



From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: BR/124/21/OUT

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To rear of 94 - 100 Hook Lane Bognor Regis PO22 8AT

Outline application with all matters reserved except for access for demolition of existing bungalow to form new access and residential development of 6 No. chalet houses. This application affects the setting of the Upper Bognor Road & Mead Lane Conservation area.

The application site is located adjacent to the Bognor Regis (Upper Bognor Road and Mead Lane) Conservation area. The conservation area consists of an important and imposing set of principally late 18th Century buildings fronting Upper Bognor Road which were built by Sir Richard Hotham, as part of an overall plan to make Bognor attractive as a resort. The most notable being three substantial classically designed three-storey Georgian and Regency buildings, grouped in a crescent. This is supplemented by a linear progression of substantial three-storey buildings on Upper Bognor Road.

Contrasting in scale and character to that development is Mead Lane. The north/south section of Mead Lane is narrow and the attractive flint walling on each side. It is interspersed with buildings of varying styles and ages which provide a very attractive street scene. The absence of wide paving further emphasises the intimate character of this element of the conservation area.

There are a number of listed buildings in the local area, including those on the university campus which include: Mordington House (Grade II), The Dome (Grade I) and St Michael's House (Grade II). The group sits at the heart of the Bognor campus and forms a loose crescent arrangement focused south towards Upper Bognor Road and Hotham Park. Numbers 65, 67, 69 and 71 Upper Bognor Road are also listed building and form a group of smaller buildings within the university estate. The heritage assets are considered to be of architectural and historical significance.

The Proposal

The application is for the demolition of 1 existing dwelling, to form a new access and for 6 residential dwellings. The site is located to the immediate north of the University of Chichester, Bognor Regis Campus (with the various listed buildings). The boundary between the site and the university campus also forms the boundary of the conservation area. This boundary consist of fencing and a number of attractive mature trees, which should be retained as part of any proposal. This would ensure that any development is screened from the neighbouring conservation area

and associated listed buildings. I note from reviewing the feasibility site plan, that this appears to be the intention, which is positive.

The closest university buildings to the site are modern in nature, and have a neutral impact upon the character of the area. The presence of these buildings appears to prevent views of other, more important buildings on the site. However, I am of the opinion that the design of the buildings, along with the materials used should be carefully considered, and appropriate for their neighbouring heritage assets. Such details should be provided as part of any detailed planning application.

Conclusion

It is considered that development would not cause harm to the significance of the heritage assets/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).

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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