PLANNING APPLICATION REPORT

REF NO: **BR/203/09/**

LOCATION: 58 High Street
BOGNOR REGIS
West Sussex

PROPOSAL: Installation of 84cm painted grey satellite dish on a non-penetrating roof mount.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front and western side boundaries are open on the High Street and Bedford Street, directly onto pedestrian walkway. Rear boundary also open.
SITE CHARACTERISTICS	The site is a two storey end of terraced building with a flat roof. Elevations are brick faced with cream tiles. There is a shopfront at ground floor level.
CHARACTER OF LOCALITY	The site is located within the Bognor Regis Town centre, predominantly composed of retail and commercial premises. There is a large car park to the rear of the site.

RELEVANT SITE HISTORY

BR/179/91	New shopfront	Approve Cond 27-08-1991
BR/25/93	Alteration to shop front	Approve Cond 12-03-1993
BR/15/02/	Replacement shopfront (part)	Approve Cond 22-02-2002
BR/136/09/	Installation of new glazed shopfronts & general refurbishment of existing ground floor vacant retail shop to form new licensed Betting Shop	Approve Cond 14-08-2009

BR/308/69/A	Internally illuminated perspex letters	Withdrawn 10-06-1969

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

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

This application seeks planning permission for the installation of a satellite dish at 58 High Street.

The proposed satellite dish would be located in a central position on the flat roof of the building, and would be painted grey and would have a diameter of approximately 84cm.

It is therefore considered that by reason of its size and location the proposed satellite dish would not have a materially adverse effect on the appearance of the existing building, or on the visual amenities of the locality.

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 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

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