

# Planning, Heritage, Design and Access Statement

Corner Cottage, High Street, Bosham, PO18 8LS

- Proposed replacement new flint boundary wall & widened access & alterations to the listed building -



February 2024



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Prepared on behalf of:

**Mr. Mark Cornell**

Supported by the following Consultants:

PWP Architects  
The Ecology Partnership



## 1. Introduction

- 1.1 This statement has been prepared on behalf of Mark Cornell and his family to support a planning and listed building application for Corner Cottage, in Bosham. It seeks to make some minor amendments to a previously approved replacement extension (planning reference 23/01237/DOM and Listed Building reference 23/01238/LBC) and create new flint boundary wall within the rear courtyard area.



Figure 01: Aerial Photograph of the site

- 1.2 The description of development is:

"Proposed erection of a flint boundary wall and widened access. Various alterations to the listed building, including the inclusion of a cupboard from Somme Cottage into the ground floor layout of the new rear extension to Corner Cottage, installation of a rooflight to flat roof and removal of some rooflights on the extension, replace 1 no. port hole window to a door and changes to the positioning of windows/doors on the west extension, and the inclusion of flint details on the north and west elevation. Replace shutters on south elevation."

- 1.3 The existing 3-bedroom end of terrace house is located within The High Street, in Bosham. The existing bedrooms and living accommodation are quite cramped at present for the

applicant's family. They would like to better utilise the existing space they have and slightly alter the previous approval to extend their home at the rear.

- 1.4 The house is located within Bosham Conservation Area and is part of a group of Grade II Listed Buildings. In recognition that the building is listed and in a Conservation Area the proposals seek to deliver a high-quality design that respects both heritage assets and their respective settings.
- 1.5 The existing dwelling is nested within the core of the village and has seen some modernisation which has not always been in keeping with the existing property. This included a single storey flat roof extension to the rear which has recently been demolished in line with the previous approval. A small garden lies beyond this former extension to the west and continues around to the rear.
- 1.6 The proposals are motivated by the desire to enlarge and update the accommodation whilst preserving the property's historic significance. The alterations and first floor addition previously approved better serve modern family needs and provide much needed living accommodation.
- 1.7 The previous scheme included two new dormers in the proposed roof slope to provide additional ceiling height within the first-floor accommodation. These were considered moderate insertions within the roof and follow a similar design to other dormers found within the surrounding village. There are no changes to this element of the scheme.
- 1.8 The first-floor extension previously approved follows the ridge line of the existing main roof and incorporates a catslide design at the rear. This provided a more useable bedroom and larger bathroom as the existing is somewhat cramped currently. The extension provided additional living accommodation at the ground floor. However, it is now the intention to amalgamate next doors cupboard currently within Somme Cottage into the ground floor of Corner Cottage's new extension. This follows the line of the party wall of the two properties and is of modern construction, made of breeze blocks. This would enable a downstairs shower to be included in the previously approved W/C.
- 1.9 The design still maintains the catslide roof to integrate it with the existing roof at the rear and a small flat roof element where this was once part of Somme Cottage. The flat roof above the former cupboard space is proposed to have an obscure roof light above it to bring some natural daylight into the new WC and shower room.
- 1.10 We have also noticed that the previous design of the rear extension had an error on one of the elevations. The floor plans showed a store cupboard with an external door to accommodate cycles, however the western elevation showed a port hole window in error.

This elevation has been updated to show a timber door instead so this space can be accessed externally.

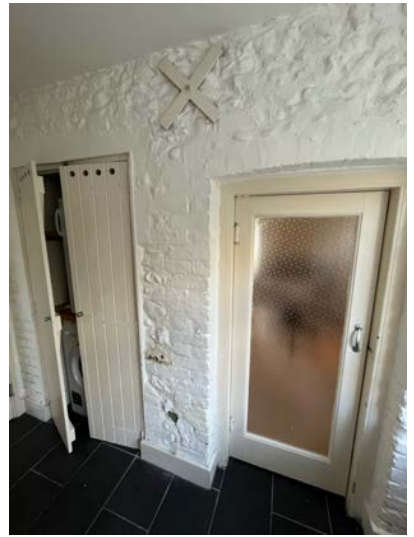
- 1.11 The other changes proposed seek to remove the modern low-brick boundary wall with wooden trellis above and replace this with a new flint boundary wall. The access into the courtyard area is also proposed to be widened, making manoeuvrability into this space much easier. This would take place once the BT pole had been relocated 1m away from the side of the cottage. The flint wall matches the small section of boundary wall that is currently attached to the house facing the High Street.
- 1.12 The final changes relate to replacing the existing shutters on the front elevation of the cottage. These would be a simple slatted design, with horizontal and diagonal braces. The existing shutters on the front elevation are modern.
- 1.13 The new extension was carefully designed to allow the continued visual appreciation of the flintwork to the rear elevation (on the original back wall). This remains the case given no changes are proposed to the original part of the cottage. All windows have been carefully placed to not overlook any nearby properties and again this remains the same.
- 1.14 Whilst having regard to the above, planning policies support the principle of extending the existing dwelling, subject to the usual design criteria. The proposed changes to the replacement extension are very minor in nature and considered acceptable. The other works proposed to the boundary treatment are considered an enhancement given they are more in keeping with the style of the cottage and replicate part of an existing wall.
- 1.15 The application proposes a well-designed replacement extension that respects the design of the existing Grade II listed dwelling. The additions would offer a more practical layout for the dwelling and a more consolidated overall built form. The widened access will also aid vehicular access into the courtyard.
- 1.16 The proposals are not considered to adversely impact on the setting of the Conservation Area and the alterations are very minor in nature. No harm will arise to the adjoining neighbours and the additions will fit in well within the street scene, albeit views will be limited due to it being set-back from the main building line. Furthermore the high-quality design is considered appropriate as it is largely on the existing footprint or hardstanding areas.
- 1.17 The proposals are also seeking to repair a historic feature and bring it back into use, by reinstating the former chimney stack on the side (previously approved) and creating a more appropriate flint boundary wall, which conserves and enhances the Chichester Harbour Area of Outstanding Natural Beauty (AONB) in which it is situated.

- 1.18 The proposal accords with the provisions of the NPPF in respect of the Conservation Area, the setting of nearby heritage assets and the AONB, and in conformity with the policies contained within the Local Plan.

## **2. Site & Surroundings**

- 2.1 The application site is located in the coastal village and Parish of Bosham, within Chichester District. It is within the settlement policy area, as defined by the Chichester Local Plan Policies Map and is situated within the central core of the historic settlement of Bosham. It also lies within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).
- 2.2 Corner Cottage is an end of terrace two storey dwelling located on the northern side of The High Street. The terraced cottages form part of a Grade II group listing that have front facades dating from the early 19<sup>th</sup> Century. It's main façade fronting The High Street is constructed from stuccoed render with a brick dental course at the eaves. On the rear elevation is a small section of flintwork and the roof is red clay plain tiled. Fenestration is varied throughout with sash, casement, circular and ecclesiastical windows all visible from the street scene.
- 2.3 Access to the property is via a pedestrian side gate or the main front door directly off The High Street. Many of the properties in the centre of the village have a close relationship with the street.
- 2.4 The end of terrace house adjoins Somme Cottage (formerly The Old Bosham Post Office) which is also a Grade II Listed cottage. This forms part of the wider group listing which includes Churchill Cottage, Eden Cottage and Beach Cottage. All the properties are stuccoed with plain tiled roofs.
- 2.5 The site is also within the Bosham Conservation Area and located within Flood Zone 3.
- 2.6 There are no ecological designations within the site itself but is near a wildlife corridor. As the original application involved demolition and changes to the roof form, it was accompanied by a bat assessment and subsequent survey. The ecology surveys have been re-submitted but note the works have already commenced to remove the modern additions.
- 2.7 The village borders the following designated areas, Solent Maritime Special Area of Conservation (SAC), Chichester and Langston Harbours Special Protection Area (SPA) and Ramsar and Chichester Harbour Site of Special Scientific Interest (SSSI). The proposals are not considered to impact on these designations as outlined in the preliminary assessment produced by the Ecology Partnership.







