

Cllr Matt Stanley
2 Thistle Copse
Felpham
Bognor Regis
Po22 8gf

Your Ref: OWPC20742
Our Ref: BR/283/18/PL 05-11-2018
Please ask for:
Mr S Davis

29th November 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Enlarge dormer to the bay roof on north elevation. Ground floor windows & doors & railings to west elevation. This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area.

Central House 18 Waterloo Square Bognor Regis

Thank you for your internet representation made on 28th November 2018 which has been recorded as '**an objection**' with the comments as follows:

As District Councillor for the ward in which this planning application is being submitted I wish to register my objection and explain my reasoning for doing so.

The Heritage Statement describes 'The Steyne and Waterloo Square Conservation Area' as follows, "It represents an historically important space... The style, age and sizes of the properties vary." The Council's own character statement for the Conservation Area also refers to the "variety of age, style and size" of the buildings.

One of the areas of the external alterations that concerns me is the bay roof, referring directly to the proposals I quote "The bay roof would be increased in height to match the neighbouring Waterloo Inn." The desire to provide consistency with a neighbouring building would clearly go against, and be in stark contrast to the existing character of the Conservation Area.

It is clear that The Steyne and Waterloo Square Conservation Area, in particular the Waterloo Square section is a highly characterised eclectic mix of properties, and this is the crucial feature when it comes to the character of this specific Conservation Area.

From the perspective of supporting the Council's aspirations for Conservation Areas "The retention of buildings, structures, planting and open spaces which contribute to the special character and appearance of each conservation area." The most important external features of this building is unarguably the front door and bay window.

The Heritage Statement does also allude to this saying "It is only the aesthetic value of the building that is of any significance as a heritage asset of the building and this essentially comprises the external views of the building, and the setting within which it is located."

However the planning application then completely contradicts itself when claiming the external alterations being proposed (including the front door and bay window) "would not adversely affect the appearance or setting of the building."

It is clear removal of the buildings most striking asset, this being the front door and bay window would adversely affect both the appearance of the building and on a wider scale the setting of the building.

I also find the proposals for the main front door "to be plate glass with a glass side panel"

wholly inappropriate for a building of this age, especially considering its setting.

Whilst I welcome investment in this area and support the aim in making this building more attractive to prospective tenants there is nothing in these plans to justify the alterations to the front door, removal of the bay window and the attempt to provide a consistent external appearance with the neighbouring property.

It is for these reasons I feel the need to object to this planning application as it clearly would cause significant harm to the character and appearance of the building as well as the wider Conservation Area in which it is set.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning