

4 Saxon Meadow  
Tangmere  
West Sussex  
PO20 2GA

HERITAGE STATEMENT  
23/11/23

Two Additional roof lights to dwelling  
One rooflight to garage

Wyatt Design & Build  
Aubrey Cottage  
Cost Lane  
Chidham  
PO188SU



#### No 4 Saxon Meadows.

The subject dwelling is part of the Saxon Meadows development which is situated to the extreme South West of the conservation area. The development is accessed via Church Lane which with its tranquil rural and agricultural quality is typical of the best in the conservation area. The medieval church of St Andrews is situated near by.

This group of residential units were converted in 1985 from mid 1800's agricultural barns, at that time great care was taken to retain their rural character. Brick and flint elevations were retained with where appropriate oak framed and timber clad in fill. The dwellings are mainly clustered around 4 court yards, the dwellings benefit from these landscaped communal spaces.

No 4 was converted with the main development in 1985 and is within a terrace of dwellings on the southern flank of the development. The garage which is also a subject of this application is one of five within five newly constructed garage blocks to the south west of the site. These new buildings are within the curtilage of the larger development.



No 4 North elevation looking south

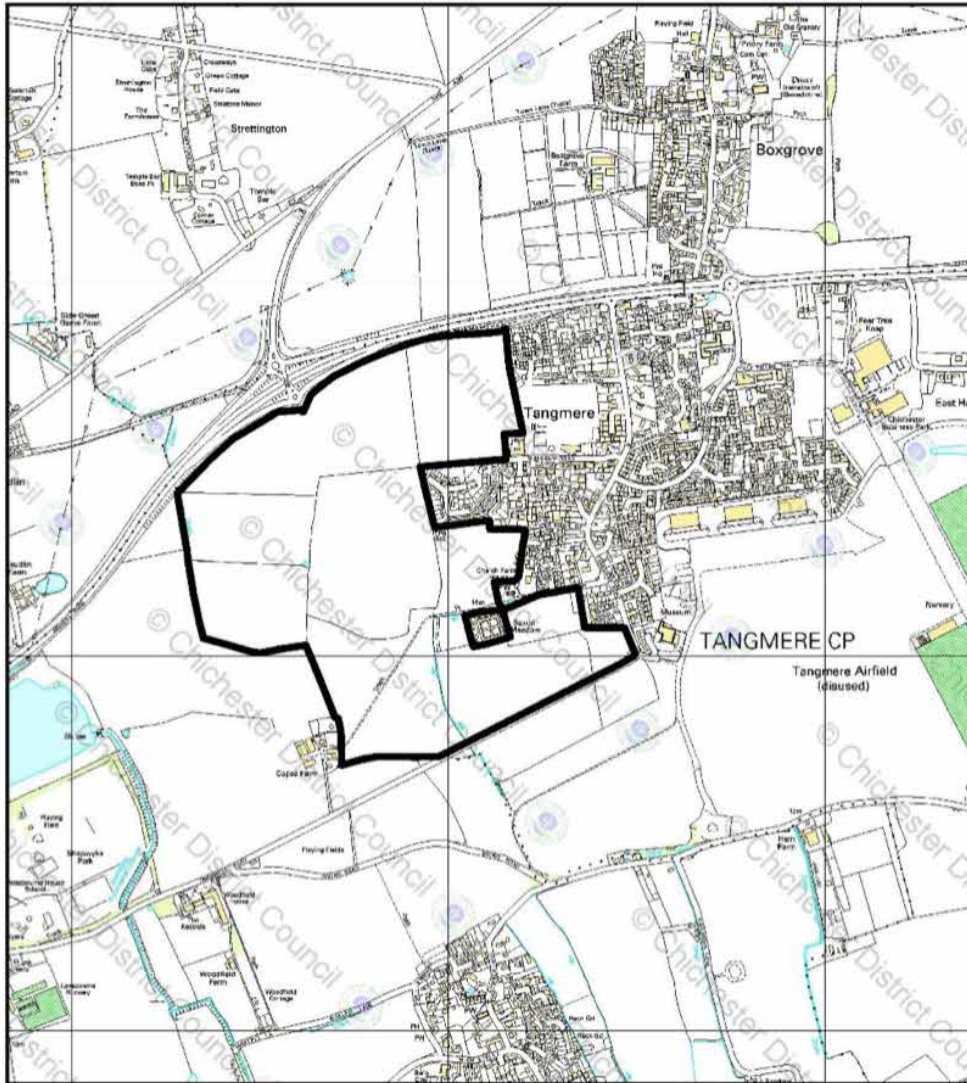





No 4 South elevation looking West

As the building is within an existing terrace it is not prominent in terms of an individual heritage asset, the impact of the proposal should be assessed in that light. It must be noted that under the adopted Neighbourhood Plan the open fields immediately to the North, West and South space around the enclave will be developed to provide a multitude of new homes which will significantly impact on any existing distant views from the South, West and North.

The South boundary of the subject site is currently formed by natural hedgerow and a stand of trees which significantly obscure the view from the South.

This application also seeks permission to install a roof light to the south slope of the garage roof. As noted above the garage is of fairly recent construction and being on the southern boundary of the site benefits from the screening of the existing stand of trees. Distant views will be obscured by the impending housing developments,



 <b>CHICHESTER DISTRICT COUNCIL</b> 	
Location: Tangmere Strategic Development Location	
Description	
Scale: 1:13,000	Date: 08/04/2014    Author: Local Planning and Delivery
	
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Adopted development location

## Schedule of works.

### Dwelling North elevation:

- 1) Install one additional roof window, same size as existing. It should be noted that adjacent dwellings benefit from two roof lights in their Northern roof slope. This application seeks to merely replicate that which already exists elsewhere.

### Dwelling South elevation:

- 1) Install one additional roof window, same size as existing on North slope

### Garage South elevation

- 1) Install one additional roof window, same size as on dwelling North slope

## Justification for proposed works

Policy 1 calls for sustainable development. At present the living room which is of some 26 msq, is served by two windows with a total glazed area of approx. 1.8 msq, this is less than 50% of the recommended minimum. In all but the very sunniest days the room is under lit. The lack of natural light means that the residents use electric lighting most of the day for most of the year. This is an unsustainable situation.

Permission is therefore sought to introduce additional natural light by installing a roof light to the Northern slope. This alteration will increase the glazed area by approx 1.0 msq leaving a total of 2.7msq which is closer to recommendations.

With regard to the first floor, this space is of some 30msq and is currently lit by a single roof light of 1.2 msq, the introduction of an additional /roof light of a similar area will bring the day lighting closer to the recommendation.

## Impact of proposal

The proposed works will have a minimal impact on the surrounding area. The adjacent properties to east and west already has a pair of roof lights on the northern slope and an additional roof light on the southern slope. This proposal only seeks to replicate the roof lights seen on No 3 and 5 Saxon meadow. The additional roof window to the North slope can only be seen from within the Saxon Meadows enclave and is simply reflecting the situation in adjoining dwellings.

The proposed roof window to the Southern slope of the dwelling and that of the garage could conceivably be seen from the distant Tangmere Road but this view will soon be obstructed by the impending residential development.

These works will not impact on any significant element of the buildings structure. or on any significant historic or architectural feature.

ENDS.