

**PLANNING APPLICATION REPORT****REF NO:** BR/179/10/**LOCATION:** 38-40 London Road  
Bognor Regis**PROPOSAL:** First floor extension to provide additional storage space and internal alterations**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                 |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The proposed first floor extension measures approximately 10m in width, 12.2m in depth (maximum) and 5m (maximum) in height.                                                                                                                                    |
| SITE AREA                   | Approximately 580 square metres.                                                                                                                                                                                                                                |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                             |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                                              |
| TREES                       | None affected by the proposed development.                                                                                                                                                                                                                      |
| BOUNDARY TREATMENT          | Front boundary is directly onto paved pedestrian walkway, rear boundary facing access road of Bedford Street.                                                                                                                                                   |
| SITE CHARACTERISTICS        | Two storey property with flat roof on part then pitched to rear, glazed shopfront with recessed entrance, windows at first floor level on front elevation. Grey frontage with white painted rendered walls to rear with metal folding gates and rear fire exit. |
| CHARACTER OF LOCALITY       | Town Centre location comprising retail and commercial premises, some with residential accommodation above.                                                                                                                                                      |

**RELEVANT SITE HISTORY**

|           |                                                                |                            |
|-----------|----------------------------------------------------------------|----------------------------|
| BR/450/89 | General Shopfitting of Retail Unit/New Shopfront/New Partition | Approve Cond<br>18-09-1989 |
| BR/11/00/ | New aluminium (powder coated) shop front - colour RAL 9006     | Approve Cond<br>21-02-2000 |

**REPRESENTATIONS****Representations received:**

Bognor Regis Town Council

No objection

**Comments on Representations received:**

None

### CONSULTATIONS

WSCC Local Development Divis.

#### Consultations responses received:

County Highways

No anticipated highway safety implications.

#### Comments on Consultation responses:

Noted

### POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Class C Road

No Public Sewer

### DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)  
[GEN7](#)

Built-up Area Boundary  
The Form of New Development

### PLANNING POLICY GUIDANCE

PPS1  
PPS4

Delivering Sustainable Development  
Planning for Sustainable Economic Growth

### 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.

### 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

The existing retail shop which was formerly Millets is vacant and the application seeks to construct a first floor extension to the rear of the property to create additional storage space with internal

alterations to provide disabled wc and wc's for both public and staff.

There is an existing storage area at first floor level then a roof void and the proposed first floor extension will be constructed in this roof void which will comprise additional storage area with office, kitchen and wc's. The properties each side, one is a hairdressers and the other an amusement arcade are two storeys in height and the roof line will be the same height as the existing which is 9.3m. The metal folding doors are to be retained on the rear elevation and the fire escape entrance door which is adjacent to these doors is to be repositioned on the opposite side of the building. The existing shopfront which is recessed is to be changed with a main entrance door with glazed windows on each side.

The extension is not visible from the front of the site in London Road but is visible to the rear in Bedford Street where it faces a service road beyond which is a multi storey car park. It is not considered that the extension and new shopfront would detract from the appearance of the building or from the established character of the principal shopping area.

It is therefore recommended that the application be approved, 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 This permission relates to the following approved plans: Location Plan, Floor/Elevations/Sections Drg No 10005/002 Rev B received on 27th July 2010.

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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** This permission is granted for the first floor extension and internal alterations only. An application for Advertisement Consent may be required for any change in signage.

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

#### **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

NATIONAL POLICIES: PPS1, PPS4

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.