

From: Richard Temple
Sent: 17 January 2018 11:24
To: Planning.Responses
Subject: FW: BR/280/17/PL Land adjacent to 8 Mead Court

Please scan as correspondence.

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Richard Temple
Sent: 17 January 2018 11:24
To: 'Orchard Enterprises'
Subject: RE: BR/280/17/PL Land adjacent to 8 Mead Court

Dear Mr Smith,

Thank you for the email.

I'm sorry to hear that. Hopefully the refusal outlines concerns clearly.

I hope you are better now.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
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From: [REDACTED]
Sent: 17 January 2018 11:23
To: Richard Temple
Subject: RE: BR/280/17/PL Land adjacent to 8 Mead Court

Hi Richard

Sorry I was off sick for a couple of days, the refusal is fine, I will speak to my clients and see how they wish to proceed.

Regards

Lee

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: Monday, January 15, 2018 10:41 AM
To: [REDACTED]
Subject: RE: BR/280/17/PL Land adjacent to 8 Mead Court
Importance: High

Dear Mr Smith,

Please advise how you would like to proceed.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
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From: Richard Temple
Sent: 12 January 2018 15:29
To: 'Orchard Enterprises'
Subject: RE: BR/280/17/PL Land adjacent to 8 Mead Court

Dear Mr Smith,

I have received the comments below from the conservation officer:-

**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 2018

The proposal site is within Upper Bognor and Mead Lane 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 NPPE 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:

NPPE 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.

Claire Dales
Principal Conservation Officer
Arun District Council

Given we also have concerns regarding the impact on neighbouring residential amenity the application would be refused on these grounds. Please let me know if you would like to withdraw the application or allow us to make a refusal so you can appeal our decision. Either way if you re-apply, within 12 months, the application will not be liable to a planning fee. I am currently due to make a recommendation and a decision signed off by 15th Jan 2018 (Monday).

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: [REDACTED]
Sent: 09 January 2018 11:11
To: Richard Temple
Subject: RE: BR/280/17/PL Land adjacent to 8 Mead Court

Hi Richard

I agree to the extension of time until the 15th of January.

Regards

Lee Smith

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: Tuesday, January 9, 2018 10:27 AM
To: [REDACTED]
Subject: BR/280/17/PL Land adjacent to 8 Mead Court
Importance: High

Dear Mr Smith,

I am the case officer dealing with the above application.

I would like to request a further extension of time until Monday 15th Jan '18 to allow our Conservation Officer time to make formal comments. If you are in agreeance to this please either reply to this email or the email sent from our system with EOT request attachment.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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