

# AONB Landscape Appraisal

## **The existing site and land uses**

The existing site is located at the end of a cul-de-sac, it is one of four two-storey properties of similar design. The other properties in the area comprise of terraced bungalows. It is situated within the Bosham Settlement Boundary Area and Chichester Harbour National Landscape, a designated Area of Outstanding Natural Beauty (AONB). The land is used for a residential dwelling and the grounds are well maintained and landscaped.

## **Topography of the site, screening and relationship with the wider landscape**

The site slopes towards the pond to the south-west of the dwelling. Although not contained within the site boundary of the property, this is well maintained by the owners. There are neighbouring houses to the north and west, Fairfield Road to the east and Bosham Churchyard to the south. The site boundary treatment is a mixture of fences and vegetation that would be retained. The house currently adjoins the neighbour via a shared wall in the garage; however, a single storey side extension is proposed to replace the existing garage and would effectively remove the adjoining element with the neighbouring property. The extension is still close to the boundary and the street scene would not be significantly affected by this separation. Due to the topography and existing screening there are very limited views of the site from the wider landscape and its impact on its AONB setting is minimal.

The site is primarily seen from Fairfield Road and the Chichester Harbour Conservancy (CHC) were consulted in the pre-application advice. They responded to the proposal saying:

'From a wider AONB landscape perspective, the property is located in a relatively tucked away position, visible only from the end of Fairfield Road itself.

The proposed roof configurations for the front and side extensions are unusual and striking, however, given the location of the property, provided sympathetic materials are employed, it is unlikely that the Conservancy would object on these grounds.'

## **Structures on the site**

The application site currently has one dwelling with a single garage connected to the house via a flat roof. This garage currently shares a boundary wall with the neighbour. There is also a shed in the garden which would be replaced by a larger shed in the proposal.

The proposed materials are brick, natural timber cladding, render, slate and sedum roofs, which are in keeping with the vernacular of the street and wider AONB. Further aligning with responses from the pre-application advice. Boundary fences and vegetation would be retained.

## **Rights of way**

There is a public footpath along Fairfield Road, however, the house is at the end of the cul-de-sac and less visible from the street. The form of the house would be retained and not impact the street scene. Furthermore, materials proposed are sympathetic to the application site and surrounding area, and natural timber cladding would enhance the design quality of the house.

There is another path in the Bosham Churchyard. Much of the site is screened from the footpath by existing vegetation which would be retained in the proposal.

## **Effect on trees and hedgerows and mitigation.**

Vegetation on the site is to be retained. Further landscaping is to take place as part of the proposal and will enhance the site - following recommendations from the Preliminary Roost Assessment and Bat Emergence and Re-entry Survey. Additional planting and shrubs will provide a natural habitat to support native flora and fauna.

Proposed hard landscaping will be permeable and help with site drainage. The proposals will result in a site that has a positive effect on its setting and the wider AONB.

## **Archaeology on the site**

It is unlikely that the site holds any archaeological potential.

## **Any known habitats, protected species, important geology, proximity to a SSSI**

There have been protected species found on site after the Preliminary Roost Assessment and Bat Emergence and Re-entry Survey carried out by Arbtech. As a result, the proposal will adhere to the recommendations laid out in these reports.

The site is not situated within a SSSI.

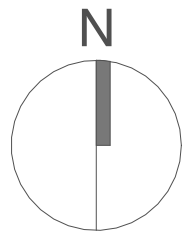
## **Conclusion**

The quality of the design and material choice of the proposed buildings presents an improvement to both the character of the site and its wider setting. Furthermore, feedback from the pre-application advice has been followed and information from the CHC was mainly positive about the development.

Photographs and drawings are included at the end of this document to support this Assessment.



# Boundaries



The northern boundary line is to the neighbouring property, 16 Fairfield Road. The properties are connected by the garage and, therefore, have a party wall. A fence line separates the gardens - this belongs to 18 Fairfield Road.

