



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Arun District Conservation Area Advisory Panel
c/o Civic Centre

1st June 2020

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BR/99/20/PL
Site Address: 23 Mead Lane Bognor Regis PO22 8AP
Description of works: Change of use from Student Accommodation to 3 No. dwellings, comprising 1 No. 1 bed apartment, 1 No. 2 bedroom house & 1 No. 3 bedroom house. This application affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area & may affect the setting of a Listed Building.

Thank you for your internet representation made on 1st June 2020 which has been recorded as no objection with the comments as follows:

OWPC27384

The building fronts onto the north-south section of Mead Lane. The character of this part of the conservation area derives from its intimate, small scale, street scenes; mixture of building age, materials, design, size and siting; limited pavements; and flint boundary walling. These convey an attractive and distinctive appearance and the unplanned tight knit quality contrasts nicely with the more formal and spacious street scenes in the Upper Bognor Road section of the conservation area.

No 23 contains two building elements. Firstly, the two storey southern half dating to the late 19th Century or early 20th Century with pebbledash and brick dressings to the east elevation, a rendered side wall to the south elevation and a natural slate roof. Secondly, the single storey northern part, possibly dating to the late 18th Century or early 19th Century and constructed in attractive flintwork with a brick north elevation and plain clay tiled roof. These two elements combine to result in the premises making a positive contribution to the character and appearance of the conservation area.

The Panel see no objections to the proposed uses, but would recommend that the following matters be considered:

(1) the use of conservation style rooflights, and the proposal not to alter the east (street) elevation of the single storey flint structure is welcomed. However, great care will be needed in the infilling of the large opening in the north elevation of the single storey structure and it is suggested that precise details of the brick to be used, brick bond and mortar/pointing should be the subject of a planning condition. So too should precise details of the two new windows which should each consist of a pair of matching painted timber side hung casements.

(2) the front doorway (existing?) to Unit 3 seems to be shown as a new window instead of a door on the proposed south elevation.

(3) although it probably cannot be insisted upon, there is a great opportunity with the new uses to replace all the existing pvcu windows, particularly on the east and south elevations, with painted timber vertically sliding

sash windows which would significantly improve the appearance of the building and enhance the appearance of the conservation area. It will be extremely important, though, to ensure that the existing timber sash windows are retained and repaired where necessary and if beyond repair are replaced with matching windows of like for like materials and design.

If the concerns of the Panel are addressed then the proposal will comply with the relevant paragraphs of the NPPF 2019 and policies contained in the Arun District Local Plan 2018 relating to the protection of conservation areas.

The panel do have concerns of the impact on the conservation area from an increase in parking congestion which could be detrimental to the area.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.