



Arun District Council
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1st November 2021

Arun District Conservation Area Advisory Panel
C/O Brian Banister
86 Orchard Way
Barnham
West Sussex
PO22 0HY

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: BR/213/21/HH
Site Address: 12-14 The Steyne Bognor Regis PO21 1TP
Description of works: Erection of front porch extension, installation of first floor double balcony and external facade alterations (This application may affect the character and appearance of The Steyne, Bognor Conservation Area)

Thank you for your internet representation made on 30th October 2021 which has been recorded as no objection with the comments as follows:

OWPC41514

No Objection

Nos 12-14 are 3 storey early 19th Century plain regency style dwellings which have been somewhat adversely altered with the replacement of the original painted timber sash windows with pvcu units and the construction of front porches.

They occupy a prominent position in the historic street scene and are located between Local List buildings (Gothic House and nos 16-18). Front balconies are intermittent but prominent features of buildings in The Steyne and are important to its character given the seaside location and ambience.

A Heritage Statement does not appear to have been submitted (at the time of the Panel's assessment) but from the plans deposited it would appear that the proposals will enhance the appearance of the buildings and, therefore, that of the conservation area.

The Panel would have preferred to see the complete removal of the two front porches since they are not appropriate to the period and architectural style of the buildings and they crowd the attractive angled bays. An original rendered doorway hood still survives at no 12 which could have been replicated at no 14 and then with the provision of two painted timber six panel doors recessed in the original doorway openings a considerable visual improvement would have been made to the two properties.

It is suggested that, given the location in the historic core of the conservation area, all new windows and doors should be of painted timber and the windows are vertically sliding sashes.

The proposed front balconies are welcomed features and will complement the existing ones in the street scene.

Subject to the use of appropriate materials and finishes, the proposals will represent an enhancement of the

character and appearance of the conservation area and comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and the settings of non-designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>