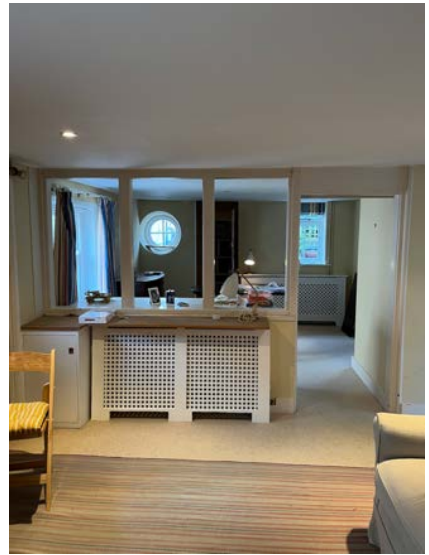


Figure 2: Photographs of the property Corner Cottage, The High Street and neighbouring houses

### 3. Planning History

3.1 The most relevant planning history for Corner Cottage is listed in the below table.

<b>Planning Application Reference:</b>	<b>Description of Development</b>	<b>Decision</b>	<b>Decision Date</b>
03/03413/LBC	Replacement of existing sun room with new kitchen extension. Interior remodelling. Rebuilding of existing outbuilding/shed.	Approved with Conditions	11 February 2004
03/03414/DOM	Replacement of existing sun room with new kitchen extension.	Approved with Conditions	11 February 2004
04/02452/LBC	Replacement of kitchen/hall slab and replacement of stud framed external walls to kitchen/new hall.	Approved with Conditions	31 August 2004
21/02515/LBC	Removal of part of existing garden wall to enable enlargement of existing access.	Approved with Conditions	05 November 2021
23/00587/TCA	Notification of intention to fell 1 no. Cherry tree (T1).	Approved	13 April 2023
23/01237/DOM	Replacement extension and alterations to the rear, including the insertion of dormer windows and reinstatement of a chimney to the side.	Approved	21 August 2023
23/01238/LBC	Replacement extension and	Approved	21 August 2023

	alterations to the rear, including the insertion of dormer windows and reinstatement of a chimney to the side.		
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<b>Pre-application Enquiry Reference</b>	<b>Description</b>	<b>Advice Provided</b>	<b>Decision Date</b>
BO/22/02121/LBAOS Listed Building pre-application – Owen Broadway.	Replacement extension & alterations to the rear, including the insertion of dormer windows & reinstatement of a chimney to the side	<p>The Principal Conservation and Design Officer provided the following comments:</p> <p><i>The property is Grade II listed and lies within the Bosham Conservation Area and makes a valuable contribution to the tightly grained townscape that surrounds the site. A key characteristic of the area is the traditional roofscape typified by varied and red tiled roof slopes.</i></p> <p><i>The key parts of the proposals are to add a half storey onto the existing modern ground floor extension. The principle of this work is acceptable and would see the removal of a harmful ground floor flat roofed extension. The form of extension proposed is far more coherent in a historical setting than the flat roofed extension previously permitted. The extension will fit neatly to the rear of the original historic dwelling and will add to the varied historic roofscape in the surrounding area. The proposed dormer is acceptable, and although fairly wide, there are clear historic precedents</i></p>	01 February 2023

- 3.2 A pre-application enquiry was submitted prior to rear extension being approved. Advice from the Council was sought on the proposed extension at Corner Cottage, High Street, Bosham.
- 3.3 The initial design was changed from the original submission to ensure that the rear flintwork which is currently exposed remained visible at the first floor. Following this change, the Principal Conservation and Design Officer's response was positive, and his comments have been outlined in the table above.
- 3.4 In conclusion, the previous application approved was clear in the fact that the design and impact of the extension on heritage assets was acceptable. This application seeks to alter this slightly by including a door to access the store externally from the courtyard, amalgamating next doors small cupboard into the ground floor extension with a roof light above and replacing the existing boundary wall with a flint wall and slightly widened timber entrance gates. The applicant would also like to replace the existing shutters on the front elevation which are modern additions. All of the other aspects of the previous scheme remain as approved.

#### 4. Planning Policy Context

- 4.1 Section 36(8) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the provisions of the statutory Development Plan, unless material considerations such as the NPPF indicate otherwise.

##### National Planning Policy Framework

- 4.2 The National Planning Policy Framework (NPPF) 2023 states at paragraph 131, that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...'. The NPPF indicates that the 'creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'.
- 4.3 Section 5 seeks to deliver a sufficient supply of homes. The chapter also recognises the size, type and tenure of housing needed for different groups in the community (including families with children and older people). This is relevant given the proposals include creating an additional bedroom and enlarging the existing living accommodation for their family. Section 11 of the NPPF also encourages the effective use of land.
- 4.4 Paragraph 124 e) also states that planning policies and decisions should 'support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be

consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers'

- 4.5 Section 12 of the NPPF, particularly paragraph 135 c) states that developments should be 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'. It also seeks to a) 'add to the overall quality of the area, not just for the short term but over the lifetime of the development' and e) 'optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development'. These points are particularly relevant to this proposal.
- 4.6 Section 15 of the NPPF seeks to protect and enhance biodiversity and the natural environment. Section 16 of the NPPF outlines how proposals affecting heritage assets should be assessed. Paragraph 182 places great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas. The proposals seek to create an overall betterment.

#### The Planning (Listed Building and Conservation Areas) Act 1990

- 4.7 The 1990 Act sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses under Section 66. Section 72, of the same act, relating to conservation areas requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. The content of the Act is reflected in both the relevant adopted Local Plan policy below and the National Planning Policy Framework discussed above.
- 4.8 The following paragraphs of the NPPF are considered relevant to the determination of the proposals. Namely Paragraph 205 of the NPPF says that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to its conservation whilst paragraph 201 states that local planning authorities (LPA) should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's consideration and any aspect of the proposal.
- 4.9 This statement provides for a detailed heritage assessment of the impacts of the proposals set in the context of the significance of the existing heritage assets. The reader is directed to the

specific responses on each of the proposals at Section 6 of this statement in order to enable the informed conclusion on how Local Plan policy 47 and NPPF policy is met.

Chichester Local Plan – Key Policies 2014 - 2029

4.10 The most relevant policies which apply to the proposals are set out below.

Policy 1 - Presumption in Favour of Sustainable Development

Policy 2 – Development strategy and settlement hierarchy

Policy 33 – New Residential Development

Policy 47 – Heritage and Design

Policy 48 – Natural Environment

Policy 49 – Biodiversity

4.11 Heritage and Design Policy 47 states that planning permission will be granted where it can be demonstrated that the proposals conserve and enhances the special interest and settings of designated and non-designated heritage assets. This includes buildings of local importance, including locally listed and positive buildings, and the setting of Conservation Areas. The policy seeks development to respect distinctive local character and sensitively contribute to creating places of high architectural and built quality.

4.12 The supporting guidance seeks the use of traditional, local materials and adherence to local building techniques and details where appropriate. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within Conservation Areas should conserve and enhance the special historic and architectural interest of the Conservation Area.

4.13 'General Development Control Criteria' is broadly set out in Policy 33 and is a main reference point for all new developments in the District. It seeks new development to be appropriate to the site in terms of scale, form and appearance and external building materials; respects the character and appearance of the locality and provide safe access to the site and adequate parking to adopted standards. The policy also addresses the impacts of development on the amenities of neighbouring occupiers.



