

Heritage Statement:

**6 The Ridings, Aldwick, Bognor
Regis, PO21 4HP.**

**Erection of first floor rear
extension and associated
works.**

**Planning Portal reference:
PP-11222626.**



Paragraph 194 of the NPPF (2021) requires the applicant to describe the significance of any heritage asset affected as part of a development proposal, including any contribution made to their setting. This Heritage Statement is submitted as part of the proposal for the erection of a first floor rear extension and associated works. This Statement is proportionate to the importance of the heritage asset and the potential impacts of the proposal.

Site and context

The application site is located on the south east corner of the junction of Manor Way and The Ridings and is sited within the Aldwick Bay Conservation Area and forms a large, detached, two storey dwelling, set back from the highway within a generous plot. The application dwelling itself is not a designated, nor non designated, heritage asset.

Impact of development

The proposed extension would be sited on the rear, and within the envelope, of the application property and as such, would not be readily visible from the streetscene. The property has already been subject to previous additions and alterations meaning the proposed works would not appear out of keeping. The proposed extension would be constructed of materials to match the host dwelling. As such, it is not considered the proposal would have a harmful impact on the character and appearance of the Aldwick Bay conservation area, in accordance with Policy HER DM3.