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**From:** Martyn White <Martyn.White@arun.gov.uk>  
**Sent:** 21 December 2021 17:19  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** BR/261/21/PL

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*7 Longford Road Bognor Regis PO21 1AA*

*Retention of 6 bed HMO. This site may affect the character & appearance of the Bognor Regis Railway Station Conservation Area & is in CIL Zone 4.*

The building is located outside, but close to the Bognor Regis Railway Station Conservation Area. The conservation area is focused on a small group of imposing buildings which create a formal, urban townscape. Some of these buildings are also listed: the Station and the cinema. Both buildings are of architectural and historical significance.

### **The Proposal**

The proposal is of the retention of a six bedroomed House in Multiple Occupation (HMO). I also note that, whilst the exterior of the building will not alter, that the intention is to undertake some internal alterations.

The conservation area forms part of the more urban area of the town with higher density development fronting close, or straight on to the pavement. It also includes a number of busy roads which help to inform the character of the locality. Whilst not within the conservation area, the road (and house) can be considered to form part of the wider urban context. Both of the listed

buildings are also viewed and experienced in this urban context, with the station being set behind Station Square and the cinema at the junction of a number of busy roads.

The existing local area contains a mixture of residential, retail and transportation uses. It is also a higher density area, with a number of smaller residential units (partly created as a result of subdividing buildings). The application states that the building is already in multi occupancy and that there are already 6 bedrooms present. Based on the character of the local area, along with the fact that the exterior of the building is not to alter, I am of the opinion that the proposal will not cause harm to the settings of the various heritage assets.

## 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 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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