Figure 3: Photograph of Corner Cottage frontage within The High Street and aerial photograph

## 5. Proposals

- 5.1 The application seeks to alter the previous approved extension in a minor way. The previous scheme added a half storey onto the existing modern ground floor extension which would see the removal of the harmful first floor flat roofed extension. The proposals responded to the roof form of the existing house by following the existing roof pitch and incorporating a catslide on the western elevation. Modest dormer windows were neatly added to the new roof, which reflected other historic precedents in the area. These aspects of the design would stay the same.
- 5.2 The proposals have sought to include next doors cupboard into the ground floor layout so the WC has more space to include a shower. The flat roof on this part of the WC would have an obscure roof light inserted above it to bring in some natural daylight into this area. The works include making an insertion into this cupboard space and construction of a new party wall. Given this area is made from modern breeze block construction, of no heritage value, this small amalgamation from Somme Cottage into Corner Cottage's ground floor is considered acceptable.
- 5.3 The previous design of the rear extension had a small error on the elevation. The floor plans showed a door accessing a store from the courtyard but the elevations showed a port hole window by mistake. The proposals seek to replace the port hole window with a timber door to provide access into this store to accommodate bikes in the same way the previous extension did. This makes the floor plans consistent with the new elevation. The proposals also seek to remove one of the roof lights on the ground floor western roof slope and add some flint detailing on elevation nearest the rear wall of the original cottage.
- 5.4 The only other changes proposed that differ from the previous approval is the desire to replace the shutters on the front elevation with simple timber slatted design and to replace

the modern boundary wall constructed of brick and wooden trellis above with a flint wall. This would match the part of boundary wall that is attached to the side of the cottage. The proposals also seek to widen the access into the courtyard with a timber set of gates to aid manoeuvrability. The BT pole on the frontage is in the process of being relocated closer to the side of the cottage to enable this change to be made.

5.5 Visually the proposals are largely contained to the rear of the cottage apart from the replacement shutters and the replacement flint wall. Public views will only be glimpses of a well-proportioned, historically coherent extension and the new boundary treatment facing the street.

5.6 Internally alterations are limited to modern walls that are of no historical significance. It is also proposed to reinstate the chimney to the western elevation which is considered an enhancement to the composition of the cottage (as shown in the previous approval). The design of the extension also enables the existing historical flintwork to be seen on the rear elevation (as shown in the previous approval). Please see the below figures which illustrate a comparison to the existing elevations and floorplans with the previous approval and that now proposed.



Figure 4: Existing Elevations



Figure 5: Previous Approved Elevations

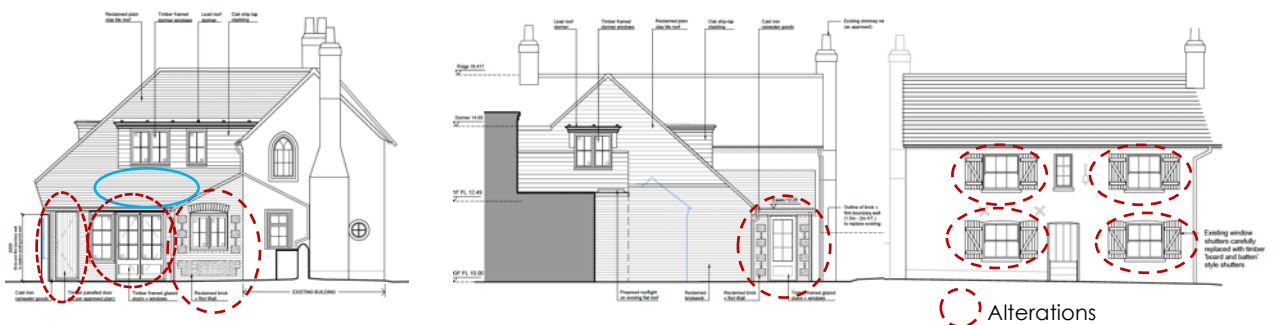
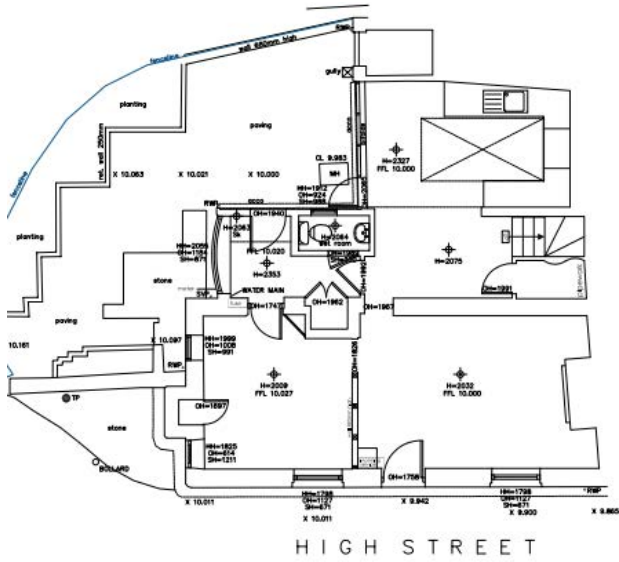
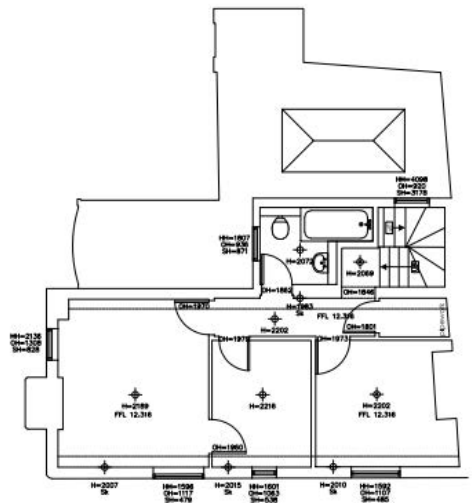


