

Recommendation Report for Planning Permission

REF NO: BR/176/18/PL

LOCATION: 2 & 3 Langford House
7 The Steyne
Bognor Regis

PROPOSAL: Creation of balcony at 2nd floor level (east). Replace existing balcony balustrades at first floor level (east) - This application affects the character & appearance of The Steyne, Bognor Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As Above.
SITE AREA	0.012 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat. Lower at the rear than the unmade road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	This is a purpose built residential block surrounded by an open aspect.
SITE CHARACTERISTICS	The application site comprises a purpose built 3 storey residential block occupied by 1 and 2 bed flats. The building design is typical of the mid 20th Century. The facade is uniform in appearance with a single projecting bay accommodating the host dwelling.
CHARACTER OF LOCALITY	Predominantly residential, with the mix of properties some listed and some mid 20th Century purpose built residential blocks. The site is set in the Built up area, Steyne conversation area and Pagham Harbour Management Zone,

RELEVANT SITE HISTORY

BR/129/11/	Replacement first floor bay to front elevation and installation of additional second floor bay to match.	ApproveConditionally 26-07-11
BR/31/06/	Replacement first floor bay to front elevation and installation of additional second floor bay to match.	ApproveConditionally 10-05-06

None.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

Bognor Town Council - raises no objection subject to Building Control approval and with a request that all metalwork for the balcony is sympathetic to the street scene and specifically the metalwork on the opposite side of The Steyne. Furthermore, as this is a Conservation Area, Members would expect a high standard of finish with full exterior decoration.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

The Conservation Advisory Committee - raises no objection

The Councils Conservation & Listed Building Advisor -

Suggests the application affects a modern block of apartments which was constructed during the 20th century. It is located within The Steyne, an attractive square with many pleasant and listed buildings. A Listed Building is located to the immediate north of the apartments, and development needs to be considered in this context. In addition, the building is located within a Conservation Area.

The proposal seeks permission for the re-instatement of missing balconies to the second and third floors. The concept of reinstating these features is supported. I note that the materials will be in the form of railings and glass infill panels. It is considered that this will reflect the character of the existing building, and will therefore have a neutral impact upon the character of the area and the neighbouring asset.

Development is therefore considered to be in accordance with policy HER DM3 of the adopted Local Plan.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

BUA

The Steyne Conservation Area

Pagham Harbour Management Zone

DEVELOPMENT PLAN POLICES

DDM1 D DM1 Aspects of form and design quality

SDSP2	SD SP2 Built-up Area Boundary
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM3	HER DM3 Conservation Areas

[Bognor Regis Neighbourhood Plan 2015 Policy 8A](#) Design Excellence

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

The relevant BNDP have been considered 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 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.

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

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the

Arun Local Plan. In this case, the key policies are deemed to be D DM1, D DM4 & HER DM3 of the Arun Local Plan. Additionally, Policy 8A of the Bognor Regis Neighbourhood Development Plan.

IMPACT ON CHARACTER & DESIGN

This proposal would replace an existing projecting bay, by removing windows and converting it into two balconies to serve as amenity space to flats no.2 and 3. By virtue of its location, and design the proposal development remains sympathetic to the street scene setting and therefore does not give rise to any unacceptable adverse impact on the character of the locality or the established pattern of the area.

The Councils Conservation and Listed building advisor also supports the proposal and although in the Steyne Conservation Area and surrounded by many listed buildings the re-instatement of missing balconies by virtue of the design and material finish is acceptable, as it would reflect the character of the existing building.

IMPACT ON AMENITY

It is not considered that the balconies would not result in any harm to residential amenities of neighbouring occupiers by virtue of their modest nature and location. Therefore, resultant of this, and the general aspect of the development, the proposals are not considered to have any significantly detrimental overbearing impact on occupiers of adjacent dwellings.

As such, the proposed development is considered to be in accordance with D DM1(3), D DM4 and HER DM3 of the Arun District Council Local Plan (2011-2031) and Policy 8A of the Bognor Regis Neighbourhood Development Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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 neutral impact on the protected characteristics.

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:

Drwg 276/01 - Location and block - dated 12/7/18
 Drwg 276/10/A - Existing Floor Plans - dated 12/7/18
 Drwg 276/11 - Existing Elevations - dated 12/07/18
 Drwg 276/20 - Proposed floor plans - dated 12/07/18
 Drwg 276/11A - Proposed Elevations - dated 12/07/18

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.