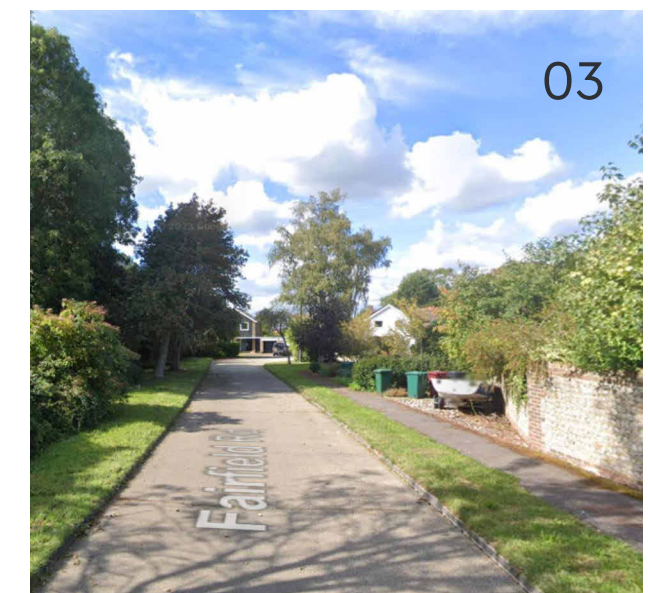
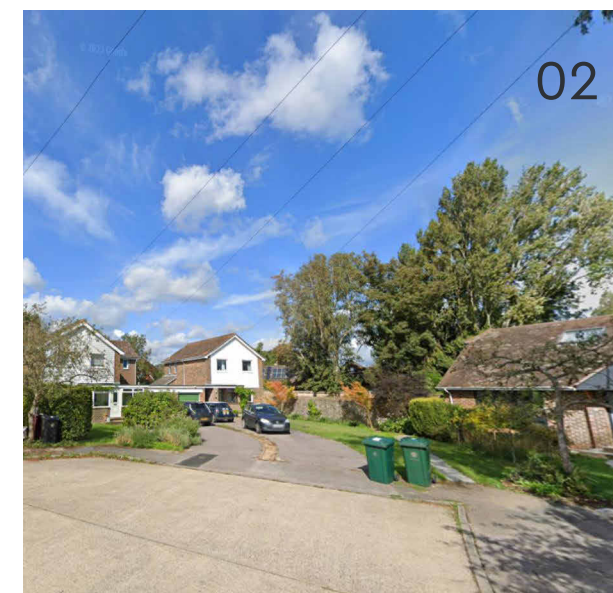
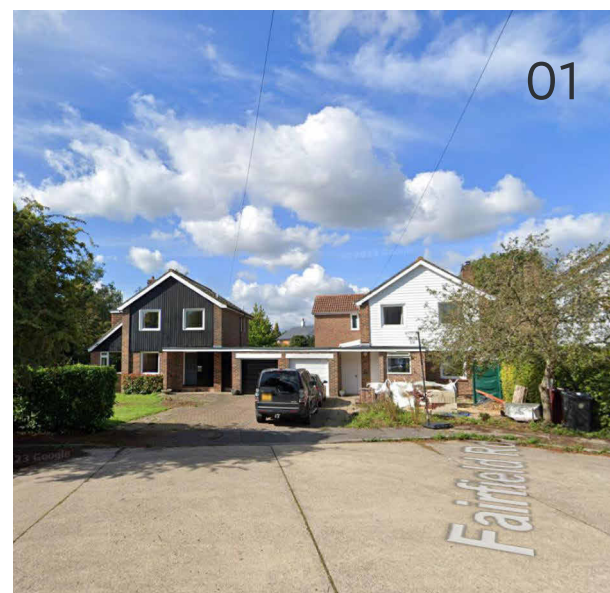
The eastern boundary is the vehicular access to the property with a paved driveway and path leading to the front of the property. There is a hedge line that runs along the front garden boundary line that provides some privacy from Fairfield Road.