Figure 6: New Proposals Elevations



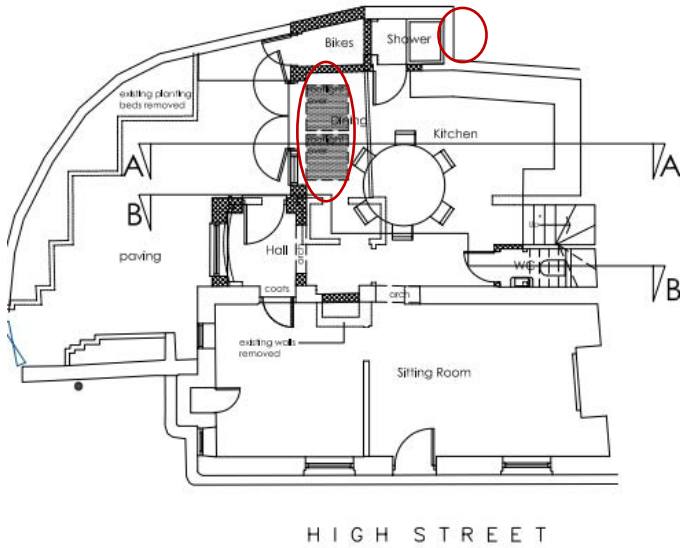


Ground Floor

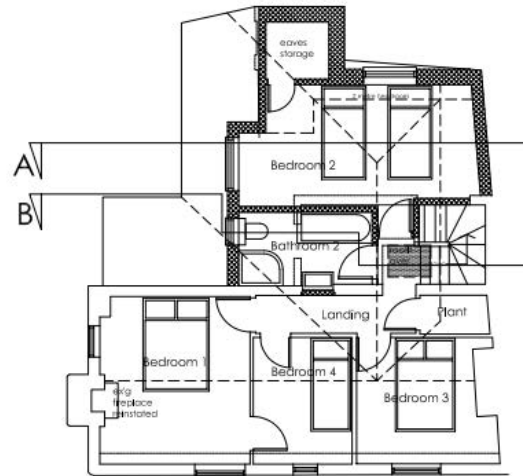


First Floor

Figure 7: Existing Floorplans



Ground Floor



First Floor

Figure 8: Approved Floorplans

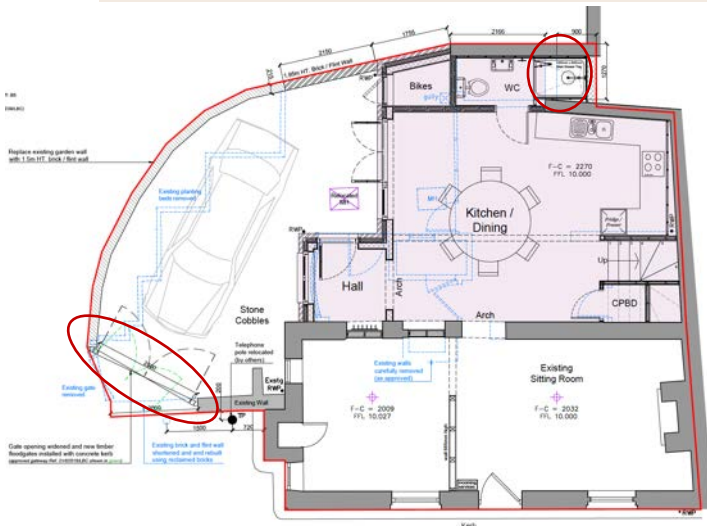
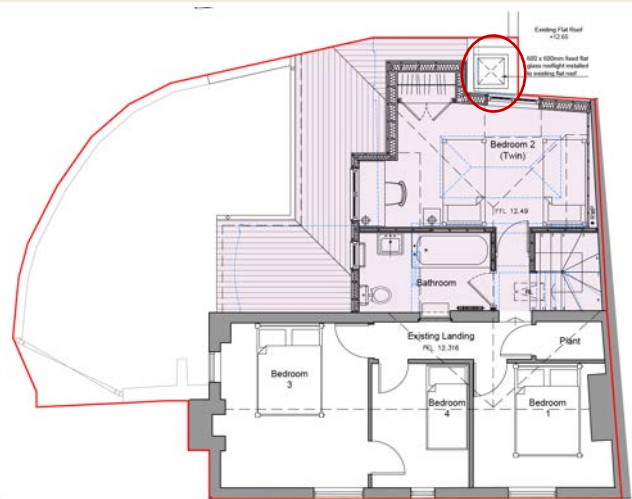


Figure 9: Proposed Floorplans



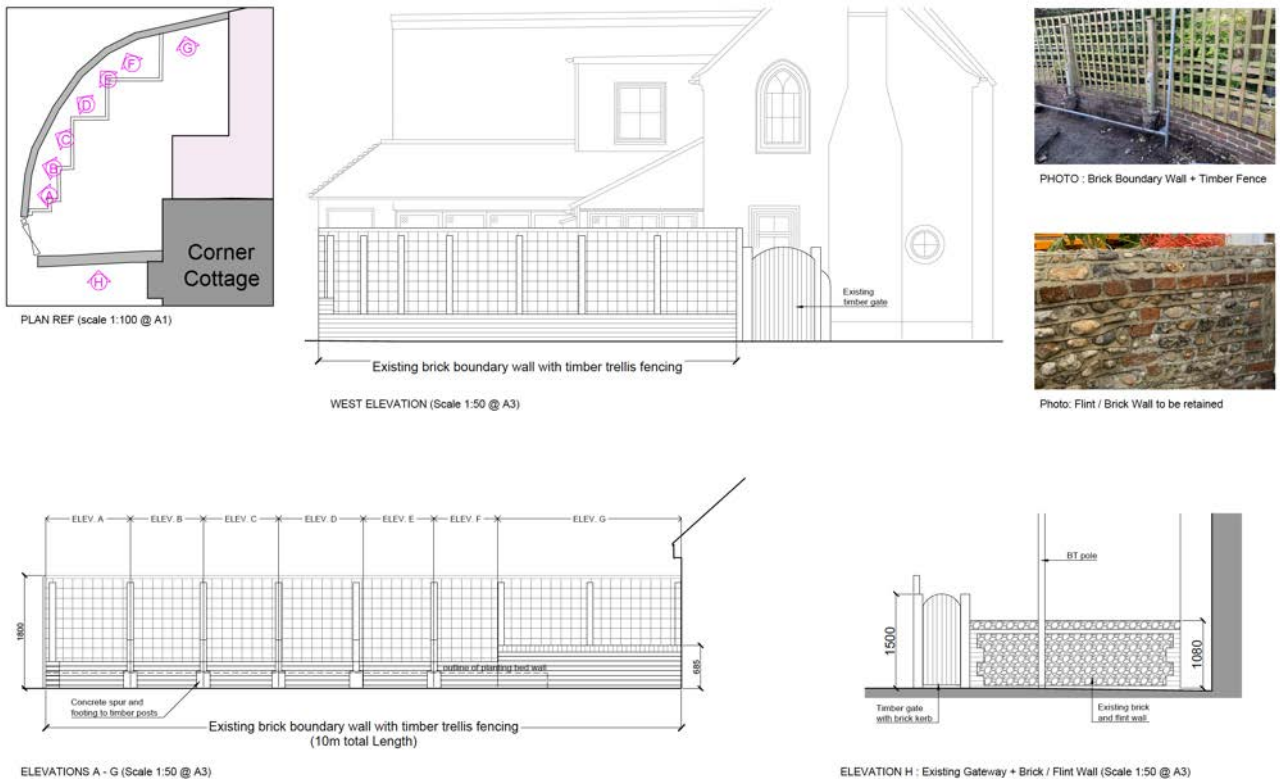


Figure 10: Existing boundary wall and entrance



Figure 11: Proposed replacement flint boundary wall and entrance

## 6. Heritage Assessment - Designations & Heritage Significance

6.1 There are three designated heritage assets which are considered to lie within or directly adjacent the site. Their designation and significance are outlined below:

### 6.2 **Corner Cottage (Grade II Listed Building)**

6.3 Corner Cottage is an end of terrace two storey dwelling located on the northern side of The High Street. The cottages that form part of the Grade II group listing have front facades that date from the early 19th century with possibly earlier timber frame buildings behind. It's main façade fronting The High Street is constructed from stuccoed render with a brick dental course at the eaves. To the rear elevation is a small section of flintwork and the roof is red plain tiled. Fenestration is varied throughout with sash, casement, circular and ecclesiastical all visible from the street scene.

6.4 The cottage is Grade II listed as part of a wider group listing. The Historic England List Entry Number: 1026451 for the house reads as follows:

*Range of cottages with an early C19 exterior to an older, possibly timber framed building. Two storeys and attic. Eight windows. Three dormers.*

*Stuccoed. Tiled roof. Mostly casement windows. Some small shop windows.*

6.5 The listing relates more closely to other cottages contained in the group listing considering the reference of dormer windows and eight windows. Nonetheless the cottage is stuccoed with a plain tiled roof and is relevant addition to this group listing. The internal arrangement has been greatly altered but still holds some character.

6.6 The building historic significance largely therefore lies in its architectural interest with polite and symmetrical architecture to the front. The flintwork with dental brick eaves line to the rear elevation is also of significance.

## 6.7 Bosham Conservation Area

6.8 The site falls within Bosham Conservation Area. The Bosham Conservation Area Appraisal identifies the site being within Character Area 3 – The Village Centre: church quay and waterside.

