

**Shalom, Ham Lane, Prinsted, PO10 8XT**

## **Application for New Conservatory and Extension of Existing Dining Room**

### **Design and Access statement**

#### **Introduction and pre-application advice.**

Shalom is situated within the Chichester Harbour AONB, and is adjacent to the boundary of the Prinsted Conservation Area. Until 2017 it was known as Nimrod. This application has two parts:

A new conservatory on the south side of the main house

An extension to the existing dining room on the north side of the house.

Planning approval was granted in June 2022 for construction of a replacement garage (22/00969/DOM). This was completed by January 2023. Prior to the planning application for the garage, pre-application advice was sought from Calum Thomas, Senior Planning Officer, at Chichester District Council. As well as the garage, this advice also included the possibility of constructing a single storey sunroom type extension to the main house in the same location as this current application for a conservatory. The advice included positioning of the then proposed garage to avoid creating a pinch point with the proposed sunroom. The advice concluded that such a proposed sunroom would add a suitably high quality and modest addition to the house, and that it would be capable of receiving officer support should there be a subsequent planning application. Reference: your letter SB/21/03397/SURH dated 26th November 2021.

No pre-application advice has been sought for the dining room extension.

#### **Site and Area Appraisal**

Shalom is a 1980s detached house in brick with a half-hipped tile roof and brown UPVC windows. At right angles to the main house is a flat roofed single storey wing which contains the entrance hall, a cloakroom and a one bedroom annex. This latter was converted from the original double garage before the purchase by the applicants.

Shalom is surrounded by its mature gardens, with lawn, shrubs and trees. The front forecourt is largely paved with a shingle parking area. The adjacent properties are all of varying character, and also mostly surrounded by mature gardens. The overall aspect of the neighbourhood is very pleasant, and the applicant wishes to respect this with the quality and design of these proposals.

The site is within the Chichester Harbour AONB, and is adjacent to, but outside, the Prinsted Conservation Area. The property is not listed.

## **Flood Risk**

The site is within Flood Zone 1, and there is no history of any flooding. Ham Lane slopes gently away from the property in a southerly direction. The ground floor level of the existing house, and therefore also the proposed floors, is about + 7m AOD.

## **Policy Framework**

This application will be judged against the National Planning Policy Framework alongside Chichester District Council's Local Plan Policies. The application site is considered to be in a semi rural area, and therefore this application should be considered acceptable in principle subject to development control criteria.

The side wall of the proposed conservatory will be visible to passers-by through the property driveway gates, but the dining room extension will be largely hidden from public view. The design and materials match the existing house, and the proposed building work is only single storey, so should be considered appropriate in the context of the existing house.

It is understood that contributions will not be required under the Community Infrastructure Levy as the proposals are less than 100m<sup>2</sup> and therefore exempt.

## **Design Principles**

Both the new conservatory and the dining room extension have been designed and specified so as to match as far as possible the existing buildings. The existing bricks have been identified, and the same type will be used for the new work. The new windows and doors will be Rosewood coloured UPVC in the same design and proportions as the existing. The conservatory will have a pitched roof in a lightweight insulated system, the visible upper surface will have the same appearance and colour as the existing house and garage. The dining room extension will have a flat roof of the same type as the existing flat roofed annex, although it will be 300mm higher to achieve the necessary internal ceiling height.

The plan area of the conservatory will be 22m<sup>2</sup> and the dining room extension 9.5m<sup>2</sup>. This represents an addition of about 25% to the ground floor area of the existing house.

## **Access Statement**

Shalom is accessed off Ham Lane, and these proposals do not affect any aspect of access to the house. Neither do they affect the access to the rear garden.

## **Refuse Collection**

These proposals do not affect the current refuse collection arrangements.

## Plants, Hedges and Trees

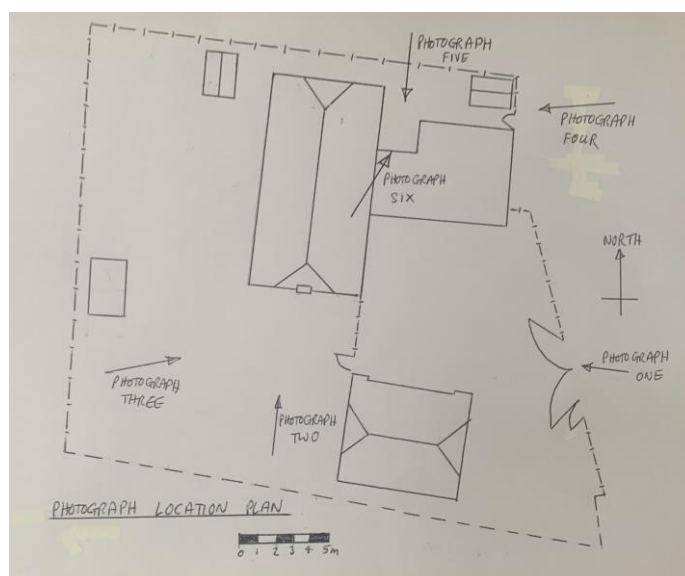
The site of the proposed conservatory is currently a border containing a miscellaneous collection of low quality planting of shrubs such as buddleia. There is also a paving slab path and some grass. Following construction, the loss of this planting will be compensated for by new planting of various types along the edge of the new brick walls. The path will be realigned around the new construction. The existing wooden fence along the line of the east wall will be removed.

The site of the dining room extension is all paved with concrete flags, and therefore there is no impact on any planting.

## Chichester Harbour Area of Outstanding Natural Beauty.

Shalom lies within this AONB, although located some distance from the harbour itself. Ham Lane is a private cul-de-sac road, with a public footpath right of way along it which turns to the east outside Shalom. As such, vehicle and pedestrian traffic is light. Despite this, the applicants feel that they have a responsibility to protect the character of the AONB by ensuring that this application enhances the overall appearance of their property and the locality in general. Similarly, the Prinsted Conservation Area boundary lies along Ham Lane, and although Shalom lies outside, the same considerations hold.

A separate Area of Outstanding Natural Beauty Assessment is being submitted with this application.



## Photographs

## Location plan