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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/213/21/HH

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12-14 The Steyne Bognor Regis PO21 1TP

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)

No's 12-14 are 3 storey early 19th Century plain Regency style dwellings which occupy a prominent position in the historic street scene of the conservation area. They are both rendered and painted separate colours with individual porches and small front garden areas (with rendered walls). Unfortunately, they have been somewhat adversely altered with the replacement of their original painted timber sash windows with UPVC ones (No. 12 has a sash style windows and no. 14 has casements) and the construction of modern looking front porches. They are also located between Local List buildings non-designated heritage assets): Gothic House and no's 16-18 The Steyne.

The conservation area focuses around two squares, the pier and a number of smaller service roads. Dating from the 1820's, The Steyne is an area of modest terraces, imitative in style of the earlier resorts and with a jostling vitality quite different in character from the formal buildings of Sir Richard Hotham's resort about a mile away, and the brashness of the modern seaside activities nearby.

The Steyne is an open-ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies. A site visit has noted that front balconies are intermittent but prominent features of buildings in The Steyne and are important to its character given the seaside location and ambience. To the east of The Steyne, terraces of a similar type form the western edge of Waterloo Gardens. Further to the west stands the imposing Royal Norfolk Hotel, dating from the 1840's, which is set back diagonally across the corner of Aldwick Road and West Street.

Unfortunately, a heritage statement has not been provided, even though it affects a number of heritage assets. However, I will provide some commentary.

The Proposal

The proposal is for the erection of a front porch extension, installation of first floor double balcony and external facade alterations to both buildings. The proposed front balconies will complement those already present within the square and will ensure that they have a neutral impact upon the street scene. The introduction of the balconies will require further external alterations and it is recommended that all of the windows are sash windows as opposed to single doors as suggested as an alternative option on the plans provided. I am also of the opinion that replacing the casement of number 14 and altering the front elevation to introduce an additional bay window will be a positive element of the scheme. The result will be that both houses will look like a mirror image of the other.

It is not clear what materials the new windows will be constructed from and it is suggested that, given their location, that all new windows and doors should be of painted timber and that the windows are vertically sliding sashes. Details of the windows and doors could be provided to the council by way of condition if you are minded to approve the application. This could include any paint colours/treatments to be used

Conclusion

Subject to the use of appropriate windows/doors, materials and finishes, 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

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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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