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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 14 July 2020 20:19

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BR/108/20/PL

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

Thank you

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 01 July 2020 16:48

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: BR/108/20/PL

BR/108/20/PL

74 London Road Bognor Regis PO21 1DD

Construction of 1 No. new second floor 2 bedroom flat over existing two storey building, additional bedroom to first floor flat, division of ground floor retail unit into 2 No units & change of use of ground floor retail space to form new access to second floor flat. This application may affect the setting of a listed building

A map based assessment has identified that the station is within 100 or so metres from the building. the station is a listed building, which is located within a conservation area. The station is surrounded by built development which informs its setting. This development is a mixture of styles and ages and heights.

The site subject to the application contains a building from the late C19; it appears on the second OS Map of 1897-98. It is a simple two storey building which has a retail use on the ground floor.

The proposal is to increase the height of the building through the introduction of an additional floor. Whilst the proposed elevations might look similar to a building on the other side of Lyon Street West, it is considered that it would affect the relationship with the immediate neighbour. This would be out of character. However, the presence of so much existing development of mixed quality will ensure that the proposal does no further harm, to the setting of the designated assets.

Martyn White
Principal Conservation Officer, Planning Ser

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