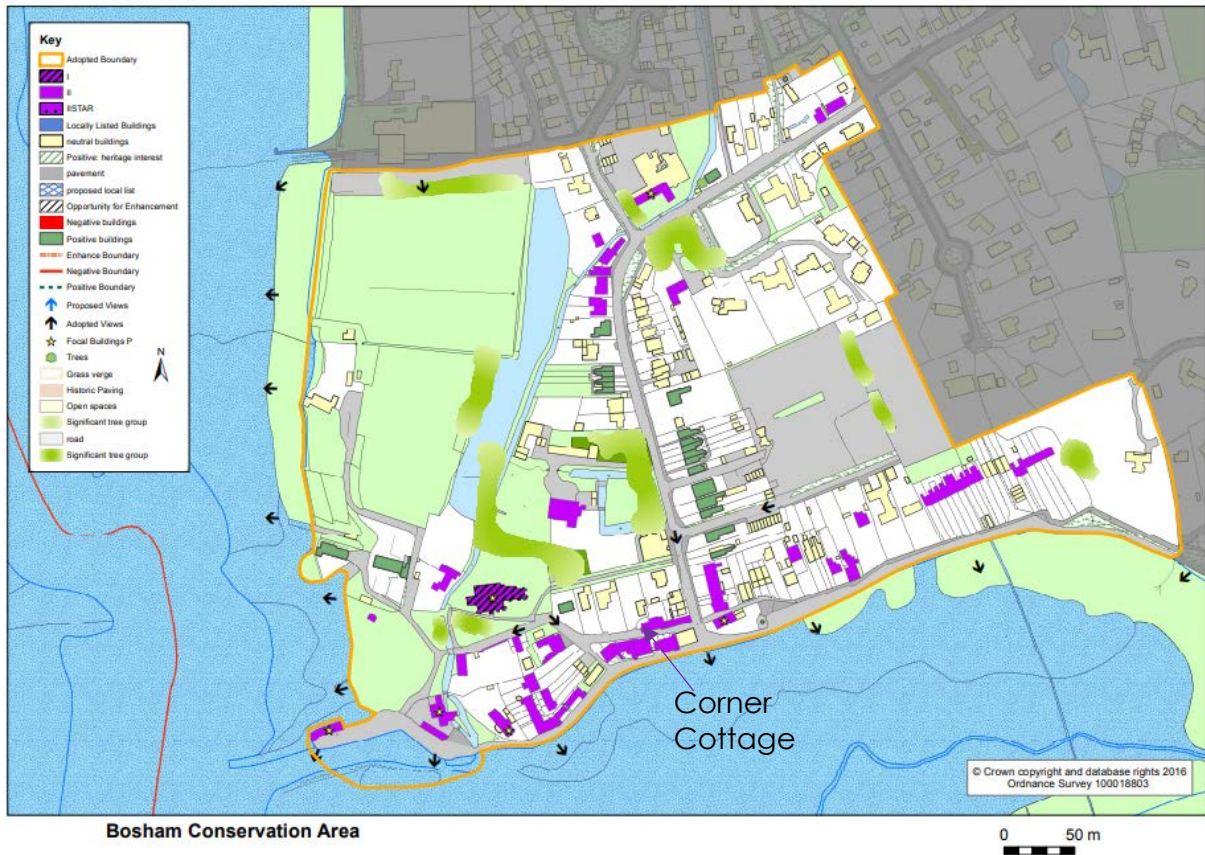


Figure 12: Bosham CACA map – character area 3

6.9 The Character Appraisal identifies that Area 3 is notable for its Groups of mainly small scale cottages and narrow twisting High Street and a few prestigious houses dating mainly to the 18th or early 19th centuries. A number of the historic buildings along the High Steet, are rendered and painted, usually white or in a pastel colour.

6.10 In summary the significance of this part of the conservation area lies:

- Attractive village centre with groups of mainly small-scale cottages, narrow twisting street pattern;
- Historic marine settlement overlooking the Bosham Channel;
- Mixed uses including housing, some shops, a public house and the yacht club;
- Domestic scale, mainly two storeys or two and a half storeys;

- 6.11 The proposed extension has sought to reflect the original design of the main house which provides much needed further accommodation at the first floor and ground floor. This follows the existing roof line and ensures the extension fits neatly to the rear of the original dwelling house. The design incorporates a catslide roof so ties in with the existing house. This design is more in keeping with the existing roof form and provides a coherent appearance which is currently missing.
- 6.12 To improve the accommodation upstairs, the proposals include the insertion of two modest additional dormer windows. Dormer windows have been used to keep the overall scale and bulk to a minimum. This will improve the ceiling height within the rooms which would otherwise be quite restrictive currently. The use of dormer windows is a common feature in the district and within the immediate area (as shown in the photographs below in Figure 9 and 10). Each dormer window is carefully positioned and designed to avoid an overly cluttered appearance.
- 6.13 Furthermore, it is intended that good quality materials will be used in the construction of the addition, chosen to be in keeping with the character of the Conservation Area and to match those already used on the existing dwelling.



**Figure 13:** Examples of dormer windows and roof forms within the centre of Bosham (including on the existing terrace)



**Figure 14:** Examples of dormer windows on historic properties (Houses by Charles Rennie Mackintosh - Windy Hill, Kilmacolm and Hill House Helensburg)

## **7. Planning Assessment & Justification**

7.1 The following planning issues are relevant.

1. Principle of development in the Settlement
2. Design Quality
3. The Historic Environment
4. Residential Amenity
5. Ecology
6. Impact on Highway Safety and Access Arrangements
7. Sustainability
8. Flood Risk Assessment

### **1. Principle of development**

7.2 The Application Site comprises an existing residential property, located within the established built settlement of Bosham. The proposed development, which anticipates a residential extension and alterations to Corner Cottage is therefore considered wholly acceptable in principle, subject to meeting other planning policy requirements in respect of design, effects on residential amenities and impacts upon the historic environment.

### **2. Design Quality**

7.3 Section 12 of the NPPF, seeks to ensure that new development proposals do not have a detrimental impact on the character of the location or its landscape setting, and in all cases, should deliver a high quality of design. In these respects, the proposal has considered the detailed requirements of these Policies to ensure that the proposed new development will reflect the rich local distinctiveness of the local landscape and character through scale, form, mass, layout, design, materials and detailing.

7.4 The Revised NPPF, published in December 2023 continues to place great importance upon the design of the built environment. Paragraph 131 of the NPPF states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

7.5 Paragraph 135 of the NPPF advises that planning decisions should aim to (inter alia):

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.6 Paragraph 139 continues, stating that “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design”.

Conversely, significant weight should be given to:

“Outstanding or innovative designs, which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

7.7 In considering the foregoing, the updated design of the proposed extension continues to reflect the traditional proportions of the host building and seeks to use traditional materials. This is considered to be an appropriate way in which to design an addition to this building. The shapes and forms of the structure are recessive and do not compete visually with the existing house. The materials proposed are commonly found within the Conservation Area and will blend into the character of the existing building.

7.8 The proposed extension has been designed as a proportionate and companionable addition to the existing building. It is located to the side of the house which means that the principal elevation would be unaltered, aside from the minor changes to the boundary and shutters.

7.9 The design of the extension will read as an organic evolution of the dwelling. Roof forms are subservient and create interest whilst also maintaining symmetry. As such a worthy extension to this elevation would not harm the character. It is considered the proposed extension would be of the quality and architectural interest which is necessary for this dwelling.



Figure 15: Proposed Elevations

- 7.10 The cupboard that is proposed to be amalgamated to the ground floor of the new extension is currently part of a flat roofed, single storey extension attached to Somme Cottage. It is a slightly unusual shape given the cupboard element is not aligned with the party wall of Corner Cottage at the rear. Its inclusion would make the ground floor extension a more regular shape. The purpose of the amalgamation is to improve the space available for the downstairs WC so this includes a shower more comfortably. Previously the toilet was shown under the stairs which would have been challenging to install.
- 7.11 The works proposed involve demolishing a breeze block wall and the erection of a new party wall between the two properties (please see the photo that demonstrates that this part of Somme Cottage is of poor construction and of no architectural merit). Above the new larger WC (on the flat roof element) a new obscure roof light would be installed. This would be discretely located so it is not easily visible.



