

From: Martyn White <Martyn.White@arun.gov.uk>
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/247/19/PL

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Change of use & conversion of first & second floors from dwelling (C3 Dwelling houses) to 5 room HMO (C4 Houses in multiple occupation) with associated upgrades, additional rooflights, new WC, and new window to rear.

The building is located outside, but close to the Bognor Regis (Railway Station) Conservation Area. The conservation area is focused around an important crossroads/focal point on the approach into Bognor Regis town centre. Whilst it contains a limited number of buildings, they all play an important role in the character of the conservation area. Together, the Bognor Regis Railway Station (1902), Picturedrome (1886) and the Reynolds Repository (1911) form an imposing group of late Victorian and Edwardian buildings.

The Terminus Hotel and adjoining brick warehouse are also important to the group and help define a formal town space, partly created by the open space to the front of the station. Some of the buildings within the conservation area are either listed or locally listed buildings. The conservation area is considered to be of artistic (fortuitous) and communal (social) significance.

Proposal

The majority of the works proposed are either internally or externally to the rear of the building. As a consequence, the only two issues of concern are the change of use, and the proposed rooflight on the front elevation.

The building is located within an area with a range of uses including residential, retail, restaurants, cinema etc. Therefore, the proposed change of use will reflect this mixed-use character of the local area, and not cause harm.

The proposed rooflight, whilst acceptable, should be of conservation standard with a central glazing bar. This issue should be conditioned if minded to approve the application.

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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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