

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 04 April 2025 16:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/32/25/PL

BR/32/25/PL

Trevali Lodge 31 Aldwick Road Bognor Regis PO21 2LN

External changes, amendments to fenestrations and re-building the garden wall. This application is in CIL zone 4 (zero rated as other development), may affect the setting of listed buildings and may affect the character and appearance of the Aldwick Road, Bognor conservation area

Trevali Lodge is a 2 storey semi-detached house which is located in the Aldwick Road Conservation Area. It first appears on the 1897-98 OS map and has a mixture of brick and render

elevations with a pitched tiled roof. The majority of the windows on the front elevation are timber, with some of them being sliding sash.

This conservation area comprises significant and imposing early 19th Century, Victorian and Edwardian terraces, representing an early westward extension of the seaside resort. Generally, there is a predominance of stucco, slate and flint in the conservation area and although there is a formality in the larger terraces these contrast in materials, scale and style with nearby smaller buildings (which also include brick). Flint walling and soft landscaping provide an informal appearance, contrasting with and enhancing the principal terraces. Chimneys are important features on the skyline.

The Proposal

The proposal is for what is described as external changes, amendments to fenestrations and rebuilding the garden wall. It is positive that the external walls of the house will no longer be altered, and that repairs would be undertaken to the existing materials. However, I would be looking to ensure that appropriate and matching materials will be used. Otherwise the replacement bricks could jar and harm the appearance of the building.

The use of UPVC windows is disappointing – it is also not fully clear what they would look like. Would they be fully functional sliding sash windows? I should point out that top hung windows would not be supported. If you are happy with the use of this material, you might want to condition further details of the windows. This will help to ensure that they actually are of a conservation standard.

It is also not clear what the need to rebuild the existing garden wall is. Was it in a poor state of repair? No information has been supplied as part of the application. I have undertaken a site visit, and it is clear that the wall has already been demolished, and I am unable to locate a permission for this action, which is disappointing. This was an attractive flint wall, which was reflective of those in the conservation area and locality. The proposal is for a new wall to be constructed from brick as opposed to flint. If the new wall cannot be constructed using individual flints, then the use of bricks might be acceptable in this instance. It might help to condition a sample of both of the bricks and the wall – in order to ensure that it is of an acceptable standard for the conservation area.

Required conditions

Brick wall

No development shall take place until a sample 1 square meter sample panel of brickwork has been constructed on the site. This section will be inspected by the Local Planning Authority's Conservation Officer and photographic evidence of the sample panel including details of the mortar mix will be submitted to and approved in writing by the Local Planning Authority. Once approved, the work can proceed, and the details so approved will be used within the construction of the development.

Reason: *To preserve the appearance and special character of the building for the future in accordance HER SP1/HER DM3 of the Arun Local Plan and the NPPF*

WINDOWS AND DOORS

Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, method of opening, in the form of drawings and sections of an

appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER SP1 HER DM3 of the Arun Local Plan

Conclusion

On balance, it could be that the proposal could have a neutral impact and therefore, in this particular instance, not cause harm to the significance of the heritage asset. 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Principal Conservation Officer, Planning

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