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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 12 November 2021 15:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/242/21/OUT

BR/242/21/OUT

Land rear of 94-100 Hook Lane Bognor Regis PO22 8AT

Outline application with all matters reserved except access for the demolition of existing bungalow to form new access for 6 No. detached chalet dwellings (resubmission following BR/124/21/OUT).

The application site is located adjacent to the Bognor Regis (Upper Bognor Road and Mead Lane) Conservation area. The conservation area consists of an important and imposing set of principally late 18th Century buildings fronting Upper Bognor Road, which were built by Sir Richard Hotham as part of an overall plan to make Bognor attractive as a resort. The most notable being three substantial classically designed three-storey Georgian and Regency buildings, grouped in a crescent. This is supplemented by a linear progression of substantial three-storey buildings on Upper Bognor Road.

Contrasting in scale and character to that development is Mead Lane. The north/south section of Mead Lane is narrow and the attractive flint walling on each side. It is interspersed with buildings of varying styles and ages which provide a very attractive street scene.

There are a number of listed buildings in the local area, including those on the university campus which include: Mordington House (Grade II), The Dome (Grade I) and St Michael's House (Grade II). The group sits at the heart of the Bognor campus and forms a loose crescent arrangement

focused south towards Upper Bognor Road and Hotham Park. Numbers 65, 67, 69 and 71 Upper Bognor Road are also listed building and form a group of smaller buildings within the university estate. The heritage assets are considered to be of architectural and historical significance.

The Proposal

The application is for the demolition of 1 existing dwelling, to form a new access and for 6 residential dwellings. The site is located to the immediate north of the University of Chichester, Bognor Regis Campus (with the various listed buildings).

The boundary between the site and the university campus also forms part of the boundary of the conservation area. This boundary consists of fencing and a number of attractive mature trees, which along with the landscaped grounds, contribute towards the character of this part of the conservation area. As a result, it is important that the existing planting should be retained as part of any proposal. This would ensure that any development is screened from the neighbouring conservation area and associated listed buildings.

I note that a feasibility site plan has been submitted with the application which identifies that the new homes could be accommodated within the site without the loss of the boundary planting. However, I would want to be assured that the layout of the site can easily accommodate the number of houses proposed without the need for the trees to be altered or removed either as part of the detailed planning application or at some point in the future due to issues such as overshadowing etc. The loss or (part) removal of the trees would then expose the site along with the new development to the heritage assets, which would be harmful. Therefore, I am of the opinion that careful consideration should be made with regard to the capacity of the site and any potential layout.

The university campus consists of a mixture of historic and more modern ones which were mainly constructed from the mid C20 onwards. A site visit has noted that the closest university buildings to the site are modern in nature, and that their presence appears to help prevent views of other, more important buildings on the university site. However, I am of the opinion that the design of the buildings, along with the materials used should be carefully considered, and appropriate for their neighbouring heritage assets. Such details should be provided as part of any detailed planning application.

Conclusion

Subject to my comments regarding the retention of the existing trees as part of a carefully considered layout, it is considered that development would not cause harm to the significance of the heritage assets/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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