

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 June 2020 08:34
To: Planning Scanning
Subject: FW: BR/99/20/PL

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Save the environment - think before you print.

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 09 June 2020 17:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/99/20/PL

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23 Mead Lane Bognor Regis PO22 8AP

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

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.

The most notable being three substantial classically designed three-storey Georgian and Regency buildings, grouped in a crescent. This is supplemented by a linear progression of substantial three-storey buildings on Upper Bognor Road, commencing in the form of a terrace and closely spaced single buildings, between Nos. 41 and 51. Nos. 45 and 47 are the oldest buildings, built in about 1787 and, therefore, contemporary with No. 55 (The Dome). Hotham Park House and park are of historical significance as they were built by Sir Richard Hotham for his own use.

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, contrasting with the scale of Upper Bognor Road. The absence of wide paving further emphasises the intimate character of this element of the conservation area.

There are a number of listed buildings in the local area, including those on the university campus and 67 Mead Lane which is probably early C18, 2 storey cottage which has flint walling with brick quoins and dressings. It has a thatched roof.

The site contains one building which clearly has two elements to it; the first (southern) element is a two-storey house dating to the late C19th or early C20th. It has pebbledash and brick dressings to the eastern elevation, along with a rendered side wall to the south elevation and a natural slate roof. The second (northern) element consists of a single storey barn type structure which possibly dates to at least the early C19. It is constructed in attractive flintwork with a brick north elevation and plain clay tiled roof. Of note is the lack of openings in the flint element of the building which fronts onto the lane. Likewise, the brick elevation of the northern element of the building is clearly visible from the corner of the lane. The combined elements of the building make a positive contribution to the street and therefore the character and appearance of the conservation area.

The proposal

The proposal relates to the change of use of the building from student accommodation to 3 dwellings of varying sizes. This will require some internal and external alterations to be made to the building. The concept of the change of use is acceptable as it will ensure that a residential use is maintained on the site.

It is considered that the internal alterations will not cause harm to the attractive building and ensure that it retains an appropriate use. Likewise, the external alterations are on the whole, relatively minor.

Whilst I am happy for the northern brick wall of the northern element of the building to be infilled, this will require some careful consideration, partly as a result of it being visible from the lane. This will require the materials to match in terms of colour and appearance to the existing and that the existing bond is followed. Details of the bond could be supplied to the council by way of condition, if minded to approved the application. I believe that it is positive to note that the attractive flint walling on the eastern elevation will not be altered in any way.

It is also considered important that the any new joinery which is visible form the public realm should be appropriate for the conservation area. For instance, the two new windows in the northern element of the building where it is suggested that they be timber side hung casements.

The proposed plans indicate that a mixture of wooden and UPVC windows and doors will be used on the building. Whilst this might reflect the existing situation, it is suggested that the current proposal offers the opportunity to enhance the appearance of the building, and therefore the conservation area. Such an approach would comply with the NPPF which states that we should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. I would therefore encourage the applicants to replace any existing inappropriate windows and doors with something more in keeping with the conservation area.

The rooflights should be of conservation standard; flush mounted with a vertical glazing bar. Details of any new joinery should be provided to the LPA, if you are minded to approve the application.

On reviewing the plans, I have noted that the proposed front doorway to Unit 3 seems to be shown as a window instead of a door on the proposed south elevation. This issue should be amended on the relevant drawings.

Conclusion

In conclusion, subject to high quality details and finishes, it is considered that the proposals comply with the relevant paragraphs of the NPPF 2019, and policies contained in the Arun District Local Plan 2018

You will need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

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