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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 24 April 2020 07:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/59/20/HH

Please upload as consultation for BR/59/20/HH

Thanks

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 April 2020 17:57
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BR/59/20/HH

BR/59/20/HH

Lansdowne House The Esplanade Bognor Regis PO21 1TR

New second floor balcony and inward opening French doors. (This application may affect the setting of The Steyne Conservation Area)

The application is for balcony and inward opening French doors to a second floor flat. The property fronts directly onto the esplanade and is three storeys high with commercial uses on the ground floor. It has a simple elevation which is rendered and painted white, with an entablature still present. Also, of note is the fenestration; the first-floor windows are larger than those on the second floor. The second-floor windows, whilst all appearing to be modern replacements have not affected/alterd the original openings themselves; i.e. dimensions and locations.

Whilst some alterations have clearly been undertaken to the building, especially to the ground floor, the building does contribute to the character of the area. It is similar (in some respects) in appearance to the neighbouring Connaught House.

The building is located within the Bognor Regis (The Steyne and Waterloo Square) Conservation Area, where there are also a number of listed and locally listed buildings in the local area. Development in this location offers the opportunity to better reveal the significance of the assets.

The section of the Esplanade where the building is located consists of properties of a similar appearance; that is to say 2/3 storeys, painted render with sash windows or replacement UPVC windows. The building and local area reflect the development of the town as a seaside resort.

The design of windows/doors can have a significant impact on the character and appearance of a building, and therefore part of a conservation area. It is considered that the proposed balcony and associated French windows are problematic in that they directly affect the appearance of the upper section of the building. Introducing French Windows will result in the loss of the original openings and disturb the fenestration on this part of the building (i.e. the different spatial order mentioned above).

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). 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).

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