

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 05 October 2020 09:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/87/20/L

Please upload below as consultation for BE/87/20/L

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 04 September 2020 13:35
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BE/87/20/L

BE/87/20/L

107/109 North Bersted Street Bersted PO22 9AF

Listed building consent for a single storey rear extension

The property is an C18 or earlier, two storey cottage. It is faced with flints and stone rubble with brick dressings and brick quoins and has a hipped thatched roof and wooden casement windows. The property has modern extensions and alterations to the rear elevation which are of no significance.

It is also located within the North Bersted Conservation Area, which contains many fine examples of vernacular buildings which are representative of the former links with farming and agriculture in the local area. There is a general informality in the layout of the streets, and landscaping and boundary walling, including those of flint construction, are very important features of the area. The principal feature of the area is its country character which survives on the fringe of Bognor Regis.

The proposal is to provide a further extension to an existing one. This extension is single storey and will accommodate a kitchen with doors looking out on to the garden area. As the proposal is attached to an existing modern extension, and there is the opportunity to improve the rear elevation, it is considered that the proposal is acceptable. This is subject to the use of appropriate/traditional materials and joinery which are appropriate for the listed building – at present it is not clear what materials are proposed. Details of the materials and windows/doors should be provided to the council, by way of condition. These should be supplied at an appropriate scale and level of detail to assess their impact.

Subject to the concerns raised regarding the proposed windows/doors being resolved, the application is considered to not cause harm to the significance of the heritage assets. 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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