and balcony are positioned towards the western edge of the property - the privacy of adjacent amenity areas is not affected.
- The appearance of the balcony will have no impact on both the conservation and AONB context as it is located to the rear.

3D VIEWS

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5.1 3D VIEW 1



Reference plan

5.2 3D VIEW 2

5



Reference plan



5.3 3D VIEW 3



SUMMARY

6.1 SCHEDULE OF ACCOMMODATION - PROPOSED



EXISTING HOUSE FLOOR AREAS					
FLOOR	SPACE	GIA		GEA	
		sq.m	sq.ft	sq.m	sq.ft
GROUND FLOOR	EXISTING	122.8	1,321	141.5	1,523
FIRST FLOOR	EXISTING	100.4	1,080	116.7	1,256
TOTAL		223.1	2,402	258.2	2,779

Proposed House Refurbishment

The proposal is to demolish and rebuild the house to a similar design as the previously consented (WI-21-03672-DOM) refurbished and extended house.

Proposed House Floor Area

The House Gross Internal Floor Area would be 312.1m².

Proposed Garage Floor Area

The proposed garage Gross Internal Floor Area would be 60.1m² plus a 37.8m² sail loft as consented.

PROPOSED FLOOR AREAS					
FLOOR		GIA		GEA	
		sq.m	sq.ft	sq.m	sq.ft
HOUSE	GROUND FLOOR	151.6	1,632	171.5	1,846
	FIRST FLOOR	110.6	1,190	127.6	1,373
	LOFT	49.9	537	58.3	628
GARAGE	GROUND FLOOR GARAGE	60.1	647	70.5	759
	SAIL LOFT	37.8	407	43.4	467
TOTAL		410.0	4,413	471.3	5,073

6.2 SUMMARY OF THE PROPOSALS

Proposed Building

The proposal is to demolish the existing house built in the 1960's. The house would be rebuilt and rebuilt to the same design as previously approved under planning consent WI-21-03672-DOM, but relocating the house 1m to the North, with the house extended by approximately 0.5m to the East.

A new rear / west facing first floor balcony is proposed overlooking the fields to the rear.

The external materials have been changed to omit the cement weatherboarding and retaining the brick and flint external wall palette of materials previously approved.

The detached garage and sail loft are unchanged in form from the previous approval, back to back with an existing garage in the front garden of the adjacent house at Bohun Lodge. The proposed traditionally styled garage would remain screened from The Street by the existing hedge and tree planting.

Landscape

There would be no change to the access from The Street. The proposals retains the green frontage and screening to the road without any impact on the setting in the AONB.

Garden Areas

The front and rear garden areas are similar to the previously consented application. Three car parking spaces would be maintained with sufficient garden amenity space.

Scale & Massing - Building Footprint

The proposals would increase the house's ground floor footprint by 19.7%, well within the maximum of 50% recommended by the Chichester Harbour AONB SPD.

Scale & Massing - Building Silhouette

The main ridge height is unchanged from the previous consent.

Overall affect on setting within AONB

The proposed principle elevation building silhouettes are almost identical to the previously consented application and would have no adverse affect on the Chichester Harbour AONB SPD.

The proposed building would on balance have a very minor affect on the setting of the house within the AONB.

Materials and Finishes

Proposed finishes would be appropriate for the character of the AONB with an exposed natural oak timber frame, flint and natural slate roofing in a muted colour scheme to reduce the visual impact and to provide an improvement to the setting within the AONB

The house would be well proportioned within the landscape and would have no affect on public views in accordance with the Chichester Harbour AONB SPD. The design is well considered and follows the guidance set out in the West Itchenor Village Design Statement.

Overall affect on AONB Setting

This statement has assessed the impact of the proposals and concludes that on balance the design would be a positive enhancement to the setting of the house within the Chichester Harbour AONB.