
Sussex Building Consultancy Limited



Heritage Statement for 3 The Orchard, Aldwick Bay Estate Bognor Regis PO21 4HX.

Date : 31 January 2018

Ref : SBS/3TO/01

Revision :

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1.0 Introduction

- 1.1 This statement is required by the Planning portal process but is not part of the Arun District Council Planning Validation checklist.
- 1.2 The application is for detailed planning approval for a first floor side extension along with a change in the rear balcony guarding design with fenestration changes to improve and suit the needs of the new owners of the property.

2.0 Planning and Building Regulation History.

- 2.1 AW/165/15/TC – Surgery to various trees – No objection.
- 2.2 AW/148/93/B – Building Regulations – Rear bathroom – Approved.

3.0 Proposal.

- 3.1 The proposal is to provide an additional living space for the growing needs of the owner's family. The existing rear single storey portion of the building is to be removed as the structural integrity is thought to be less than required for the new development.
- 3.2 The proposed extension is in two parts – a single storey side extension for a games room and a rear two-storey extension to extend the two main bedrooms on the first floor with a replacement balcony and additional living space opening onto the garden on the ground floor.
- 3.3 There will be some replacement and amended fenestration with contemporary designed metal framed windows and French doors to the rear with a complementary design for the glazed replacement balcony guarding.
- 3.4 Internally alterations will take place to provide a more conducive layout for the owner's needs.

4.0 Heritage Statement.

- 4.1 It is not considered that the proposals affects any building of importance or the character of the Aldwick Bay Conservation Area, the changes to the appearance to the building are all to the rear with no part of the development being visible from the street-scene.
- 4.2 The development also allows for the removal of the previously added rear bathroom extension on the first floor.