The southern boundary is to Bosham Burial Ground and is separated with a hedge and fence. There is a pond in the garden with a stream/ ditch that runs into it from Fairfield Road. This culvert is to be located and surveyed by CGS Civils. There is also a bridge over the pond that is publicly accessed and does not lie within the property boundary.

The western boundary is at the bottom of the private garden. As previously mentioned, there is a pond in the garden and an additional stream that runs the length of the garden. There is a steep slope the other side of this stream with a fence line that separates the garden from the houses at the end of the garden.

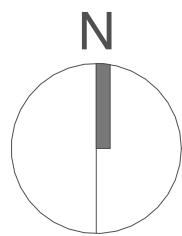
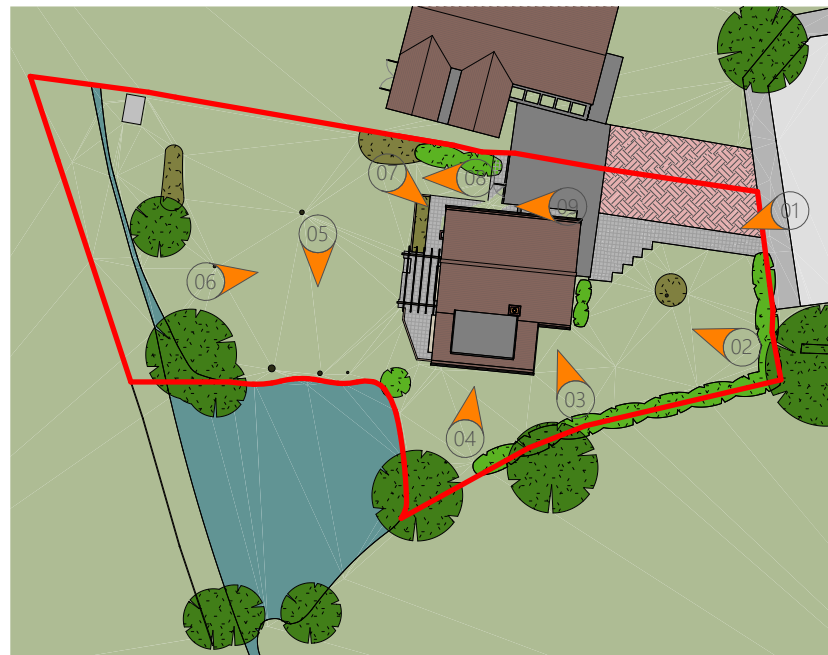
Aerial Map: courtesy of Bing Maps (retrieved 10.11.2023)

Street Views: courtesy of Google Maps (retrieved 10.11.2023)





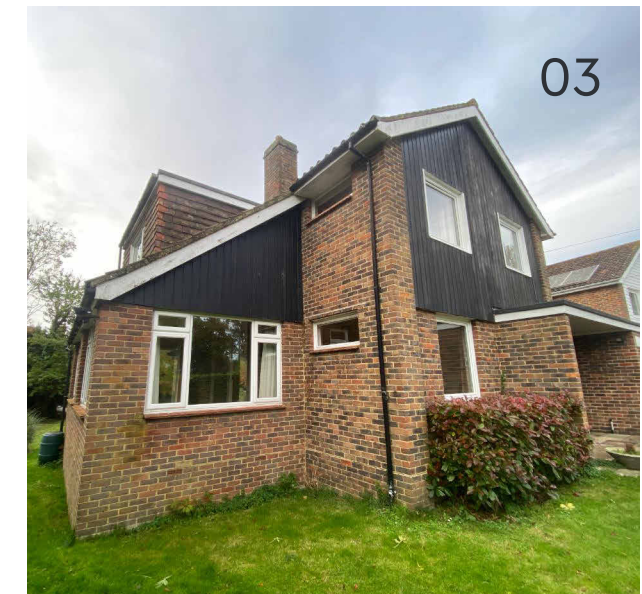
# Site Photographs



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01 View of the property from Fairfield Road

