

Design Statement

The proposal

The proposal for the dwelling involves introducing a single storey side extension with new rear terrace and landscaping. The existing form of the house is to be retained and re-clad in natural timber cladding with additional alterations to roof which includes enlarging the dormer, re-pitching the previous side extension roof, that contains the dormer, to match the existing pitch of the roof, replacing roof tiles with slates, removing the chimney and introducing PV panels on roof. There is to be a new single garage and air source heat pump in front garden and new shed in the rear garden.

The site

The application site comprises an adjoined two storey dwelling within the Bosham Settlement Boundary Area and Chichester Harbour National Landscape, a designated AONB. The application 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. The design takes account of the existing established landscaping within the site. The site is well shielded by hedges and trees, and is partially concealed from the Fairfield Road.

Design, scale, appearance and materials

The design objectives of this proposal aim to enhance the overall usability of the dwelling and make the house into a forever family home. This is achieved by meticulously considering the design with due regard to the scale, design, and property boundaries of the existing house, resulting in proposed works that seamlessly integrate with the property's form.

The proposed scale of the works is in keeping with the house and ensures that the extension remains subservient to the main house. The form of the house is to remain; however, the proposed extension is to be more contemporary than the existing house. To tie the proposal together, the house is to be clad with natural timber cladding - responding to the comments of the planning officer and Chichester Harbour Conservancy in the pre-application advice.

The proposed garage building would not dominate the street scene due to its siting and size. Furthermore, existing vegetation is to be retained, helping to screen the structure. The proposed materials and finishes are appropriate to the AONB and Bosham.

Windows on the first-floor northern elevation that overlook the neighbour will be obscured glazing to prevent loss of privacy.

Flood risk

The house itself is in flood zone 1; however, part of the garden lies within flood zone 2 and 3, which has a medium/ high probability of flooding from rivers and the sea. As a result, we recommend that the following Environmental Agency guidelines are adhered to:

- The proposed floor levels will be set to match the existing main house
- Where new plasterboard sheets are required on ground floor, they are to be laid horizontal for a sacrificial zone

The proposal will also follow the guidance and recommendations set out in the flood risk assessment carried out by CGS Civils that is also included in the planning application documentation.

Area of Outstanding Natural Beauty Statement

In terms of the guidance set out by Chichester Harbour Conservancy (CHC) the proposal has been fully informed by the context of the guidelines. The design and appearance of the house responds closely to the sensitive physical and planning policy context, particularly the Chichester Harbour AONB Joint Supplementary Planning Document. With the overriding objective to minimise impacts of the surrounding views and outdoor spaces.

The appearance and design of the alterations to the property are modern in form and visually striking. The use of sympathetic materials will express a natural character that relates to those of the local area and existing dwelling. The extension has been designed to be modest and would be subservient to the dwelling, there is also ample garden space to extend to the rear. The existing boundary planting is to be retained, which would help screen or soften views of the proposed garage, allowing the beautiful, natural qualities of the environment to remain the dominant voice. The materials specified on the project will be in keeping with the local area to minimise the effect the alterations have on the surrounding context and AONB.

In conclusion, being of a small scale, set against the backdrop of an existing built form and utilising materials used within the local vernacular, the proposed alterations to the dwelling successfully integrate into the plot without unduly harming the property's AONB setting. Similarly, the proposed alterations to the property would not adversely impact either the character or appearance of the host property or unduly increase opportunities for overlooking into the neighbouring properties.