**Figure 16:** Photographs of the wall forming part of Somme Cottage that they hope to amalgamate with the new extension. The photographs have been taken following demolition of the rear extension that was previously attached to Corner Cottage (approved under 23/01237/DOM and Listed Building reference 23/01238/LBC)

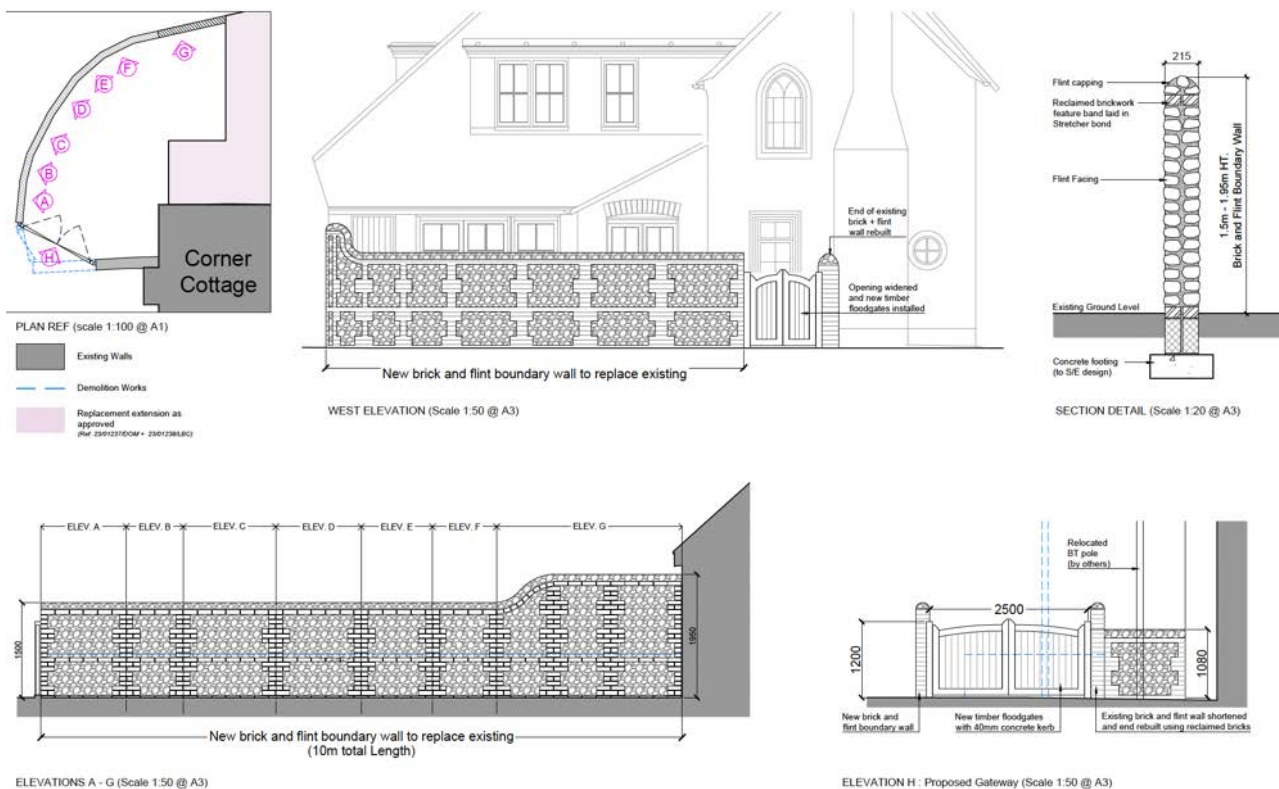




**Figure 17:** Photographs of the wall forming part of Somme Cottage that they hope to amalgamate with the new extension. The photographs have been taken following demolition of the rear extension that was previously attached to Corner Cottage (approved under 23/01237/DOM and Listed Building reference 23/01238/LBC)

- 7.12 The proposals also seek to include flint detailing on some elements of the new ground floor extension, that is adjacent the flint rear wall of the original cottage. Around the door on the north elevation and around the window of the west elevation are the only parts of the extension that is sufficiently large enough to include flint and brick quoins detailing. This slight change in materiality is considered appropriate given it reflects the mix of materials already found on the property. The design also seeks to remove some of the roof lights on the catslide roof slope which would simplify this elevation facing the courtyard and reposition the doors and windows on the ground floor west elevation.
- 7.13 The other changes proposed to the previous scheme is the inclusion of replacement shutters on the front elevation. The current shutters are a modern but have been evidently in place since at least 2010. The Applicant would like to change these to a more simple style, with timber slats and horizontal and diagonal brazes. Given the shutters are a modern addition and the style of these is a preference to the Applicant, it is not considered to have neutral impact on the setting of the listed building.
- 7.14 The last of the changes proposed to the scheme is the removal of the modern low boundary brick wall and wooden trellis above installed around the courtyard and the installation of new

timber gates at the entrance. The principle of removing part of the existing garden wall to enable an enlargement of the existing access was approved under listed building consent 21/02515/LBC in November 2021. However, the Applicant would like to replace the modern low brick wall and trellis that wraps around the rest of the courtyard area with a similar flint wall that is attached to the side of the cottage facing the street. As part of the design, the gated entrance would be widened and positioned at more of an angle to aid access. Pillars would be erected either side of the timber gates. The majority of the new flint wall would be 1.5m in height with this increasing to 1.9m in height as it attaches to the new extension. This would help to provide more privacy to the courtyard and rear habitable rooms which face the neighbours drive leading to The Keep, the residential property to the North.



**Figure 18:** Proposed new boundary flint wall

- 7.15 The new boundary flint wall would reflect the front flint wall that is currently attached to the side of the cottage and is considered an enhancement to the current situation. The proposed flint boundary wall would also reflect the boundary treatments found in the Conservation Area.
- 7.16 Overall the proposed works and amendments to the approved design are considered appropriate, respectful and positive. The careful attention to form, height, mass and the relationship with the parent property demonstrates respect for its historic setting.
- 7.17 With reference to the identified significance of the property, it is clear that the extension or the proposed works would not cause harm to its historic or architecturally important features

of significance. On the contrary, the design and scale of the extension seeks to reinforce the legibility of the historic and architecturally distinct element of the original built form. The design is high quality, traditional and appropriately recessive in its context.

- 7.18 For these reasons, the design of the proposed extension and associated works would conserve the architectural interest of the host building. It would also enhance its setting within the Chichester Harbour AONB.

### **3. The Historic Environment**

- 7.19 The legal framework set out in Section 16 and 72 of the Planning (Listed Building and Conservation Area) Act 1990 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Listed buildings and the Conservation Area. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

- 7.20 Policy 47 of the Local Plan, which relates to the historic environment, states that planning permission will be granted where it can be demonstrated that the proposals conserve and enhances the special interest and settings of designated and non-designated heritage assets. This includes buildings of local importance, including locally listed and positive buildings, and the setting of Conservation Areas.

- 7.21 Paragraph 200 of the NPPF stresses that, when determining planning applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 208 continues, stating that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

- 7.22 Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, which is consistent with the objectives of the NPPF, provides guidance on the management of change within the setting of heritage assets. The document recognises that elements of a setting 'may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (para. 4), and it recommends a systematic and staged approach to the assessment of setting, namely:

(i) identify which heritage assets and their settings are affected;

(ii) assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

(iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance;

(iv) explore the way to maximise enhancement and avoid or minimise harm;

(v) make and document the decision and monitor outcomes.

