

Shalom, Ham Lane, Prinsted, PO10 8XT

New Conservatory and Extension of Existing Dining Room

Area of Outstanding Natural Beauty Statement

As part of this application, an AONB impact assessment has been carried out to ensure that the proposals conserve and enhance the natural beauty of the landscape. Due consideration has been given to the policies and principles set out in the Chichester Harbour Management Plan (2019-2024 Third Review), the Chichester Harbour AONB Landscape Character Assessment (2019), and the Landscape Character Appraisal (April 2019).

Design, appearance and materials.

The existing house was constructed in the 1980s with brick walls, clay roof tiles and rosewood UPVC windows. The garage was constructed in 2022, using similar materials to the house.

Ham Lane is a private road, and borders the Prinsted Conservation Area. There is a public right of way connecting to a public footpath nearby, so there is some pedestrian traffic, and therefore the applicant wishes this new work to blend in with the existing, and give the impression that it has always been an integral part of the property.

The proposed new conservatory will use the same type of bricks and windows as the main house and the garage. The roof will be a lightweight system with the appearance of a tiled roof, the colour of which will be chosen to give as close a match as possible to the existing house and garage.

The proposed single storey extension to the existing dining room is at the rear of the property, and therefore largely screened from public view. It will also use bricks and windows that match the main house. It will have a flat roof, which will be adjacent to the existing flat roof over the single storey part of the main house.

Scale and Mass.

The plan areas of the two parts of this application total about 25% of the existing floorplan, and it is considered that this does not represent a significant change from the existing scale and mass of the property.

Boundary Treatment and Landscaping

None of the existing boundary fences are affected by these proposals. The extension to the dining room will extend to 1.2m from the 1.8m high close boarded boundary fence with Barn Close to the north, which is the same as the north wall of the existing building. Being single storey, it will have significantly less visual impact than the existing two storey house. The proposed window facing the boundary will have frosted glass to minimise any possibility of overlooking the neighbour's garden.

The existing planting adjacent to the east elevation of the new conservatory will be preserved and strengthened. Other planting will be introduced as appropriate around the perimeter of the new conservatory, which will help to soften its impact.

The area of the extension to the dining room is paved, and there is no existing planting nearby.

Fenestration and light spill.

Windows and doors will be chosen to match as closely as possible those on the main house. The new conservatory will have window blinds, the dining room windows will have curtains, and there will be no additional external lighting, thus minimising light spill and helping to maintain dark skies in the AONB.

Renewable Technologies

Where possible, materials will be purchased from sustainable sources and chosen for the option of eventual recycling.

Protection of Flora and Fauna, and Biodiversity.

An inspection of the site shows no particular flora and fauna characteristic of the AONB or otherwise worthy of protection. However, the existing flora and fauna will be identified and protected during the construction work, and strengthened and enhanced afterwards.

7th November 2023