



**STUMPS BARN,
STUMPS LANE,
BOSHAM,
WEST SUSSEX**

**AREA OF OUTSTANDING NATURAL BEAUTY (AONB) STATEMENT
TO ACCOMPANY PLANNING APPLICATION FOR REPLACEMENT EXTERNAL DECKING**

APRIL 2024

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INTRODUCTION

The proposals comprise a householder planning application for replacement external decking at Stumps Barn, Stumps Lane, Bosham.



Existing raised external decking at Stumps Barn

THE PROPOSALS

As detailed within the covering letter, the proposals comprise replacement external decking on the west elevation of Stumps Barn.

The proposal is to replace an existing area of external raised decking with new decking covering an enlarged area and with slightly altered stepped access arrangements to / from the garden area. The proposed replacement decking will be at the same height as the existing decking. The new decking will be of a composite type with the general appearance of timber. New balustrading and handrails will be provided which would broadly replicate the existing appearance.

The proposals are sympathetic to the style and appearance of the building. Specifically, the requirements set out within the Joint AONB Supplementary Planning Document (SPD) can be seen to be complied with:

- a. **Design, appearance and materials.** The materials used for replacement external decking would replicate the materials used for the existing decking. The new decking would be at the same height as the existing, but would cover a larger area.
- b. **Scale and mass.** The footprint of the replacement decking would cover a larger area than the existing decking. However, this is in a discrete and secluded location and it would not be visible from the wider vicinity.
- c. **Boundary treatments and landscaping.** No changes are proposed to boundary treatments or landscaping.
- d. **Fenestration and prevention of light spill to maintain dark skies.** There would not be any impact on light spill nor dark skies.
- e. **Renewable technologies.** The application is for changes to fenestration and there would not be any opportunity to introduce renewable technologies.

There would not be any impact on flora or fauna.

SUMMARY

A sympathetic and appropriate design approach has been taken with the application for replacement decking at Stumps Barn. The proposals would not have any negative impact on the appearance and setting of the existing property and would in fact enhance the appearance as the scale of the proposed decking would be more proportionate to the host dwelling. In turn, this would enhance the appearance of the AONB within which the property is located.

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