

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 05 April 2022 17:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/38/22/PL

BR/38/22/PL

18-20 London Road Bognor Regis PO21 1PY

Part conversion and extension of existing building to provide 6 additional storeys over existing rooftop, to provide for up to 104 No student residential units, with access from Bedford Street, associated servicing and ancillary accommodation, entrance and staircore extension to existing building to provide access from Bedford Street. (Resubmission of scheme approved under reference BR/270/18/PL).

The application site is an existing retail unit which is located within the Bognor Regis pedestrian precinct. The proposed development is substantial in nature, and as such has the potential to be visible from a different number of locations. Bognor Regis has a substantial amount of heritage assets within the town including conservation areas, listed buildings and locally listed buildings (non-designated heritage assets).

I note that information has been provided within the planning statement related to Conservation and heritage considerations.

Of note is the fact that the application site is located close to several Buildings of Character (located in London Road and The High Street), it is approximately 100m from a Grade II Listed Building (The William Hardwicke, High Street) and approximately 160m from another Grade II Listed Building (No's. 61 to 65 High Street); and approximately 150m from the edge of The Steyne

Conservation Area. These assets are located within an urban context, with those within the high street being of mixed use with retail on the ground floor and residential above.

Dating from the 1820's, The Steyne is an area of modest terraces, imitative in style of the earlier resorts and with a jostling vitality quite different in character from the formal buildings of Sir Richard Hotham's resort about a mile away and the brashness of the modern seaside activities nearby. The Steyne is an open ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies.

To the east of The Steyne, terraces of a similar type form, the western edge of Waterloo Gardens. To the west stands the imposing Royal Norfolk Hotel, dating from the 1840's, which is set back diagonally across the corner of Aldwick Road and West Street

Waterloo Square developed around a space, intended to protect views from Richard Hotham's Fitzleet House. It therefore represents an historically Important space In the growth of Bognor Regis as a resort. As an inland, landscaped space, fronting the seafront it complements The Steyne, and the Pier forms a strong focal point at the southern end. Typical of such seaside resorts open spaces, the central space is flanked by nearly continuous, street fronted, development. There is a variety In age, style and size of buildings. Remnants from the early development of the Square exist in Nos. 7 – 17 Waterloo Square, a fine formal group of buildings in a Regency style dating to 1815 - 1820. The large Bognor Regis Methodist Church acts as an important focal point at the northern end.

Norfolk Street and Little High Street are typical of the several small service streets or roads in the area and their scale contrasts with the large, formal space of the main square.

Within the Conservation Area there are some brick buildings but the predominant material is stucco. Chimneys are important features on the skyline.

The Proposal

The proposal is for the part conversion and extension of the existing building to provide 6 additional floors over the part of the existing rooftop. The development will provide for up to 104 No student residential units, with access from Bedford Street, associated servicing and ancillary accommodation, entrance and staircore extension to existing building. I note that this is a resubmission of the same scheme which was previously approved.

It is considered that, due the height of the proposed development that it will be visible from within the conservation area. This opinion is confirmed by the Visual impact Assessment provided as part of the application – see the relevant visuals provided. It identifies that streets which vary between 150 metres and 1000 metres from the site are identified as having have moderate/minor impact. In some cases where the streets are perpendicular to the coast, the top portion of massing may be seen above the existing skyline. In many cases, the impact is reduced where these views are aligned with Fitzleet House.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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