02 View of the front of the property

03 View of previous extension

04 View of the side of the property with dormer extension

05 View of the pond from the garden

06 View of the rear of the property

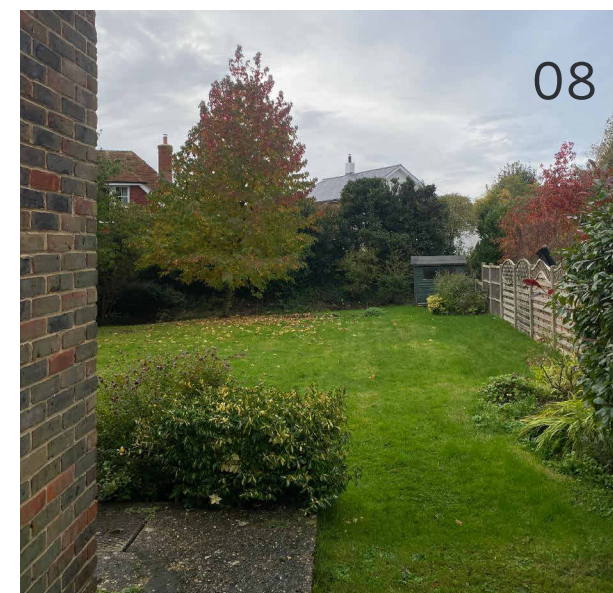
07 View of the rear / side of the property

08 View of the garden towards to the rear property line

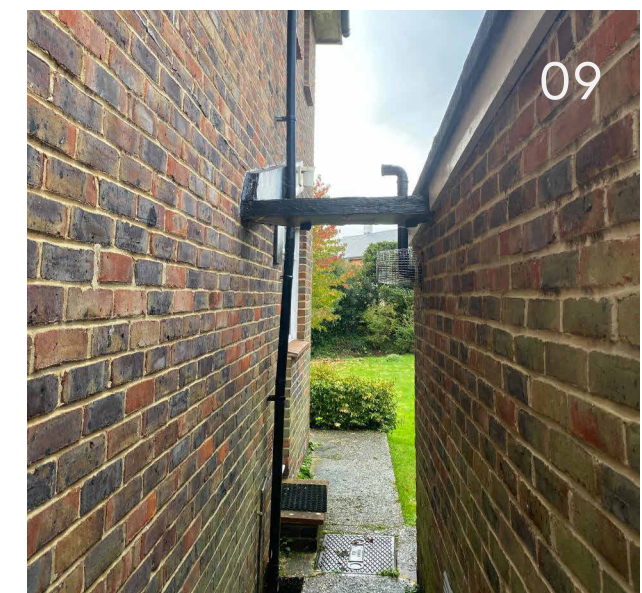
09 View from the side walkway to the garden



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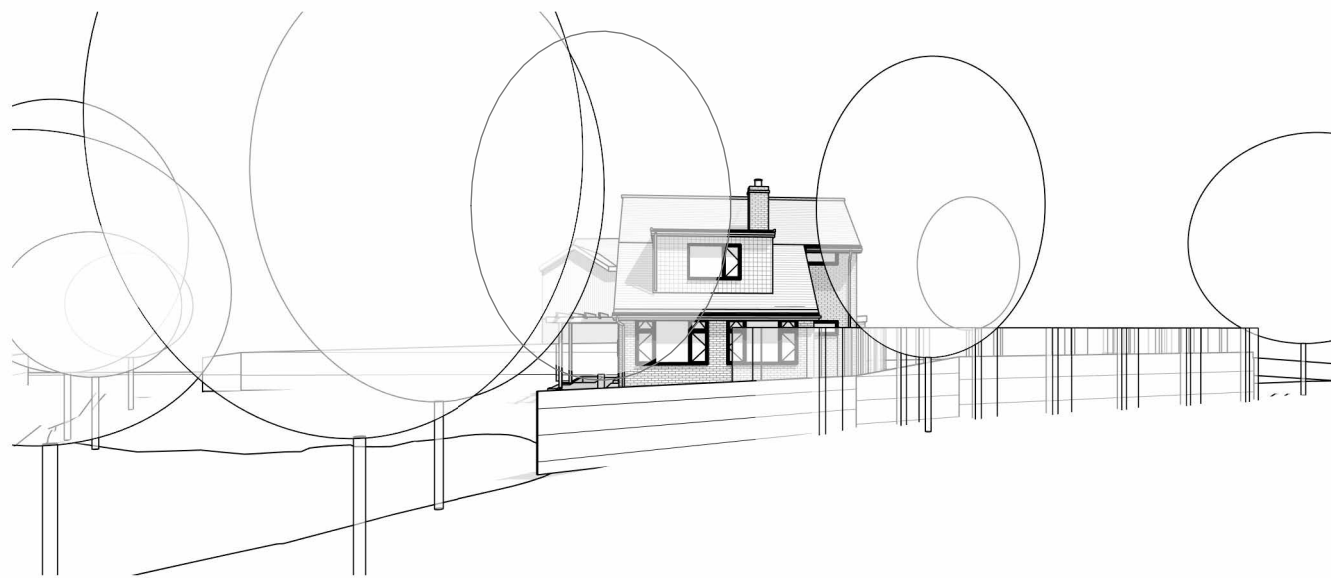
# Existing and Proposed Views



