

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 March 2017 08:32
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/180/16/PL
Attachments: Land adj to 2 North Bersted Street.doc

From: Ian Wightman [REDACTED]
Sent: 30 March 2017 17:19
To: Planning.Responses
Cc: Simon Davis; Angela Haywood
Subject: RE: Planning Consultation on: BE/180/16/PL



Ian Wightman
Senior Historic Buildings Adviser
Conservation & Design
Chichester District Council

<http://www.chichester.gov.uk>



From: [REDACTED]
Sent: 18 January 2017 10:36
To: Ian Wightman
Subject: Planning Consultation on: BE/180/16/PL

To: Historic Buildings Advisor

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION BE/180/16/PL

NO:

Registered: 17th January
2017

Site Address: Land adj to 2 North Bersted Street Bognor Regis PO22 9AD

Grid Reference: 492191 100916

Description of Works: 1 No. dwelling. This application affects the setting of a Listed Building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 16-FEB-17.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:
www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	BE/180/16/PL
Address	Land adj to 2 North Bersted Street, Bognor Regis
Description	1 no dwelling.
Case Officer	Simon Davis
Site Visit	

Advice to planning:

The proposal site is within the setting of two listed buildings: The Royal Oak public house and Holy Cross Church, both of which are grade II. Whilst any dwelling or structure here will be visible to some degree from various aspects and approaches along North Bersted Street, its impact on the setting of heritage assets is likely to be limited. It is almost certain that a dwelling would be within the scene of the Royal Oak as viewed from the south west, however is unlikely to be considered prominent or overly harmful to the building's significance.

Although the proposed dwelling would be closer to the church, its juxtaposition and situation abutting the church hall is likely to help conceal it. The dwelling would also be seen from more oblique angles in relation to views of the church.

All that said, this does not negate the need to consider carefully the design. In this instance, the house is situated close to the pavement and road and is not set back in the same way as other dwellings. It therefore is likely to appear cramped in this regard and incongruous with the other development around it. The treatment of the façade seems to exacerbate this sense, being largely blank of fenestration at first floor level with dormers breaking through the eaves. This does not sit well in the street scene and as such must be considered negative.

As a result I would question both its appropriateness and amenity within the street scene and suggest that further design advice is sought.

Ian Wightman
Senior Historic Buildings Adviser