

15 The Spinney

AONB Statement

15, The Spinney is a non-listed building outside the West Itchenor Conservation Area but within the Chichester Harbour AONB.

West Itchenor is characterised as having a linear settlement pattern of cottages and modern detached homes in large plots straddling a long and winding lane. Contrastingly, The Spinney is a collection of 22 bungalows constructed in the 1960's. A number of these bungalows have since been converted into two-storey dwellings.

The Spinney is noted in Character Area 6 of the Itchenor Village Design Statement (2012) as “a secluded residential area characterised by the open plan front gardens with no hedges or fences marking the fronts of properties.”

The proposed new building increases the overall footprint by 17% from the existing. The new home on the site accommodates 4 bedrooms, which will be required for the client and his 4 children to live in. The increase in height and mass of the proposal is gathered to the north, reducing the mass on the southern side of the house. The new home is of an appropriate scale and style for The Spinney, a street of one and two storey houses. The existing house is built hard against the northern boundary, whereas the proposed dwelling steps away from this boundary by 1m, providing access and a sympathetic boundary with the northern neighbours.

The Spinney is characterised by open front gardens with no fences or boundaries between properties. This character is maintained by the new proposal on the site, and the size of the front garden is unchanged due to the front line of the proposal matching the existing building line. All existing hedges and trees on the site and in the gardens will be maintained according with AONB Landscape Character Assessment guidance 4.4.126.

Materials used will be natural and local where possible; light wash brickwork at ground floor has been chosen

to fit in with the local vernacular. Higher up, timber cladding has been chosen to reduce embodied carbon where possible.

The proposed new house would not have a detrimental impact on the character of the Conservation Area or any surrounding properties. No key views stated in the AONB character statement will be affected by the development.

During July and August 2023, the Spinney Management Committee were consulted on the plans. Following The Committee's guidance, the new house will not extend beyond the front facade of the existing house, uses a light coloured brick to match the rest of the houses, and has reduced upstairs windows overlooking the street. The proposed new house is mostly single storey, with loft-style upstairs accommodation (2 bedrooms) to the northern half of the house only. This means that the ridge height is in fact reduced to the south, and only increased a small amount to the north.

The proposal aims to be as sustainable as possible, using high quality local materials to ensure a good standard of design both aesthetically and technically. The proposal aspires to enrich the local area and compliment the vernacular bungalows and two storey houses in The Spinney.



The Spinney is characterised by 1-2 storey homes with open plan front gardens, white painted brickwork and clay tiled roofs.