

REPORT UPDATE

Application No: BR/36/19/L

Reason for the Update / Changes

Amended plans condition to show reposition of windows to match that of the HH application.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a Listed Building

REF NO: BR/36/19/L

LOCATION: Culver Cottage
37 Aldwick Road
Bognor Regis
PO21 2LN

PROPOSAL: Listed building consent for a two storey side extension including demolition of existing garden room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolish existing garden room to the west side of the property and construct a contemporary two storey extension.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the development.
BOUNDARY TREATMENT	Flint wall to front and sides. Fencing to rear adjacent to the Sailing Club.
SITE CHARACTERISTICS	Grade II Listed property. The house is rendered and pointed cream. There is a lean-to garden room and single storey bathroom wing to the west of the site, a covered walkway to front door and a single storey pitched roof front extension.
CHARACTER OF LOCALITY	Mixed residential and shopping and close to sea front.

RELEVANT SITE HISTORY

BR/35/19/HH Two storey side extension including demolition of existing garden room. This application affects the character and appearance of the Aldwick Road Conservation Area.

BR/300/12/	Reinstatement of two chimney stacks & internal alterations.	ApproveConditionally 05-02-13
BR/128/12/L	Application for Listed Building Consent for reinstatement of 2 no. chimney stacks, removal of section of wall to form kitchen/dining room, removal of partition wall on landing & relocation of bathroom	ApproveConditionally 28-08-12
BR/170/01/L	Application for Listed Building Consent to take down and rebuild in a lime mortar 1:2 and a half, east boundary wall to match existing	ApproveConditionally 07-08-01
BR/118/99/TC	Fell tree at the front of property within the Aldwick Road Conservation Area.	No Objection 18-06-99

Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Object on the grounds of design and appearance. It does not maintain the character of the listed building, having a negative impact on its heritage or that of the Conservation Area. It is in conflict with policy 1 of the NPD regarding proposals concerned with extensions and alterations of designated heritage assets, HER DM1 and HER DM3 to preserve and enhance listed buildings.

Conservation Area Advisory Committee - No objection although stated precise details of materials and finished should be submitted to the Conservation Officer.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Culver Cottage has been subject to numerous external and internal alterations over the years resulting in a more open-plan property. In contrast to the existing property, a contemporary approach appears to have been taken to the extension. The application is considered to not cause harm to the significance of the heritage assets or their setting.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Listed Building

Conservation Area

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the

character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application concerns works to a Grade II Listed Building. Given the building's listed status, any alterations should protect and enhance the special historic and architectural character of the building, and preserve its setting.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the listed building is significant heritage asset proposals should protect the setting of these buildings.

Culver Cottage is an early 19th century Grade II listed detached Georgian property. It is two storeys, rendered with a hipped slate roof. The windows are wooden, sliding sash with their glazing bars intact. There is a Veranda with striped canopy on the ground floor, to the garden elevation of the property. An elongated porch leads from the road across the front garden area to the front door.

The property lies directly to the south of Aldwick Road and to the north of Bognor Regis Sailing Club, and is located within the Aldwick Road Conservation Area. This Conservation Area predominantly comprises of significant and imposing early 19th Century, Victorian and Edwardian terraces, representing an early westward extension of the seaside resort. The area also contains a limited number of detached houses, of which Culver Cottage is one.

Culver Cottage has been subject to numerous external and internal alterations over the years resulting in a more open-plan property. There is a single storey extension to the front western elevation which is partly hidden behind a latter, much more substantial garden room. The proposal is to remove the latter lean-to garden room and single storey bathroom wing in favour of a new two storey side extension to the west of the existing property.

In contrast to the existing property, a contemporary approach appears to have been taken to the extension. If an alternative design is used, the appearance of the existing building could be retained, while introducing a refined design that would enable the focus to remain on the original host property. It is considered that, in this context, this approach is acceptable. Internal alterations appear to be limited to the insertion of a new wall in the existing bathroom. Such a proposal is acceptable, subject to details such as skirting etc. matching the existing features.

The success of the proposal will ultimately be reliant upon the quality of the materials and finishes proposed.

The application is considered to not cause harm to the significance of the heritage assets or their setting and complies with policies HER DM1 and HER DM3 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and does not cause harm to the significance of the heritage assets or their setting.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location and Block Plan
- North Elevation 599-105 E
- South Elevation 599-107
- West Elevation 599-108 E
- Proposed Roof Plan - 599-104
- Proposed First Floor Plan - 599-103 E
- Proposed Ground Floor Plan - 599-102 E
- Proposed Site Plan - 599-101

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF .