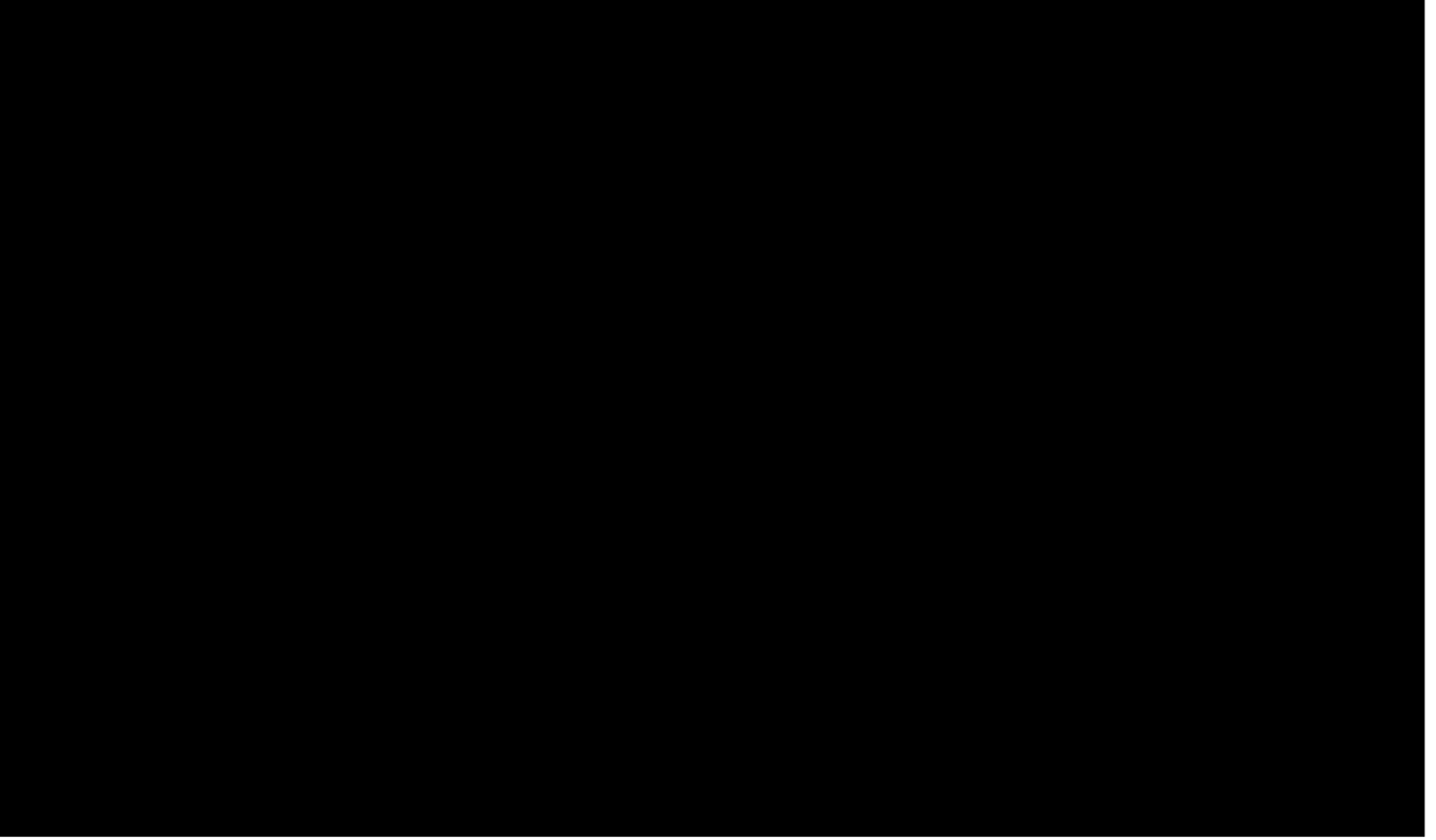




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 28 September 2020 16:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/196/20/PL

BR/196/20/PL

25 Sudley Road Bognor Regis PO21 1EW

New 2 storey extension on first floor with loft floor & 8 No. new dormer windows (4 No. at front, 4 No. at rear), first floor rear extension (mansard floor) with 8 No. roof windows, alterations to ground floor shopfront & new access to upper floors for use for 10 No. residential units (5 No. 1 bed units & 5 No. 2 bed units) (resubmission following BR/83/20/PL). This application may affect the setting of a Listed Building and is in CIL zone 4 (Zero Rated) as flats

It is clear that there are a number of locally listed buildings in the local area as well as a nationally listed building in Sudley Road itself; The Bognor Club. The Bognor Club was built by W K Wonham in 1837 as Assembly Rooms and is 2 storeys, with 3 windows. It is stuccoed, painted white and the ground floor rusticated. Stringcourse and parapet. The building is surrounded by existing development and is experienced in an urban setting. It is architectural and communal significance.

The locally listed buildings collectively form an attractive street-scene, representing part of the development of the town. Of note is what appears to be a substantial late C20 building which adjoins the site and is present in views along the road.

The application is for what appears to be a large development of apartments on top of an existing building. It is noted that the appearance of the new work will reflect that of the host unit as well as that of the adjoining building. The success of the development would rely on the quality of the materials and window joinery. Such could be conditioned, if minded to approve the proposal.

The location of the site is some distance from the listed building, and, along with the presence of a large, modern building adjoining the site, means that it will have a neutral impact upon the surrounding assets and the setting of the listed building, which will not be harmed.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or 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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