

From: Amanda Scholes on behalf of Planning.Responses
Sent: 29 March 2021 10:13
To: Planning Scanning
Subject: FW: BR/59/21/PL

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 26 March 2021 17:50
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/59/21/PL

BR/59/21/PL

10 Oakhurst 22-24 Upper Bognor Road Bognor Regis PO21 1FW

Change from studio flat to 1 No. 1 bed unit with dormer extension

The application site is located within the Bognor Regis (Upper Bognor Road and Mead Lane) Conservation area. The conservation area consists of an important and imposing set of principally late 18th Century buildings fronting Upper

Bognor Road which were built by Sir Richard Hotham, as part of an overall plan to make Bognor attractive as a resort. Contrasting in scale and character to that development is Mead Lane and surrounding roads which contain residential development of higher density of a mixture of styles and ages.

There are a number of listed buildings in the local area, including 43-51 Upper Bognor Road, with the closest being The Shrubbery. The Shrubbery is a Mid C.19 Stucco fronted building of 2 storeys with semi basement in the picturesque manner. It is imposing on the streetscape and forms an important group with the neighbouring listed buildings.

The building the subject of this application has been identified as a Building or Structure of character and is a non-designated heritage asset as a result. I note that the building has been converted into a number of units and that some unsympathetic alterations have already been undertaken to the building.

The Proposal

The proposal is for the change from a studio flat to a 1 bedrooomed flat unit with dormer extension. The dormer extension would be at the rear of the building and not visible form the public realm to the front. Whilst the design of the dormer could be improved, it is considered that its location is such that it would not be visible from the public realm, or in the context of the various listed buildings. As a consequence, it is considered that it will have a neutral impact.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. 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 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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