



From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 January 2020 15:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: BE/113/19/HH

BE/113/19/HH

Number 1 Homing Gardens is a simple brick built detached house, which appears to have been constructed at some point during the late C20. It is part of a small development of houses, located within a cul-de-sac.

It sits extremely close to a very attractive cottage which is considered to date from the C.15. The Cottage is timber-framed of very unusual character; the whole front is close-studded, the studs being very heavy and curved outwards at the top end so that the whole upper part of the front appears coved. It is two storeys with a thatched roof, hipped at the north end, with two "eyebrows". It is therefore of historic and aesthetic significance.

The location of the application property, and the fact that it can be viewed in the context of the cottage, means that it is located in its setting. Development should be very carefully considered in that context.

The site is also located within the North Bersted Conservation area where the principal feature of the area is its country character which survives on the fringe of Bognor Regis. There is a general informality in the layout of the streets, and landscaping and boundary walling, including flint, are very important features of the area. Further, the area retains many fine examples of 16th, 17th and 18th Century farmhouses.

The proposal

The proposal consists of two elements: alterations to a boundary wall to the rear of the site and a first-floor extension.

It would appear that the proposed alterations to the boundary walling would result in the loss of a leylandii hedge. Whilst it is unfortunate that there would be a loss of some greenery in this location, it will not unduly harm the character of the small road it is facing, or the local area.

In contrast, the first-floor alteration is problematic. At present, the existing building is considered to sit very close to the listed building and has an impact upon how it is seen/experienced. It already causes a level of harm that is unfortunate. However, the proposal will extend the first-floor area closer to the road, and therefore much more into the view of the listed building. Such an alteration will therefore be visually dominant and harmful to the setting of the listed building.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).