The proposed alterations and extensions will not detract from the character and appearance of the existing dwelling or of the surrounding area, by virtue of scale, mass or design nor detrimentally increase the bulk of the building visible from public vantage points.

The proposals have been carefully considered to ensure that they will not detract from the established amenities of adjoining residents.

PPS1 and PPS 3 both encourage the efficient use of previously developed land within existing settlements coupled with high quality sympathetic design as is proposed in this instance.

Chichester Harbour Conservancy Planning Policy

In accordance with Chichester Harbour Conservancy Planning Guidelines the applicants have sought to ensure that the proposals:

- *Will not be detrimental to the landscape*
- *Will not significantly increase the developed frontage of the waterside.*
  The proposed extension will not increase development across the frontage of the site.
- *Will enhance the local distinctiveness of the AONB.*
  The proposed design and materials have bee selected with this aim in mind.
- *Respects the existing settlement pattern*
- *Respects the landscape setting and topography*

Precedent

The LPA have already endorsed the principle of extending and altering the house.

Involvement of local interests

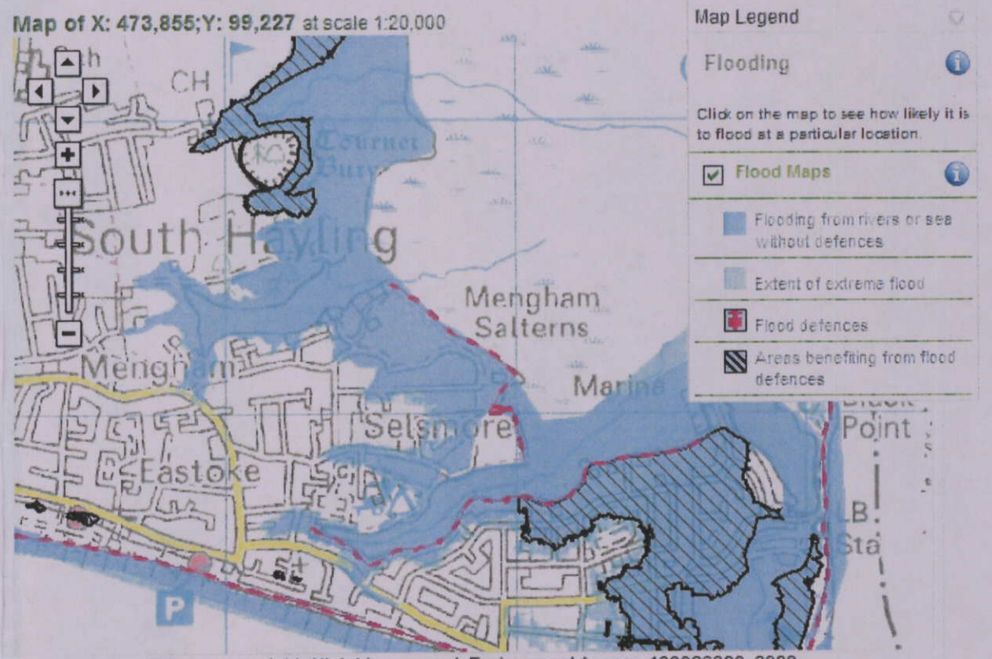
There has not been any involvement of local interests with respect to this particular application.

Sustainability

It is the applicant's intention to ensure the proposed extension is where possible built using sustainable principles making the most of passive solar gain and energy efficient design i.e. high performance insulation materials to reduce energy demand in winter and reduce overheating in the summer.

Flood Risk Assessment

It is understood that the proposed extension will lie within the flood zone, the floor level of the proposed extensions will match the existing house.



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Access and Highway Considerations

There are no known environmental constraints on this site to restrict or impede accessibility.
The application site is served by an existing access no change is proposed. The access to the extension is from the existing dwelling, with level floors. The access arrangements for the dwelling are not changed.

Conclusion

The proposals are an alternative approach to achieving similar levels of accommodation to those already approved.

The location of the proposals, the proposed use of matching materials and replication of existing elements will minimise the visual impact of the alterations and extensions when viewed from outside the site.

The proposals are in accordance with local and national policies and will not prove detrimental to amenities of neighbouring occupiers or the surrounding area.