

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 April 2022 16:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: BE/8/22/L

BE/8/22/L

Dove Cottage 76 North Bersted Street Bersted PO22 9AQ

Erection of single storey rear conservatory. (This application may affect the character and appearance of the North Bersted Conservation Area and a Listed Building).

Dove Cottage is a Grade II Listed Building. It is a detached, two storey building which is faced with flints with red brick dressings and quoins. Hipped thatched roof with pentice to north-east. Timber casement windows of two different designs. The earliest evidence of the existence of the cottage is from a map dated 1762. It is considered to be of architectural and historical significance.

The cottage is also located within the North Bersted Conservation Area. 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. The principal feature of the area is its country character which survives on the fringe of Bognor Regis: whilst the areas links with farming and agriculture have changed over the years in which Bognor Regis has grown and expanded, the area retains many fine examples of 16th, 17th and 18th Century farmhouses.

The Proposal

The proposal is for the erection of single storey rear conservatory on the southern elevation of the building. This conservatory will be small in scale and reflect the host building through the use of

traditional materials and design. It is therefore considered not to harm the listed building. Further, the location of the conservatory is such that it will not be seen from the public realm and not cause harm.

Whilst elevation and floor plans have been provided it is not clear what glazing system will be used for the proposed windows. Details of the cross section of the frame, glazing bars, etc and method of glazing should be provided to the LPA (and to an appropriate scale). Likewise, it is suggested that details of the proposed brick/mortar, and a sample panel of the flintwork be provided.

Conclusion

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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