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Chichester District Council  
East Pallant House  
Chichester  
West Sussex PO19 1TY

Our ref 1322  
Your ref

27 March 2024

Dear Sir / Madam,

**Supporting Statement for planning application for changes to fenestration to north elevation at Stumps Barn, Stumps Lane, Bosham, West Sussex PO18 8QJ**

Please find attached a planning application for changes to fenestration to north elevation at Stumps Barn, Stumps Lane, Bosham. The following documents form part of this application:

Drawing 1322-01 Existing layouts  
Drawing 1322-02 Site location and block plans  
Drawing 1322-06 Fenestration changes proposed floor plan  
Drawing 1322-07 Fenestration changes proposed elevations  
CIL form

We are aware of an earlier planning application (planning ref BO/13/02501/DOM) which has previously been submitted for a similar proposal. Can you please note the following justification for the current proposals and the key differences between the current proposal and the previous planning application:

- The property was originally constructed as an agricultural barn and has previously obtained planning consent for a change of use to a single residential dwelling (planning refs 03/01903/FUL and BO/08/01990/FUL). Whilst the property was still in its original use as an agricultural barn, some alterations to the building were carried out including fully infilling the central cart door opening to the north elevation with brickwork whilst retaining the large timber posts to both sides of the opening. Accordingly, this area of infill brickwork is not of original construction and comprises a later alteration. A new high level window was inserted as part of the work associated with a change of use to a dwelling. Removing part of this area of brickwork infill to insert a larger window would not compromise the appearance or historic context of this former agricultural building and would actually help to express the larger opening that was originally in this part of the building.
- The original agricultural barn would originally have had high level access hatches in the external wall, and one of these on the north elevation has previously been fitted with a window as part of the earlier change of use to a residential dwelling. The original sill height of this opening was clearly several courses lower than the current window, and this area has been infilled with flintwork whilst retaining the original brickwork quoining to both sides. The proposal is to reduce this sill height to the original, lower height in order that the overall structural opening size is more historically authentic and accurate, and to fit a new window within the enlarged opening.
- A number of new openings within the external wall for doors and windows were included as part of the previous residential conversion work. The current proposal includes the formation of one additional opening in the north elevation. The new opening would accurately match the proportions of the adjacent existing window which is to be enlarged, and accordingly would have dimensions which would



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match the proportions and size of an original external hatch. New brickwork quoining in a traditional style would be formed around the new opening to replicate existing detailing to other openings. On this basis, it would have the appearance of an authentic original hatch opening.

- The previous scheme, which did not receive planning consent, included new windows which did not have any specific justification in terms of dimensions or positioning, and also included external shutters. Also, the detail of the windows were of a domestic pattern which was not in keeping with the historic character of the building. The current application can be seen to be a more informed approach based on the history, character and appearance of the property. The matters raised as part of application BO/13/02501/DOM have been addressed and the entire design approach re-appraised.

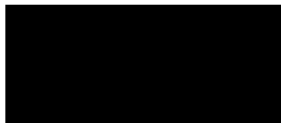
The proposals will improve the living conditions for the occupants of the property by providing a greater amount of natural light in an appropriate manner.

There will not be any impact on any areas of ecological interest.

The previous application for a broadly similar proposal (BO/13/02501/DOM) established that there would not be any adverse impact on residential amenity to any neighbouring properties.

Please let me know if you have any comments or questions in relation to this planning application.

Yours faithfully,



**Phil Brown MSc IHBC**

**Director**

**Sloane and Brown Ltd**

Encs.