

HERITAGE STATEMENT

Application Reference: BE/12/26/HH

Site Address: 99 North Bersted Street

Proposal: Single storey side extension with habitable roof, including front and rear dormers, following demolition of existing outbuildings

1. Introduction

This Heritage Statement has been prepared in support of a householder planning application for 99 North Bersted Street, which lies within a designated Conservation Area. The application seeks permission for the demolition of existing modern outbuildings in poor condition and their replacement with a single storey side extension incorporating a habitable roof space, including front and rear dormer windows.

2. Site and Surroundings

The application site comprises a residential property located within North Bersted Street, characterised by a varied but cohesive streetscape typical of the Conservation Area. The host dwelling has been subject to previous extension, including a more modern addition to which the proposed development will adjoin.

3. Heritage Significance

The contribution of the host dwelling to the Conservation Area is considered neutral and not visible from the street scene. Later additions—particularly the existing outbuildings—detract from the overall character due to their poor quality and unsympathetic design.

4. Proposed Development

The proposed works comprise:

- Demolition of existing modern outbuildings;
- Construction of a single storey side extension;
- Incorporation of a habitable roof space;
- Installation of front and rear dormer windows;
- Integration with the existing modern extension.

The extension is designed to be cohesive with the existing built form, creating a unified appearance that reads as a considered and sympathetic addition rather than a series of ad hoc structures.

All proposed materials will match those of the existing dwelling, ensuring visual continuity and reinforcing the character of the Conservation Area.

5. Impact Assessment

5.1 Demolition

The removal of the existing outbuildings will result in a heritage benefit. These structures are of poor condition, lack architectural merit, and are not in keeping with the character of the Conservation Area. Their demolition will enhance the immediate setting and visual quality of the site.

5.2 Design, Scale and Form

The proposed extension is single storey in scale, ensuring it remains subordinate to the host dwelling. The addition of a habitable roof and dormers has been carefully designed to align with the proportions and roof forms present within the Conservation Area.

By adjoining the extension to the existing modern addition, the proposal consolidates built form and avoids further fragmentation.

5.3 Materials and Appearance

The use of matching materials ensures that the extension integrates seamlessly with the host building. This approach reinforces the architectural consistency of the property and supports the wider character of the Conservation Area.

The dormers are appropriately scaled and positioned to minimise visual impact while remaining consistent with common features found within the area.

5.4 Impact on the Conservation Area

The proposal will preserve and enhance the character and appearance of the Conservation Area by:

- Removing unsympathetic and deteriorated structures;
- Introducing a well-designed, cohesive extension;
- Using materials that match the existing dwelling;

Overall, the development results in a positive contribution to the Conservation Area.

6. Planning Policy Context

This proposal has been considered against:

- The National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment;
- Relevant local development plan policies relating to heritage and design.

The NPPF requires that development within Conservation Areas should preserve or enhance their character and appearance. The proposed scheme clearly meets this requirement.

7. Conclusion

The proposed development at 99 North Bersted Street has been carefully designed with full regard to its location within a Conservation Area.

The scheme delivers clear heritage benefits through the removal of poor-quality, unsympathetic outbuildings and their replacement with a coherent, well-designed extension that integrates with the existing property.

The scale, form, and materiality of the proposal ensure that it preserves and enhances the character and appearance of the Conservation Area.

Accordingly, the development is considered fully compliant with national and local heritage policy and should be supported.

From: [REDACTED]
Sent: Silvie Steiningerova
14 April 2026 08:10
To: Planning Scanning
Subject: FW: BE/12/26/HH- 99 North Bersted Street
Attachments: Heritage Statement - 99 North Bersted.pdf

Good morning,

Please upload the attached statement to Planning, BE/12/26/HH, Statements, Heritage Statement, Redacted as needed

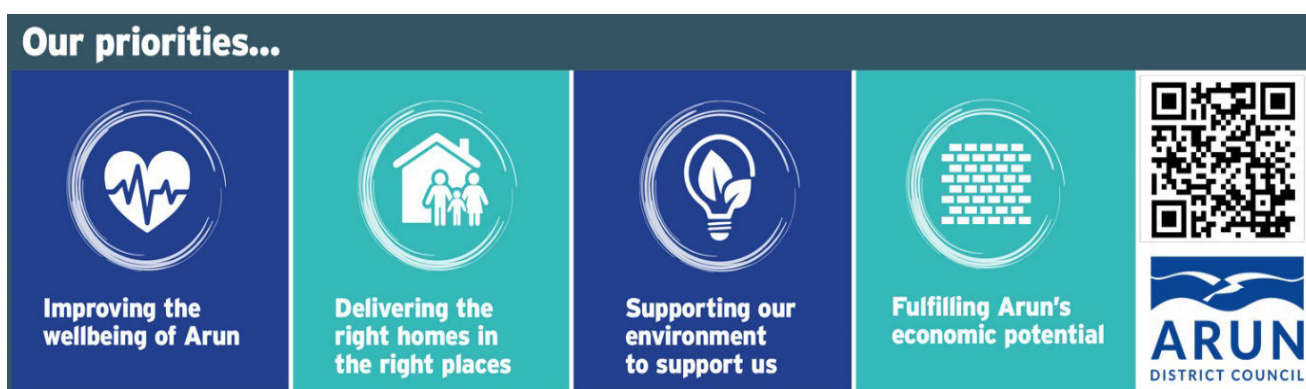
Many thanks,
Silvie Steiningerova
Planning Officer, Planning Department

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My Usual Working hours are: 7:30- 17:00 Monday, 7:30 – 15:00 Tuesday, 7:30- 14:00 Wednesday to Friday

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From: Adam Humphrey [REDACTED]
Sent: 14 April 2026 07:53
To: Silvie Steiningerova <Silvie.Steiningerova@arun.gov.uk>
Cc: M.J. Humphrey Ltd [REDACTED]
Subject: Re: BE/12/26/HH- 99 North Bersted Street

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Hi Silvie,

Thank you please find attached Heritage Statement. We look forward to a positive decision.

Kind Regards

Adam Humphrey, MCIOB BSc (Hons)

[REDACTED]

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M.J.Humphrey Ltd