

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	BR/204/17/PL
Address	23 Station Road, Bognor Regis
Description	Replacement shop-front to a building on the edge of a designated area
Case Officer	Simon Davis
Date	27 September 2017

The building fronts the south-western side of Station Road, on the edge of the Bognor Regis (Railway Station) Conservation Area.

The proposed shopfront and signage are similar to those adjacent and they sit comfortably in the local context. Provided the new elements are of much the same appearance as those existing previously - and streetscene character remains unchanged in consequence - there is no objection in terms of the Policies referenced below.

However, while details of the new shopfront have been provided, no details of the shopfront as previously existing have been submitted. Due to lack of adequate supporting documentation, it is not possible to establish whether the new shopfront is a comparable replacement, and a conclusive recommendation cannot be made in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policy HER DM3.

Angela Haywood
Conservation/Design Officer