

PLANNING APPLICATION REPORT**REF NO:** BR/129/11/**LOCATION:** 1-3 Langford House
7 The Steyne
Bognor Regis**PROPOSAL:** Replacement first floor bay to front elevation and installation of additional second floor bay to match.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The bay windows each measure approximately 3.9m in width, depth of 1m and a height of 3m.
SITE AREA	Approximately 150 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open to the highway, rear and side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Three storey apartment block with light red brickwork, concrete tiled roof with white window frames. The building has an existing first floor self-supporting projecting flat roof front bay element.
CHARACTER OF LOCALITY	Within the Conservation Area. Mixture of three and four storey properties, many of which are listed buildings sited around a communal square.

RELEVANT SITE HISTORY

BR/107/00/	Fitting double glazed door and window into living room and double glaze the remaining five windows	Approve Cond 19-06-2000
BR/158/05/	Replacement windows to front, rear and side elevations & replacement wall cladding to front elevation (Resubmission following BR/60/05)	Approve Cond 28-06-2005
BR/31/06/	Replacement first floor bay to front elevation and installation of additional second floor bay to match.	Approve Cond 10-05-2006

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection

Concerns were raised over the change in the street scene.

Comments on Representations received:

Town Council comments noted

It is not considered that the replacement bay windows would be out of keeping with the street scene as there are a variety of properties and the proposed design of the windows reflect the style of the traditional windows to the south of the site.

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

Conservation Officer

Awaited

Conservation Area Advisory Committee

Awaited

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Within The Steyne Conservation Area

No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[AREA2](#)

Built-up Area Boundary

The Form of New Development

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

PPS5

Delivering Sustainable Development

Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity, character and appearance of the Conservation Area.

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 have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The three storey building is sited within The Steyne Conservation Area where there are a mixture of properties, many of which are listed buildings. The application seeks to replace an existing bay window at first floor level with the addition of a bay window at second floor level.

A previous application BR/31/06 for the same scheme was approved but has never been implemented. The existing wooden bay window at first floor level is in a poor state of repair and the replacement and new bay window have been designed with angled bays which reflect the design and style of the traditional windows to the south of the site. The new windows will be white PVC and the bay window at first floor level will be supported by two new columns. It is not considered that the replacement with PVCu would demonstrably harm the appearance of the building, nor would they harm the character and appearance of the Conservation Area and the adjacent listed building to the north of the site.

Given the relatively minor nature of the proposal it is not considered that the residential amenities of neighbouring properties would be prejudiced by this application.

It is therefore recommended to approve the application, subject to the following conditions.

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 1:1250, Block 1:500, Floor 1:100, Proposed Elevations 1:100, Drg No 1393/1.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.