

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	BR/280/17/PL
Address	Land adjacent to 8 Mead Court Mead Lane Bognor Regis PO22 8BL
Description	1 No. dwelling. This application may affect the setting of Listed Buildings & affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.
Case Officer	Mr R Temple
Date	10 TH January 2018

I visited the site on 9th January 218

The proposal site is within Upper Bognor and Mead Land Conservation Area, and is adjacent to several Listed properties, and affecting the setting of 43 Redgate House and 45-47 Northcliffe, Upper Bognor Road.

The proposal is to create a dwelling on the end of a row of terraced houses, adjacent to 8 Mead Court.

The proposed design is at odds with the existing terrace in terms of roof profile, material, having a hipped roof, and detracts from the overall visual massing of the existing terrace, and does not respond to the existing building, nor its setting. The application also affects the setting of two listed buildings (above), and in addition, would be visually intrusive within the Conservation Area, being visible from the Upper Bognor Road between the two listed properties (above).

The proposal would also compromise an important feature of the Conservation Area, namely a flint wall which runs along ,Meads Lane. This wall is likely to be the original curtilage boundary of 43 Redgate House, and is shown on the 1875-1890 historic map.

It is therefore considered that the proposal would be harmful to the setting of two listed buildings, and detrimental to the Conservation Area, and does not meet the following:

Arun DC Policy GEN7 refers to principles of development *that (iii)... responds to identified characteristics .. and respects and enhances local distinctiveness...*

- It is considered that the proposal fails to respect or enhance local distinctiveness

Arun DC Policy AREA2 Conservation Areas ...*Planning permission will be granted for development which preserves or enhances the character or appearance of the Conservation Area or its Setting.*

- It is considered that the proposal fails to enhance the character of the Conservation Area or its setting

Arun Local Plan 2011-2031 Policy HER SP1 the Historic Environment ... *the council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Sections a) Conservation Areas b) Listed Buildings d) Locally Listed Buildings of Special Character*

- It is considered that the proposal fails to conserve or enhance the historic environment

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: *Proposals affecting listed buildings will be required to: a) ..preserve character... e) ...protect and enhance the setting of the building...*

- It is considered that the proposal fails to conserve or enhance the setting of the listed building, or its planned garden space.

Arun Local Plan 2011-2031 Policy HER DM116.4.6 Conservation Areas.....*new development must be of a high standard, reflecting form, materials and character in the locality. The spaces between and around buildings and views are very important... and 16.4.12...Setting Development which adversely affects the setting, character appearance of or views in and out of the conservation area will be refused.*

- It is considered that the proposal does not adequately respond to local material, form or scale and adversely affects the character appearance and views in and out of the Conservation Area.

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should '*enhance or better reveal the significance of a designated heritage asset*'

- It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application be recommended for refusal as it cannot be supported on heritage grounds.

Clare Dales
Principal Conservation Officer
Arun District Council