

Melissa and David Baroukh
Thessaly, Roman Landing
West Wittering
CHICHESTER
PO20 8AL

Mr A Frost
Director of Planning and the Environment Chichester District Council
East Pallant House
CHICHESTER
PO19 1TY

Dear Mr Frost,

**“Replacement dwelling and associated works
(identical to planning permission WW/21/01250/FUL)
Thessaly Roman Landing West Wittering PO20 8AL”**

Please find enclosed a planning application, including the planning application forms, plans, fee and this covering letter (Design & Access Statement), for a replacement dwelling and associated works (identical to planning permission **WW/21/01250/FUL**) at Thessaly, Roman Landing,

The application is for an identical application to planning permission reference 21/01250/FUL with no alterations proposed to the approved plans. The application as currently submitted is identical to that previously approved and which remains extant.

There have been no Local Plan policy changes since the application was determined in 2021. The National Planning Policy Framework has been reviewed and updated in 2023 but there have been no fundamental changes to the NPPF that would warrant an alternative decision being made on this planning application.

West Wittering Parish Council have adopted a Neighbourhood Plan which supports the principle of replacement dwellings within settlement boundaries subject to design and other criteria.

Site

Thessaly is a detached part two-storey house situated on Roman Landing in West Wittering. The site is in a designated settlement policy area in the Chichester District Local Plan and within an Area of Outstanding Natural Beauty.

The site is a corner plot with the access road running outside the northern and eastern boundaries. There is also a small access road running along the southern boundary. The main entrance to the existing property is to the north and vehicular access is to the east of the site.

The plot is well screened by mature hedges, trees and shrubs planted along all the boundaries. This includes the boundaries with the roads. Along the eastern boundary there is a tall, thick and very dense hedge which allows only glimpses of Thessaly's roof. There are trees within the site which provide further screening. Along the northern boundary the hedge consists of a series of mature shrubs and trees which also provide a visual screen.

Thessaly is a house of no significant architectural merit which comprises a series of small ad hoc extensions including a flat roof to the south elevation.

The roofs are a mixture of plain tiles and flat roofing, and the walls are Bradstone type stone walling and painted render. The windows are a mixture of UPVC and metal.

The general arrangement of the existing accommodation is poor and does not meet the requirements of the homeowners.

Proposed development

The proposed development is for a replacement dwelling on the site on a similar footprint to the existing property. The proposed dwelling would be re-orientated so that it is east facing, with vehicular access to the north and private amenity space to the south. The proposed dwelling would comprise 1.5 and 2 storey elements.

To the north of the property there would be provision for four parking spaces and bin storage.

The proposed house has low eaves, small scale attractive roof forms and traditionally detailed windows and doors. The roofs will be traditionally detailed pitched roofs, with asymmetrical gables and hips. The proposed house has a cohesive design which is sympathetic to the Roman Landing vernacular.

The proposed materials are high quality, traditional and typical of the Roman Landing style (Cedar shingles for the roof, painted brickwork for the walls and painted timber windows. The proposed dwelling will be a significant improvement on the existing house which has evolved over the years and now results in an unsatisfactory layout of roof forms and wall types.

The proposed development significantly improves the relationship with the neighbouring property Portus as the gap between the dwellings is extended and the roof profile has been kept low along the western boundary with Portus.

The scale of the proposed development is very much in keeping with the surrounding properties. The variety of roof forms gives the house a low-key appearance which is characteristic of the houses on Roman Landing and would make a more positive contribution to the overall character of the Roman Landing estate.

Layout

The layout of the proposed dwelling has been simplified from that of the existing dwelling which in turn improves the way the house sits in the street scene to the road. The existing house sits awkwardly on the site; the side elevation, which is closest to the street, is a blank wall with a chimney breast on it and the location of the front door is obscure, being visible only from the parking area.

The proposed house sits on the site and relates to the street scene in a similar manner to its neighbours. The pedestrian access is from a path from the road and the front of the house makes a positive contribution to its setting. The vehicular access is from the northern end of the site and is screened by planting along the boundary, maintaining the privacy of the existing main garden area to the south.

There will be a new driveway access into the site to replace the existing access. The new driveway entrance will be relocated along the northern part of the site and will be widened to 5m to improve the access arrangements. A new pedestrian access will be created directly to the front door and to form pathways around the house.

Amount of development

The proposal is to build a new dwelling with four bedrooms and two bathrooms on the first floor and a living room/kitchen/dining area, family room, study, utility and shower room on the ground floor.

The existing house has a gross internal floor area of 163m² on two floors:

- Ground floor: 136m²
- First floor: 27m²

The proposed house has a gross internal floor area of 329.7m² on two floors:

- Ground floor (including garage): 188.6m²
- First floor: 141.1m²

Planning Policy

The Development Plan for the area comprises the National Planning Policy Framework and Chichester Local Plan; Key Policies 2014-2029. West Wittering adopted their Neighbourhood Plan on 22 November 2023.

The **National Planning Policy Framework** (NPPF) was updated in December 2023, but there were no fundamental alterations to the principles of the NPPF which would warrant an alternative decision to the previously approved application.

Chichester Local Plan has not changed since the determination of the application in 2021, therefore the relevant policies remain the same as those considered for the previously approved application.

The principal planning policies relevant to the consideration of this application are as follows:

- Policy 1: Policy 33: Policy 39: Policy 43:

The following policies in the **West Wittering Neighbourhood Plan** are relevant to the consideration of this application:

- Policy WW1: Design (Supports development provided that its design, form and detail is of high quality to reflect the attractive and unique landscape, seascape and townscape of West Wittering having regard to the Village Design Statement).
- Policy WW4: Replacement dwellings (supports replacement dwellings within the settlement boundary where the development reflects the character and density of the surrounding area).

Conclusion

This application is for the resubmission of a previously approved application which remains extant. There have been no fundamental alterations to the NPPF or through the addition of the West Wittering Neighbourhood Plan which would alter the basis for determining this application and the Local Plan policies remain the same as those previously considered.

In the absence of a planning reason to alter the recommendation on this application and the existence of an extant permission for the same development of the site, we can see no reason for the application to be refused.

We look forward to receiving your decision on the application, but should you require any information in the interim, please do not hesitate to contact us.

Yours sincerely,

Melissa and David Baroukh