

Recommendation Report for Planning Permission

REF NO: BR/179/20/PL

LOCATION: Police Station
London Road
Bognor Regis
PO21 1BA

PROPOSAL: Replacement of existing windows (119) with aluminium top-hung casement windows with insulated panel system, replacement roof covering & mansard tiles to the main building including an increase in perimeter height to accommodate thicker insulation. This application is in CIL Zone 4 (Zero Rated) as 'other development'.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	Detached, part-single part-three storey, post-war building in use as Bognor Regis Police Station. Brick and cream render elevations, grey mansard tiles, a flat roof, and grey and black framed windows. Car park, grassy area and trees to front of building fronting onto London Road. Stanley Close to north of site provides access road to private rear car park and garages serving the Police Station.
CHARACTER OF LOCALITY	Within the Built-Up Area Boundary of Bognor Regis. Edge of town centre setting. Mainly residential in character to north and west (with some commercial units along London Road). Directly to the south is a Coach and Lorry Park and beyond that Hotham Park, which contains a Grade II listed building (Hotham Park Lodge). The B2259 is to the east of the site. The site is just outside the Upper Bognor Road and Mead Lane Conservation Area which lies to the south.

RELEVANT SITE HISTORY

BR/342/10/	Replace existing front elevation staircase glazing with new powder coated aluminium double glazed units	ApproveConditionally 24-01-11
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Noted.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

No other representations have been received.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER:

No objection - the scale of the works are such that they will not alter the setting of the aforementioned heritage assets (Conservation Area or nearby Grade II listed lodge in Hotham Park). You may wish to request details of the windows by way of condition in order to ensure that they reflect the character of the existing building.

COMMENTS ON CONSULTATION RESPONSES:

Noted. Addressed in Heritage section of report.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary

Adjacent to Upper Bognor Road and Mead Lane Conservation Area

Grade II listed Hotham Park Lodge within adjacent Hotham Park

Pagham Harbour SPA/Ramsar Zone of Influence (Zone B)

Minerals Consultation Area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
ENVDM2	ENV DM2 Pagham Harbour

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 - 2031, West Sussex County Council's Waste and Minerals Plans 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 policies contained within the made Bognor Regis Neighbourhood Plan are also relevant in the determination of this planning application.

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 an acceptable impact on the appearance of the building, the visual amenity of the area and the significance of nearby heritage assets.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

VISUAL AMENITY:

Policy D SP1 of the ALP requires developments to reflect the character of the surrounding area in scale and materials. ALP policy D DM4 sets out the policy with regard to alterations and extensions to existing (residential and non-residential) buildings. This includes that they appear visually subservient to the main building and sympathetically relate to and are visually integrated with the existing building in terms of siting, scale, form, massing, design and materials.

The application proposes replacement windows to the whole building (119 windows), a replacement roof covering to the flat roof at third storey level and replacement tiles to the mansard roof section. The applicant has confirmed that the materials and finishes for the proposed alterations would match with the appearance of the existing building including in terms of colours. The replacement windows are proposed to consist aluminium powder-coated dark grey or black frames (casement design) with an insulated panel system. The replacement roof covering to the 3rd floor flat roof is proposed to be a black Bauderflex System, and would not be visible from street level. The replacement mansard tiles are proposed to be grey concrete tiles. Based on this, the alterations would sympathetically relate to and appear visually integrated with the existing building. A planning condition will be added to secure the details of the materials and finishes to ensure an appropriate visual appearance.

The proposed increase in the roof height to the perimeter of the building to accommodate thicker insulation. would be minimal (less than 0.1m) and would have a negligible impact on the scale and appearance of the building and area.

The proposals, subject to a planning condition to secure details of the materials and finishes, would have an acceptable impact on the appearance of the existing building and visual amenity and character of the area, in accordance with ALP policies D SP1, D DM1 and D DM4.

HERITAGE:

ALP policy HER DM3 seeks to preserve or enhance the character or appearance of the Conservation Area and states that 'Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area'. ALP policy HER DM1 seeks to preserve or enhance the significance and setting of listed buildings. Section 16 of the NPPF (paragraphs 184-202) seeks to preserve or enhance designated and non-designated heritage assets and provides policy on how to undertake an assessment of development proposals affecting heritage assets.

The site is adjacent to the Upper Bognor Road and Mead Lane Conservation Area and Hotham Park to the south which contains a Grade II listed building (Hotham Park Lodge).

The Council's Conservation Officer has confirmed that the scale of the works are such that they will not alter the setting of the aforementioned heritage assets. As such, the proposals would accord with the NPPF and ALP policies HER DM3 and HER DM1. The Conservation Officer has advised that the LPA may wish to request details of the windows by way of condition in order to ensure that they reflect the character of the existing building. Given the age of the host building the LPA consider it is not necessary to secure details of the window design itself, however a condition is to be added requiring details of the materials and finishes of the new windows to ensure a sympathetic appearance in relation to the existing building.

PAGHAM HARBOUR SPA/RAMSAR:

The site is located within 500km (Zone B) influencing distance of the Pagham Harbour SPA/Ramsar site. Given the nature of the development proposed, for alterations to an existing building, it would not be likely to have any impact on Pagham Harbour. It would therefore not require any mitigation as set out in ALP Policy ENV DM2 (i.e. SAMM tariff or provision of new accessible green spaces) to protect Pagham Harbour.

SUMMARY:

The proposals would have an acceptable impact on the appearance of the building, the visual amenity of the area and the significance of nearby heritage assets, in accordance with relevant policies, and 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:

- Roof Plan as Existing & as Proposed (Drawing No. 00-03)
- East and West Elevations as Proposed (Drawing No. 00-07)
- North and South Elevations as Proposed (Drawing No. 00-06)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, D DM4 of the Arun Local Plan.

- 3 No commencement of development unless and until a schedule of materials and finishes proposed to be used for the external roof/s and window frames/systems on the existing building has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used for the works hereby approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and preserving the setting of heritage assets by endeavouring to achieve a building of visual quality in accordance with policies D SP1, D DM1, D DM4, HER SP1 and HER DM3 of the Arun Local Plan. It is necessary that the condition is pre-commencement to secure the details of the visual appearance of the building prior to works commencing.

- 4 **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.