7.23 In considering these Policy requirements, the records of Historic England have been studied, as well as the Historic Environment Record of Chichester. In considering these sources, it is acknowledged that the Application Site is a Grade II Listed building and lies within the Bosham Conservation Area. The significance of these assets has been discussed above in section 6.

#### Impact on the host listed building

7.24 The key parts of the proposals have been previously approved under planning application reference 23/01237/DOM and Listed Building reference 23/01238/LBC. The main aspects were to add a half storey onto the existing modern ground floor extension. The principle of this work was found to be acceptable and would see the removal of a harmful ground floor flat roofed extension.

7.25 The form of extension proposed (with the small addition that once formed part of Somme Cottage) is far more coherent in a historical setting than the flat roofed extension previously found at the site. The extension will fit neatly to the rear of the original historic dwelling and will add to the varied historic roofscape in the surrounding area.

7.26 The proposals include additional dormers to the western side and rear roof slopes to provide additional ceiling height within the first-floor accommodation (albeit these were previously shown). Some of the roof lights in the roof slope have been rationalised to make this a more streamlined appearance. The dormers approved are a moderate insertion within the roof and follows a similar design as the existing dormers found within the surrounding village.

7.27 With reference to the identified significance of the property, it is clear that the updated designs would not cause harm to its historic or architecturally important features of significance. On the contrary, the design and scale of the extension and associated works seek to reinforce the legibility of the historic and architecturally distinct element of the original built form. The design is high quality, traditional and appropriately recessive in its context.

7.28 It is therefore considered that the proposed development will not adversely affect the surroundings in which this Grade II listed building can be experienced, or its prominence as a local landmark.

### Impact on the character and appearance of Bosham Conservation Area

- 7.29 The proposal is traditionally designed and would not appear out of keeping within the character of the host building. The height, form and design of the extension and associated works have been carefully considered in relation to its context. Care and caution have been exercised to ensure the proposal would not appear visually intrusive or overly prominent from private or public vantage points within the Conservation Area, thus affording protection to its character and appearance.
- 7.30 The extension will fit neatly to the rear of the original historic dwelling and will add to the varied historic roofscape in the surrounding area. As noted previously, the volume and height of the roof form also compare favourably to the existing.
- 7.31 Further, it is highlighted that the design has been amended to reflect comments received during pre-application discussions and further refined since the previous approval. It is this approach and careful response to the setting and context of the site that has resulted in the design approach put forward. In its context, the extension, new boundary wall and roof form are coherent and discreet. They are based on principles of high quality and responsive design.
- 7.32 The overall appearance and character of the extension would be proportionate in terms of scale and form. The detailing of the extension and the proposed flint boundary wall is traditional and references the historic character of the existing cottage. It is therefore considered that the proposed development will preserve the established character and appearance of the Conservation Area, providing the opportunity for an element of new development that will make a positive contribution to its local character and distinctiveness, and as such it accords with the objectives of Local Plan Policy 47 and the NPPF that seek to protect the significance of this heritage asset.

### Impact on setting of Grade II Listed Somme Cottage

- 7.33 Given the proximity, siting, scale and massing of the proposed extension, relative to the neighbouring Somme Cottage, it is not considered that this proposal will impact upon the experience of this Listed Building within the public realm, nor upon its historic setting and grounds. The proposed small amalgamation of the cupboard next door, which is of modern construction and poor quality, it considered that this will have no material impact on any heritage value associated with either property when this aspect is demolished and repurposed. The proposed extension will not affect any wider views of Somme Cottage and will not diminish its position as a local landmark within the village.
- 7.34 It is therefore considered that the proposed development will not adversely affect the surroundings in which this Grade II listed building can be experienced, or its prominence as a

local landmark, and the impact of the proposed development on the overall setting and significance of Somme Cottage will therefore be neutral.

- 7.35 In summary therefore and considering the preceding paragraphs, for the purposes of these designated heritage assets, this proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act and the objectives of the local and national planning policies that generally support new development in Conservation Areas whilst seeking to protect the setting and significance of designated heritage assets.

#### **4. Residential Amenities**

- 7.36 The proposed development has been carefully considered, to ensure that the new extension makes the best use of the space available, in a manner which provides the required accommodation for the Applicants, whilst delivering an exceptional quality of design through a scheme which continues to maintain standards of residential amenity for neighbouring occupiers.
- 7.37 The design, scale, orientation, massing and relationship of the proposed extension have been assessed in respect of potential impacts upon the residential amenities of neighbouring occupiers. In particular, these matters have been carefully considered to ensure that the proposed extension not result in any overbearing, loss of privacy or loss of natural light to any neighbouring dwellings.
- 7.38 Owing to this relationship between the Application property and the neighbouring dwellings, it is clear that the proposed extension and boundary wall which is no taller than the existing fence will not impact upon the amenities of the adjacent occupiers in any way. The combination of the distance, orientation and scale of the proposals will ensure that the proposed extension and new flint wall will not lead to any overbearing impacts or loss of natural light.
- 7.39 Similarly, the proposed extension has been designed to ensure that no further overlooking is experienced when compared to the existing situation.

#### **5. Ecology**

- 7.40 The site is within the established built-up area but is known to be near bat wildlife corridors. As the previous scheme proposed to demolish part of the existing side extension and alter the roof where the new extension is located, a bat survey was carried out by the Ecology Partnership. The demolition has started to take place at the property to make-way for the new extension.
- 7.41 The Bat Survey noted bats passing by the property along the road frontage, but there was no activity in and around the house itself. The survey didn't find any evidence of bats within the

existing roof space either proposed to be demolished. Please see The Ecology Partnership Bat Survey for further details and measures suggested during construction which are being followed during implementation.

## **6. Impact on Highway Safety and Access Arrangements**

- 7.42 NPPF Paragraph 115 states, "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 7.43 The proposals seek to change the existing access arrangements so these are slightly enlarged to aid manoeuvrability at the entrance. This principle of enlarging the access was previously approved in 2021. The amended design will not create an overall increase in vehicle movements associated with the proposals.
- 7.44 In light of the proposed improvements, it is not considered that the proposal would have any impact in terms of highway safety or to the wider road network.

## **7. Sustainable Construction**

- 7.45 The current dwelling on the site is in need of modernisation and is inefficient from an energy perspective. The alterations will use a fabric first approach whereby they will be designed to maximise the performance of the components and materials that make up the building fabric itself, improve energy efficiency and reduce carbon emissions. Focussing on the building fabric first, through improved insulation and new windows, is generally considered to be more sustainable than relying purely on energy saving technology, or renewable energy generation.

## **8. Flood Risk Assessment (FRA)**

- 7.46 The property is identified to be within Flood zone 3 but assessed as having a 'low risk' from flooding by rivers or sea and it is in a very low risk area for surface water flooding when reviewed in the longer-term information the Government provides which takes into account existing flood defences.
- 7.47 The proposals seek to replace an existing rear addition, and its proposed footprint is largely on existing hardstanding areas. The proposals are not considered to increase flood risk elsewhere as a result. The addition is a proportionate extension to the existing property and is considered acceptable from a flood risk perspective.
- 7.48 The householder listed building and planning application will also not increase the number of people that are able to live in the property significantly given only one bedroom is being added to the family home. The alterations seek to make the living accommodation more

useable and caters for modern family needs. The building is already in residential use and has been for a considerable length of time. The alterations proposed will not prevent a means of escape at first floor.

