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**From:** Brian Banister [REDACTED]  
**Sent:** 05 December 2021 13:22  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Re: Planning Consultation on: BR/247/21/PL

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Thankyou for the consultation.

The views of the **Arun District Conservation Area Advisory Panel** are as follows:

59 West Street occupies a corner site and is a prominent building on the seafront. It probably dates to the late 19th Century and is included in the Council's Local List and should be considered as a non-designated heritage asset within the conservation area. Given its age, design style, scale, and prominence in the street scene it makes a positive contribution to the character and appearance of the conservation area and even more so if it were repainted in its existing or other appropriate colour and the traditional windows repaired.

In view of the location of the building, the Panel would have preferred to see a use such as hotel, restaurant, or other appropriate commercial use in order to maintain and improve the vitality and attractiveness for visitors to the seafront area of the town. However, the site lies outside the Economic Growth Area for Bognor Regis Town Centre as indicated in the ADLP and the lawful use of the premises is indicated to be a single dwellinghouse so that it is understandable if the Council could not insist on commercial uses for the site.

The south (seafront) elevation has a pleasing window to wall ratio and rhythm and the proposed new windows disrupt this to some extent. However, it would probably be difficult to justify a refusal of planning permission on this ground but it is essential that the materials, finishes and operating mechanisms of the new windows are appropriate given the historic context. The new windows also need to be recessed from the front wall to match the reveal depths of the existing window openings.

It is suggested that, if the Council is minded to grant planning permission, a condition is attached which requires the submission of precise details of the new windows including their materials, finishes, frame and glazing bar sizes, operating mechanisms and depths of reveals (all to be agreed by the Council's Conservation Officer).

Subject to satisfactory and appropriate designs, materials and details being agreed for the new windows, it is considered that the proposal will comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated and non-designated heritage assets.

Kind regards

Brian Banister

On behalf of ADCAAP

On 30 Nov 2021, at 07:33, [planning\\_responses@arun.gov.uk](mailto:planning_responses@arun.gov.uk) wrote:

To: **Mr Brian Banister(CAAC)**

#### **NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

#### **Planning Permission**

**Application No:** BR/247/21/PL

**Registered:** 29th November 2021

**Site Address:** Ancient Mariner Hotel 59 West Street Bognor Regis PO21 1XB

**Grid Reference:** 493233 98777

**Description of Works:** Change of use from single dwelling (C3) to 6 No self-contained flats (C3), a 10-bedroom co-living housing unit (Sui Generis) & insertion of 3 No new front windows. This application affects the character & appearance of The Steyne, Bognor Conservation Area.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liab. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for on site mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 3rd January 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

Telephone: 01903 737510

Email: [maria.tomalova@arun.gov.uk](mailto:maria.tomalova@arun.gov.uk)

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