

Rebecca Payne

From: Amanda Scholes on behalf of Planning.Responses
Sent: 08 July 2019 10:46
To: Planning Scanning
Subject: FW: BR/142/19/PL

From: Martyn White
Sent: 08 July 2019
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The proposal involves the conversion of two units with an A3 use in to one, along with alterations to the external appearance of the building.

Whilst not located within a conservation area, it is located opposite one; the Bognor Regis (Railway Station). The Conservation area focuses on the Bognor Regis Railway Station (1902), Picturedrome (1886) and the Reynolds Repository (1911) form an imposing group of late Victorian and Edwardian buildings.

The building forms part of a terrace of retail and restaurant units that front on to the station square; an area of hard-scaped public open space.

The current shop fronts do not make a positive contribution to the buildings or neighbouring conservation area. It is considered that there is opportunity to enhance the appearance of the building.

The proposal will involve the unification of the shop front so that it covers the entire façade of the new unit. However, the new shop front, whilst an improvement reads as if standard component units have been proposed, as opposed to a carefully considered design that will enhance the appearance of the restaurant. This is evident in the fact that the elevation will consist of different areas of glazing and doors that do not look as if they have been carefully considered to create a logical shopfront. The result is a somewhat visually confused façade.

I also note that the design of the shop front also removes the middle corbel which forms part of the older fascia. In addition, the replacement fascia sign stretched across the entire shop front, when it could be designed so that it reflects the historical façade treatment.

It is considered that the proposal will have impact upon the character of the building and therefore the setting of the conservation area.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 662 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

For your information, the Planning Practice Guidance states that public benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

