



Smith
Simmons
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AREA OF OUTSTANDING NATURAL BEAUTY STATEMENT

Old House Farm Itchenor Road West Itchenor
Chichester PO20 7DH

JANUARY 2024





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AREA OF OUTSTANDING NATURAL BEAUTY STATEMENT - ITCHENOR BARN

This application seeks amendments to a consented scheme for the conversion of a redundant agricultural barn to residential use (LA Ref: WI/22/02717/FUL) which was subsequently amended under LA Ref: WI/23/02452/FUL to include a mezzanine level internally and PV panels to the roof. The changes proposed under this current application involve the addition of outbuildings in the form of a garage/store and pool building with swimming pool.

As such the principle of the conversion of the barn to residential use has been agreed, and its impact on the AONB assessed as acceptable, and this application is solely related to the additional outbuildings within the site. The garage/store and pool building have been fully considered in relation to their impact on the AONB, being designed with flat and low-profiles roofs and a utilitarian appearance to sit comfortably within the setting of existing built form. The pool building would be screened from the wider AONB by the existing barn structure and as such would have no wider landscape impact. The garage/store would sit close to the barn and be read alongside the converted structure. From to east and north the garage would be screened by landscaping enhancements to the site.

Policy 43 of the Local Plan relates to Chichester Harbour AONB and has been informed by the Joint Chichester Harbour SPD planning guidance. It operates to ensure proposals reinforce and respond positively to the distinctive character and special qualities of the AONB landscape and waterscape. The design process at Itchenor Barn has been informed by the position of the site within the AONB designation and edge of settlement location.

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 issues relevant to the provision of outbuildings at Itchenor Barn are that the development responds to the high-quality replacement building on site, to locally distinctive building styles, materials and landscape setting.

An important consideration is the site's location along a residential road that marks the edge of the village centre. 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.

We trust the above is sufficient to enable you to register the application and look forward to receiving an acknowledgement in due course. If you require any additional information, please do not hesitate to contact us.