



BE/30/20/HH

1 Homing Gardens Bersted West Sussex PO22 9AJ

First floor extension & re-positioning of boundary wall (Re-submission of 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 is a revision to a previously refused scheme.

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.

Likewise, it would appear that the first-floor alteration is required to increase the living accommodation. It appears to be smaller than the previous application which is positive.

I note that the plans indicate that stained softwood boarding is to be used, whilst the Design and Access Statement refers to Marley Cedar Boarding. Please can the correct material be confirmed? I would request that wood is used as this is a traditional material and would enhance the appearance of the building. A dark paint/stain is acceptable. Further, would the cladding cover the entire of the first floor?

It is also noted that there are changes proposed to a window and a door. Such alterations are considered acceptable and will not cause harm. It is suggested that traditional window and door design would improve the appearance of the building.

Whilst the existing building is considered to sit very close to the listed building and has an impact upon how it is seen/experienced, it is considered that the size of the proposed extension is now such that it will not cause any further harm to the listed buildings.

Conclusion

Subject to the confirmation of the above comments/issues, the proposal could be considered, on balance, to be acceptable. It is therefore considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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