



Smith  
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& Partners



# AREA OF OUTSTANDING NATURAL BEAUTY STATEMENT

Paddock House Spinney Lane Itchenor PO20 7DJ

NOVEMBER 2023





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In terms of the guidance set out by Chichester Harbour Conservancy (CHC) the proposals have been fully informed by the context of the guidelines. The key test is whether the site can accommodate the proposed residential development without detracting from the special landscape character and appearance of the AONB. The replacement dwelling at Paddock House has been previously consented and the redevelopment responds to existing settlement patterns, locally distinctive building styles, materials and landscape setting.

This application seeks to vary the existing consent including a garden store and pergola within the rear garden along with condensing units for an air conditioning system now proposed to the flank elevations of the house. These modest additions would not result in harm to the setting of the AONB.

An important consideration is the site's location along a residential road that marks the edge of the built-up area. When viewed in context the proposal would be seen against the backdrop of the existing built form and as such would not result in any harmful visual impact on the wider AONB landscape setting.