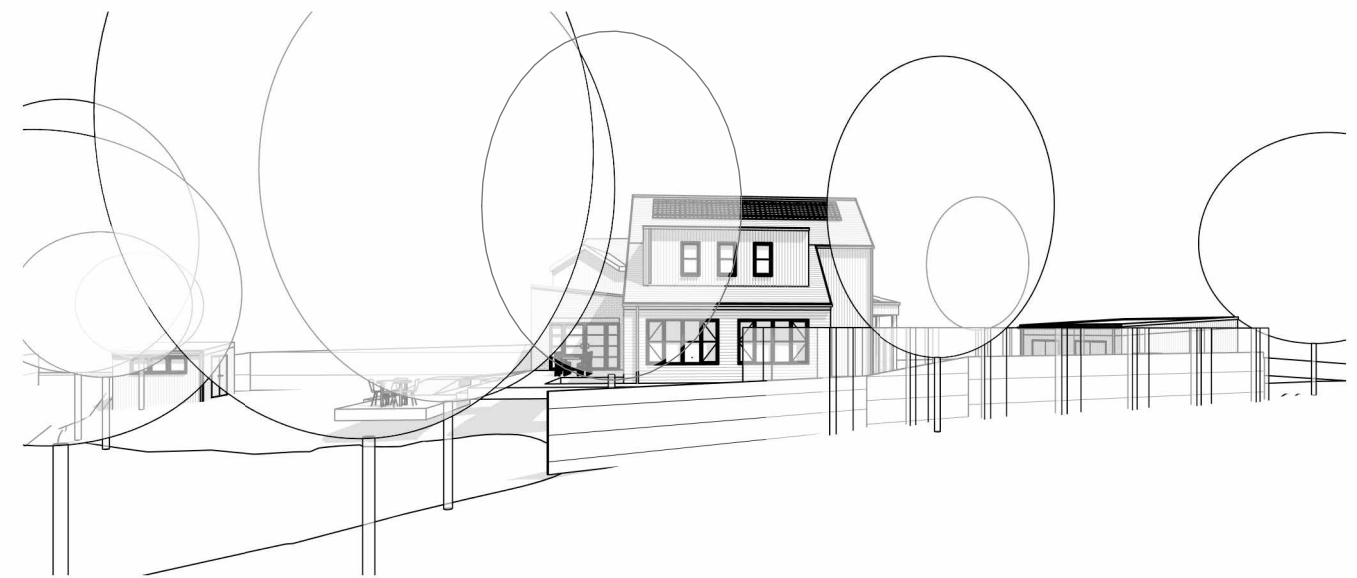
Front View - Existing



Front View - Proposed



Churchyard View - Existing



Churchyard View - Proposed