

4 Saxon Meadows
Tangmere
West Sussex
PO20 2GA



DESIGN & ACCESS STATEMENT
25/11/2023

2 additional roof lights to dwelling,
one roof light to garage

Wyatt Design & Build
Aubrey Cottage
Cot Lane
Chidham
PO188SU



The site

The application site falls within the Tangmere Conservation Area. To the west and south are currently open fields. Under the Tangmere Neighbourhood plan – adopted – over the next few years these fields will be developed for housing.

The subject building is a domestic dwelling having been converted in the 80s along with most of the rest of the Saxon Meadow barns . The conversion of the barns retained both the scale and form of the originals. The design of No 4 introduced glazing and roof lights to the northern elevation and glazing and a single small roof light to the southern elevation

Relevant planning history :

None relevant

Planning policies

Chichester Local Plan 2014-2029

P 1 Sustainable development

P 2 Dev Strategy

P 47 Heritage

Proposal

Permission is being sought to

- 1) Install an additional roof light to both the northern and southern roof slopes of the dwelling house.
- 2) Install a single roof light to the south slope of the garage roof

Design justification

The adjacent property to the east 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 Saxon meadow.

The proposed roof light to the northern elevation can only be seen from within Saxon Meadow. The proposed roof light to the southern slope can conceivably be seen from Tangmere Road to the south but this view will soon be blocked by the proposed housing development

With regard to the living room. 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 .

Detail

The design and installation details of the proposed roof lights will be identical to those already fitted to No 4 and No 3 and No 5

The design and installation detail to the roof light proposed on south slope of the garage will be identical to those proposed for the dwelling.

We suggest that there will be minimal impact on community amenity by these alterations, and no loss of heritage value in the wider context of the Conservation Area.

Access and transport

The proposals have no impact on access or transport arrangements.

PRA attached as additional document

ENDS