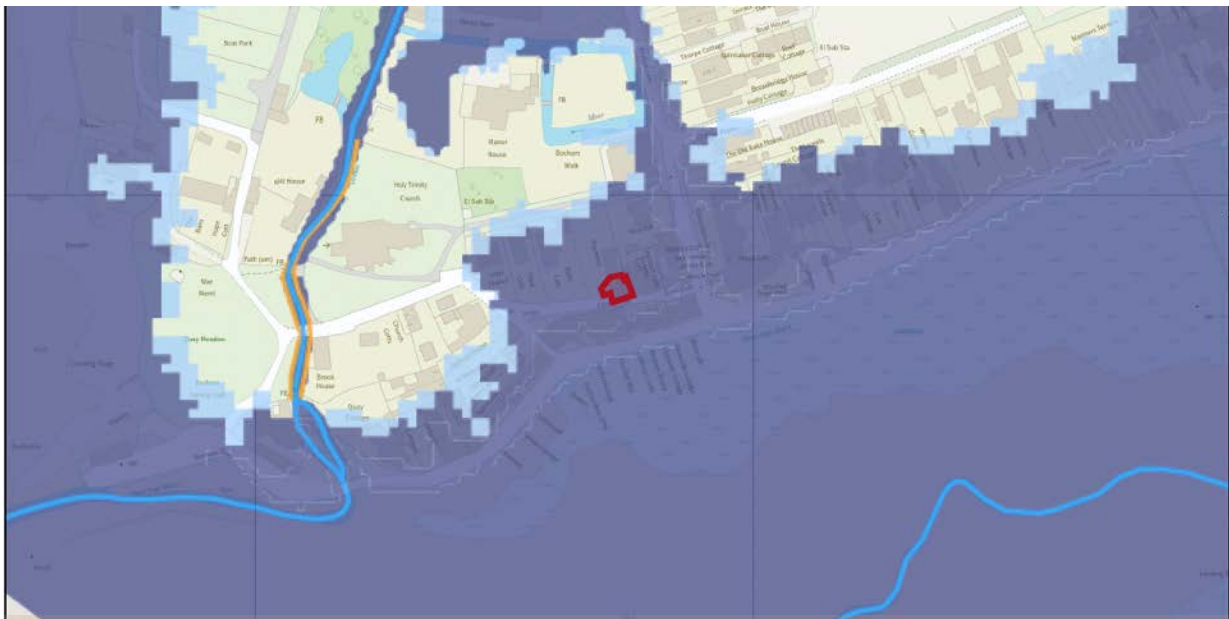







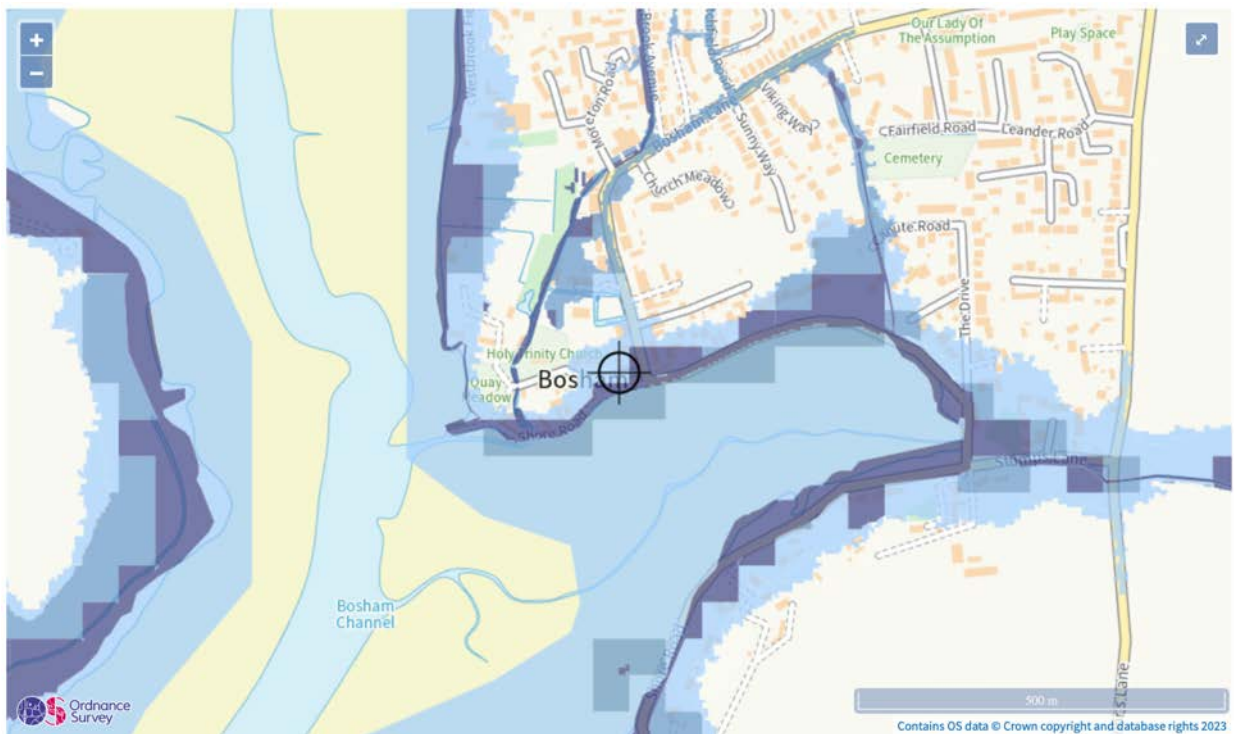


Figure 19: Flood Risk Zone for Planning (Source; www.gov.uk)

- |   |  |  |
|---|--|--|
|  Selected area |  Flood zone 3 |  Flood defence      |
|   |  Flood zone 2 |  Main river         |
|   |  Flood zone 1 |  Water storage area |



- |  |  |   |  |  |
|--|--|---|--|--|
|  High |  Medium |  Low |  Very low |  Location you selected |
|--|--|---|--|--|

Figure 20: Long-term Flood Risk Map (Source; www.gov.uk)



## 8. Conclusion

- 8.1 The proposals seek to extend and alter the existing dwelling and create additional living accommodation which is more reflective of the character of the listed cottage. It proposes some slight amendments to the design previously approved that includes the amalgamation of a small cupboard from next door into the new ground floor extension.
- 8.2 The proposals seek to complement the design of the existing building by carefully extending it to the rear by following the existing roof pitch, including utilising a catslide roof to the rear. The design of the extension also includes the careful design of fenestration so it complements that found on the existing house. The rear extension seeks to provide a polite, balanced addition, whilst at the same time provides an addition which is coherent in its historic setting.
- 8.3 The modest dormer windows are similar in design terms to those already found within the roofscape and within the immediate area. Each of the dormers are positioned in a way to ensure that they are balanced and fit clearly within the existing roofscape. This part of the scheme remains the same as previously approved.
- 8.4 The proposals will improve the appearance of the existing listed cottage. It will have a neutral impact on the setting of Bosham Conservation Area and will not impact on how the nearby Listed Buildings are appreciated.
- 8.5 The design is reflective of the local vernacular and the immediate locality. There will be no adverse impact on neighbouring dwellings given the generous separation distances and careful orientation of new windows. The proposed new flint boundary wall on the boundary will help to provide visual interest and help give more privacy to the courtyard. The Applicant intends on planting climbing plants on the wall and having lots of potted plants within the courtyard to help maintain some biodiversity value within this space.
- 8.6 The design has been informed through a thorough appreciation of the character of the locality and the site constraints. The design is high quality, creating architectural interest and will sit appropriately within the wider streetscene, with only glimpsed views possible given the extension is nestled behind the main building line and new boundary flint wall.
- 8.7 The relationship of the proposed addition will preserve the existing built character, and indeed enhance the character of the area whilst protecting the neighbouring residential amenities. Overall the proposals are considered an enhancement to the existing property and respect its village setting within the AONB.
- 8.8 Following the above considerations of this proposal, the Council is therefore respectfully requested to grant approval of this application, subject to appropriate conditions. It should

be noted that a material schedule and details of windows and doors have been included to minimise any pre-commencement or above slab conditions.

- 8.9 We trust you have enough information to assess the proposal but please do not hesitate to contact us if you require anything further.