

From: Amanda Scholes on behalf of Planning.Responses
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To: Planning Scanning
Subject: FW: BR/93/20/PL

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 July 2020 16:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/93/20/PL

BR/93/20/PL

Change of Use from office (B1(a)) to 1 No. dwelling & the provision of new garden boundary wall to the South of property. This application affects the setting of a Listed Building & affects the character & appearance of the Upper Bognor road & Mead Lane Conservation Area

Mordington Cottage is located within the university campus and the Upper Bognor Road and Mead Lane Conservation Area. The building fronts on to Mead Lane and has an area of almost private amenity space already. The application includes a heritage statement which provides some useful information.

There are various listed buildings in the immediate local area, including 41-51 and 53, 55, 57 Upper Bognor Road. The Garden wall to south, west and north of No 53 is also a listed building. The listed buildings closest to the cottage are numbers 53 Upper Bognor Road (Mordington House) and the garden wall to no. 53. These are of historic and aesthetic significance.

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. The north/south section of Mead Lane is narrow and the attractive flint walling on each side, interspersed with buildings of varying style and age, provide a very attractive street scene. Development in this location contrasts with the scale of that located on the Upper

Bognor Road. The absence of wide paving further emphasises the intimate character of this part of the conservation area.

The proposal concerns the change of use of the property back to residential accommodation, alteration to provide a porch and the construction of a wall. There are also some minor internal alterations. Mead Cottage, is a single storey property with a simple appearance, being constructed using a basic pallet of materials (flint, brick and slate) and simple casement windows.

It is considered that the proposals will enable the cottage to be returned to a more appropriate use, whilst ensuring that the features which make it special are preserved. It is positive to read in the heritage statement that the existing windows and doors will not be altered, and that an appropriate wall will be constructed when securing the curtilage. I also note that the applicant wishes to agree the bricks for the boundary wall on site in order to secure the most appropriate ones. This could potentially be conditioned.

It is not clear if the existing boundary gates will be replaced as part of the proposal. If they are to be, you may wish to condition details of the gates and their treatment in order to ensure that they reflect the character of the building and local area.

It is considered that the proposal will not harm the heritage assets or their settings. 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).

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