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Sent: 14 June 2022 16:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/93/22/DOC

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65-71 Upper Bognor Road Bognor Regis PO21 1HR

Approval of details reserved by condition imposed under BR/252/21/PL relating to conditions 8-details of eaves, guttering, materials, window, doors and other external finishes, 10-landscape scheme, 11-boundary treatments, 14-bat and hedgehog nesting facilities and 17-charging of electric vehicles.

NOT CURRENTLY CAPABLE OF SUPPORT

Condition 8: I note that the agent has stated that they have assumed that this condition mainly relates to the proposed new two storey building, and that 'The relevant information has been shown on drawing 1127-P-200A and 1127-P-201A. Existing windows and doors to the existing buildings will be retained, repaired and redecorated'. However, this fails to take into account the extension/alterations to 71 Upper Bognor Road which required planning permission. This included a number of new windows/materials/external finishings etc, which would require that further information is supplied as part of this DOC application .

I have reviewed the conditions associated with the Listed Building Consent application (BR/253/21/L) and noted that it does not require any details such as new windows to be submitted by way of condition to that application. As a result, the details for that part of the development should be provided as part of this DOC application (the wording of the DOC does not preclude the works to the Listed building/extension to the listed building). I would also state that the materials proposed for the new building would not be appropriate for the listed building e.g. the aluminium windows cannot be supported.

On the topic of windows, I also note that reference is made to the fact that the double glazed Aluminium doors and windows are in a in RAL colour to L.A. Planning authority approval. However, I am unable to see a refence to the proposed colour. I am, sorry if I have missed it!

Looking at the information provided it is clear, first of all, that the elevations of the new building have changed from the plans submitted as part of the planning application. I note that some of the window cills have been raised with the result that those windows are smaller, but also more

importantly note that the elevations are now clad! Not only is cladding not a feature of this locality, but it is also proposed to be in a material which is not appropriate for its sensitive setting, and the colour is not positive either. Such an approach / material / appearance cannot be supported.

The details of the windows for the new building as proposed to be aluminium, which is an acceptable material (for just the new build). The details of the frames are generally acceptable, but do not show how the glazing bars will function i.e. integral to the frame or applied. Glazing bars were provided on the proposed elevations and formed part of the reason for the development being considered acceptable from a heritage perspective – the application noted that they were to match the windows of no. 67 & 69. I am also unable to see details of the colour. Therefore, further information is required.

I was under the impression that black cast iron gutters and down pipes were proposed, but I note that this is to be replaced with cast iron effect. The style seems acceptable for the new building. I am also unable to find details of the proposed roof coverings, only to a reference that it is to be slate.

Condition 10: These details seem to be acceptable.

Condition 11. This condition requires *details of all new boundary treatments to have been submitted to and approved by the Local Planning Authority.* Whilst I note that the applicant has included drawing 1127-P-101A within this application which included photographs of the fencing that was installed by the University prior to the sale of the site, it fails to identify and provide details of all of the other fencing to be used within the site – that which will be used to create and divide the small private garden spaces.

Condition 14: The proposed placement of the bat boxes on the new building seem to be acceptable. likewise, the proposed bat boxes on the new extensions to 71/71 a seem acceptable, although no elevation have been provide of the buildings to confirm the exact locations. I am happy with the location of the hedgehog nesting facilities.

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

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