

Recommendation Report for Planning Permission

REF NO: BE/44/22/PL

LOCATION: Holy Cross Church
Chichester Road
Bersted
PO21 5AU

PROPOSAL: External alteration including introduction of a new accessible ramp and steps to the main entrance, new external light and alteration of the existing paths. This application may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to alter the access to the church with the construction an external ramp and steps. There will also be minor alterations to the path and a light installed.

SITE CHARACTERISTICS The site is occupied by Holy Cross Church. The Chancel was built in 1930, with further expansion in 1973. A single storey entrance porch / lobby is located on the southwest elevation of the church.

CHARACTER OF LOCALITY The area is predominately residential although does feature a a pub located diagonally opposite on the north side of Chichester Road.

No relevant site history.

REPRESENTATIONS

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:****CONSERVATION OFFICER**

The proposal is for external alteration including introduction of a new accessible ramp and steps to the main entrance, new external light, and alteration of the existing paths. I note that internal alterations are proposed. Whilst the church hall features external steps and ramp access, the same cannot be said of the church itself. The design is small in scale and the materials have been chosen to reflect the existing

structure - it is positive to note that flint will be used and the existing blue brick pavers re-used.

The success of the design will ultimately be dependent upon the quality of the materials used and the quality of the flint work. I note from the heritage statement that there are no works proposed that would alter the appearance of the existing west and south boundaries. The location of the external works are situated towards the eastern boundary and away from the Royal Oak pub. The western boundary visually and physically separates the church from the highway and neighbouring listed building in the form of The Royal Oak. Further, based on the distance, visual separation, and existing vegetation, it is considered the proposed works will not impact the setting of the listed cottages. As a result, the proposed works will not impact the setting of the listed buildings.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Bersted Neighbourhood Development Plan was made on 14/07/21 and its policies are referred to in this report

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would not have a materially adverse impact on the residential amenities of nearby properties, nor would it have a significant adverse impact upon the established character of the surrounding area

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies are D DM1, D DM4 and HER DM1 of the Arun Local Plan and the Arun Design Guide.

Bersted has a made Neighbourhood Plan with policy ES1 and ES5 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal seeks alterations to the front of the church to enable user friendly access with the installation of a ramp and shallow steps. This will create a level landing to form a threshold with the existing openings. Internally, a storage area will be converted to an accessible toilet.

Currently, the stone step thresholds of the front entrance doors are uneven and difficult to manoeuvre, and the addition of a ramp will enable easier access.

The front elevation features 2 doors. The door to the south-western side is currently unused serving a storage area with the south-east door the principal entrance into the church.

There will be split branches of path leading to the entrance door, with a ramp running along the front elevation with a length of 4m and steps extends slightly west at an angle, forward of the principal elevation with a length of 3.5m. The ramp and stairs will sit at a height of around 0.6m above floor level. The balustrading will feature natural oak handrails with a height of 1m. The steps will be finished with flint and flint block with stone upstands.

Two downlights will be installed to the front, although located to the underside of the eaves are predominately hidden from view.

The alterations are largely restricted in view from the street scene due to the vegetation to the front although the materials and design is sympathetic to that of the church on site.

Alterations to the existing paths will feature the re-use of existing pavers and should any new be required they will be matching in appearance.

The Arun Design Guide states, 'Responding to existing elevations through the size and positioning of doors and windows' and 'Protects and enhances the significance of listed buildings, Conservation Areas or further surrounding heritage assets, wherever appropriate.' The proposal complies with the guidance.

The proposal will not result in harm upon the appearance of the building or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The changes proposed, due to their siting at the front entrance and internally, will not result in harm upon amenity by way of overbearing, overshadowing, or overlooking and accords with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON HERITAGE ASSETS

Holy Cross Church is not listed but can be considered as a non-designated heritage asset. There are however nearby listed buildings these being 373 & 375 Chichester Road and The Royal Oak Public House.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of architectural and historical significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposed design is small in scale and the materials have been chosen to reflect the existing structure. It is positive to note that flint will be used and that the existing blue brick pavers re-used. The location of the external work is situated towards the eastern boundary and away from the Royal Oak pub. The western boundary visually and physically separates the church from the highway and neighbouring listed building in the form of The Royal Oak. Further, based on the distance, visual separation, and existing vegetation, it is considered the proposed works will not impact the setting of the listed cottages.

As a result, it will not result in adverse harm upon the heritage assets in accordance with HER DM1 of the Plan.

SUMMARY

The proposed development complies with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a positive impact on the protected characteristics of age, disability and maternity.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

- Location and Block Plan- 516/SU 100
- Proposed Site Plan - 516PL/ 101
- Proposed Ground Floor Plan - 516/PL 102
- Proposed Ramp Details - 516/PL 107
- Proposed Sections AA and BB - 516PL/ 104

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.