

# Design Statement

## The proposal

This application aims to enhance the property by adding two bay windows, one at the front and one at the rear, various window and external door modifications; all to match existing, and introducing a new pergola in the private garden. While this application is related to the previously approved planning application (ref. 21/01870/DOM), it is important to note that the new design for the rear bay window reduces the pre-approved glazing and makes minor alterations to the fenestration.

The proposal is guided by the goal of preserving and enhancing the natural beauty of the landscape, as well as considering the design approved in the previous planning application (ref. 21/01870/DOM). A meaningful start has begun on site in accordance with the approved scheme. As part of this proposal, this application seeks to make some minor amendments to the previous approval as shown by the proposed drawings.

## The site

The application site lies on the western side of West Wittering, and is located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The design takes account of the existing established landscaping within the site. The site is well shielded by hedge rows and is concealed from the private road.

## Design, scale, appearance and materials

The design objectives of this proposal aim to enhance the overall usability of the dwelling and elevate the character and aesthetics of the rural setting. This is achieved through thoughtful utilisation of existing space, the addition of two bay windows, replacement of double doors and windows, and the introduction of new windows on the south elevation, along with a new pergola. Every design aspect has been meticulously considered, with due regard to the scale, design, and property boundaries of the existing house, resulting in proposed works that seamlessly integrate with the property's current design.

Regarding the alteration of the rear bay window in bedroom 5, it is pertinent to note that this adjustment represents a modification to the previously approved planning application (ref. 21/01870/DOM), which was granted to expand the internal floor area by incorporating glazed bi-fold doors. The new proposal for this area seeks to reduce the amount of glazing from the prior agreement and alter the fenestration. While the new proposal entails a slight increase in the area, primarily due to the introduction of the bay window, it is worth highlighting that this increase is negligible when compared to the granted planning application and there will be no change in the finished floor levels of the house or site.

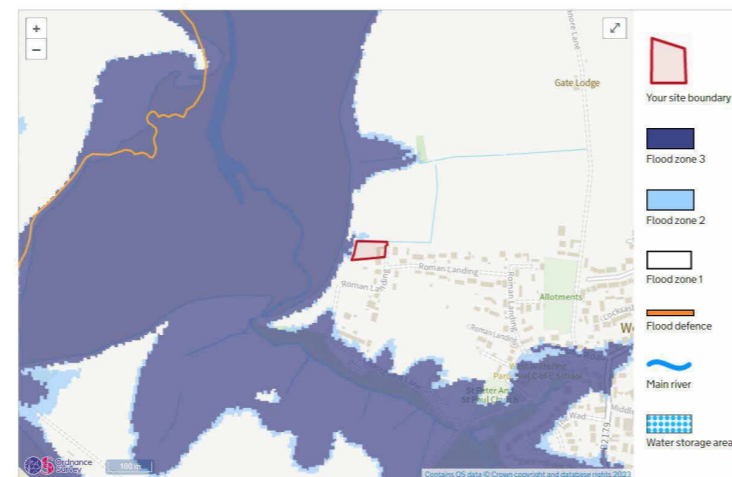
To ensure the design's alignment with the surrounding landscape, close attention will be given to the use of replicated materials. Furthermore, the gutter line of the bay window will be aligned with the existing roof. All windows and doors that are either replaced or added will closely match the existing in terms of design, scale, appearance, and materiality.

## Flood Risk

The house itself is in flood zone 1; however, part of the garden lies within flood zone 2, which has a medium probability of flooding from rivers and the sea. As a result, we recommend that the following Environmental Agency guidelines are adhered to:

- The proposed floor levels will be set to match the existing main house
- Where new plasterboard sheets are required on ground floor, they are to be laid horizontal for a sacrificial zone

The house was built in 2009 and no site levels or finished floor levels are to be changed in this application.



Flood Risk Map

## Area of Outstanding Natural Beauty Statement

In terms of the guidance set out by Chichester Harbour Conservancy (CHC) the proposal has been fully informed by the context of the guidelines. The design and appearance of the house responds closely to the sensitive physical and planning policy context, particularly the Chichester Harbour AONB Joint Supplementary Planning Document. With the overriding objective to minimise impacts of the surrounding views and outdoor spaces.

The appearance and design of the alterations to the property will express a natural character that relates to those of the local area and will replicate the existing dwelling. The proposal has been designed to be modest and unobtrusive, allowing the beautiful, natural qualities of the environment to remain the dominant voice. The materials specified on the project will match the existing property and be in keeping to minimise the effect the alterations have on the surrounding context and AONB.

The proposed fenestration alterations will have a negligible visual impact given that the fenestration size and style at both floor levels will very closely reflect the size and style of the fenestration which currently exists. All proposed fenestration will be painted timber-framed to match the property's existing fenestration. The property is also well shielded by hedges and vegetation.

In conclusion, being of a small scale, set against the backdrop of an existing built form and utilising materials to match the existing, the proposed alterations to the dwelling successfully integrate into the plot without unduly harming the property's AONB setting. Similarly, the proposed alterations to the property's fenestration would not adversely impact either the character or appearance of the host property or unduly increase opportunities for overlooking into the neighbouring property or garden.



01 View of existing bay windows

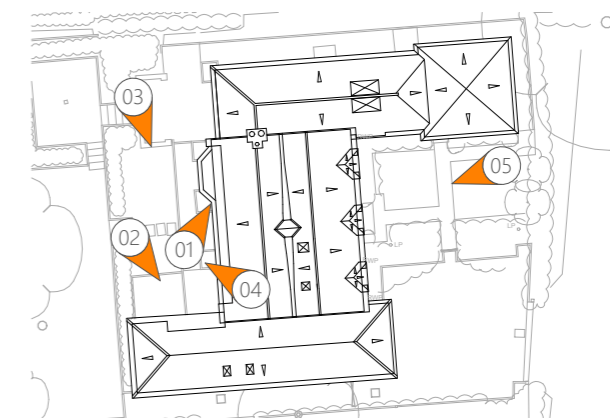
02 External view of existing dwelling

03 External view of existing dwelling

04 View out of existing dwelling



05 View of front of the property



Roof Plan with Photograph Markers