

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2021 08:14
To: Planning Scanning
Subject: FW: BE/7/21/PL

Amanda Scholes

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 08 March 2021 12:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/7/21/PL

Please upload the below to the above application: Conservation Officer comments.

Thank you

Maria Tomalova
Senior Planning Officer
Directorate of Place

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 05 March 2021 17:36
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: BE/7/21/PL

BE/7/21/PL

377-379 Chichester Road Bersted PO21 5AT

Demolition of outbuilding & change of use of redundant shop to 3 No. two bedroom flats, associated parking & gardens

A map based assessment has identified that there are two grade II listed buildings close to the application site. These are 373 & 375 Chichester Road and The Royal Oak Public House.

Numbers 373 & 375 are located to the immediate east of the application site. The building comprises a pair of semi-detached early 19th century two storey Cottages. They are constructed from cobbles, with brick quoining and modillion eaves cornice under a slate roof. There are 2 windows to each house, with outer ones, over the doors, being blind. The side and front gardens are enclosed by low cobble and brick walls and in more recent times the flank walls of the dwellings have been rendered. It is considered to be of architectural and historical significance.

The Royal Oak Public House and associated wall encircling yard at rear are located diagonally opposite on the north side of Chichester Road. It is an irregular 2 storey brick building, probably of C18 origins, with later extensions and alterations. It has a hipped roof with clay tiles and a slate mono-pitched roof over a rear extension. There are further felt covered flat roofed additions to the rear of the mono-pitched roof. The building is rendered and painted a distinctive shade of 'pink'. White painted casement windows and partially glazed doors. The boundary wall is a mixture of brick, random rubble and cobble which encircles the yard and outbuildings at rear of the building. It is considered to be of architectural and historical significance.

The Proposal

The application is for the demolition of an outbuilding along with the change of use of a redundant shop to 3 apartments, associated parking and gardens.

The existing building is modern in design and construction, with a large portion of the ground floor having been designed to accommodate a retail use. This resulted in a number of blank elevations which were dominated by brickwork and signage. These elevations do not present a positive appearance, especially when viewed in the context of the neighbouring listed buildings.

The proposals will affect the north east elevation in that the existing door will be replaced with an opening and recessed area which will accommodate the entrance for two of the apartments and two windows. This will be an improvement upon the existing ground floor elevation, and it would attempt to enhance the blank wall. The additional windows on the north-west elevation are of a scale and appearance that is also acceptable in this instance. Likewise, the use of windows and doors on the north-east elevation to match the existing ones will ensure that the impact upon the neighbouring listed buildings will remain the same.

It is noted that the proposed north east elevation will include two roof lights. It is suggested that these be of conservation standard in order to ensure a more appropriate appearance for the neighbouring listed buildings.

The demolition of the existing outbuildings and their replacement with a garden will remove an element of the modern building which is located close to the neighbouring heritage assets. This will result in the loss of an unattractive element and enable the rear elevation of the listed building to be better appreciated.

Conclusion

It is considered that the proposal will not cause harm to the settings of the heritage assets, or their significance as a result. 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).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.