

REPORT UPDATE

Application No: BR/206/15/PL

Reason for the Update / Changes

Reason for Update/Changes:

Felpham Parish Council have confirmed that they have no objection to the application.

Officers Comment:

There are no changes to the recommendation or the report.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

BR/206/15/PL

Recommendation Report for Planning Permission

REF NO: BR/206/15/PL

LOCATION: Butlins
Upper Bognor Road
Bognor Regis

PROPOSAL: Extension to existing service building forming Atlantic Bay Village Reception.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Single storey extension to northern gable of existing linen/laundry service building to create a new reception building. The extension is broadly circular in shape and has a maximum depth of 6.4m and a maximum width of 8m. It will be approximately 0.5m lower in height than the existing. Materials include framed glazed aluminium sides and a lead grey roof. The extension represents a net increase of 41 square metres.

SITE AREA

N/A.

RESIDENTIAL DEVELOPMENT DENSITY

N/A.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

The building is open to the surrounding Butlins

report

site.

SITE CHARACTERISTICS

The existing building is single storey and has a pitched roof. It is clad in cream and blue with a tiled roof. The site of the extension is currently part grassed and part hardstanding with some landscaping and a phone box.

CHARACTER OF LOCALITY

Part of the Butlins site and adjacent to car parking, internal access road and chalet buildings.

RELEVANT SITE HISTORY

BR/305/13/	Provision of french doors, balconies and terraces to blocks A, F and M Atlantic Village	ApproveConditionally 18-03-2014
BR/252/14/PL	Provision of french doors, balconies & terraces	ApproveConditionally 17-12-2014
BR/297/14/PL	Provision of french doors, patio & balconies to 62 chalets within blocks B,C,D,H,J,K,L,P,R,T & W, together with change of external colours & cladding configurations.	ApproveConditionally 28-01-2015
BR/235/15/PL	Change of use of existing chalet accommodation to form Oyster Bay Village Reception & accommodation office.	ApproveConditionally 27-01-2016
BR/207/15/A	1No. non-illuminated fascia sign to gold reception building	ApproveConditionally 27-01-2016
BR/236/15/A	1No. internally illuminated fascia sign to south elevation	ApproveConditionally 27-01-2016

It is intended to determine the accompanying advertisement consent application ref BR/207/15/A under delegated powers.

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Estates Manager
Economic Regeneration
Environment Agency

Engineers (Fluvial Flooding)
Engineering Services Manager

Consultations responses received:

Environment Agency - "The application falls within the scope of our Flood Risk Standing Advice (FRSA). Please refer to our FRSA at the following link: <https://www.gov.uk/flood-risk-assessment-local-planning-authorities>".

ADC Economic Development - "Economic Development support this application which will provide improved facilities for visitors".

ADC Drainage Engineers - No response received yet. Any comments will be reported as a written update.

Comments on Consultation responses:

The Environment Agency's standing advice for minor extensions requires that finished floor levels are set no lower than existing floor levels or 300mm above the estimated flood level. The proposed floor level will be the same as the existing and therefore there is no objection.

POLICY CONTEXT

Designations applicable to site:

Within Built-Up Area Boundary;
PD Restriction;
Public Sewer on Site; and
Class A Road.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: Publication Version of the Local Plan (October 2014):	<u>DEV34</u>	Tourist Accommodation and Attractions
	<u>DEV35</u>	Tourism Development Requiring a Coastal Location
	<u>GEN2</u>	Built-up Area Boundary
	<u>GEN7</u>	The Form of New Development
	<u>GEN9</u>	Foul and Surface Water Drainage
	<u>GEN10</u>	Tidal Flooding and Coastal Defence
	<u>GEN11</u>	Inland Flooding
		D DM1 Aspects of Form and Design Quality
		D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
		D SP1 Design
		SD SP1 Sustainable Development
Bognor Regis Neighbourhood Plan 2015 Policy 7		SD SP2 Built-Up Area Boundary
		TOU DM1 Tourism Related Development
		TOU SP1 Sustainable tourism and the visitor economy
		W DM2 Flood Risk
		W DM3 Sustainable Urban Drainage Systems
		Promotion of tourism and beach service

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PLANNING POLICY GUIDANCE

NPPF
NPPG

National Planning Policy Framework
National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. Policy 7 of the Bognor Regis Neighbourhood Plan applies.

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

report

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 proposed extension is to an existing building within the Butlins site which lies within the built-up area as defined in the Arun District Local Plan and the principle of development is considered to be acceptable subject to other policies in the Local Plan.

In addition, Adopted Local Plan Policy DEV34 states that permission will be granted for the extension of existing tourist attractions provided that proposals are appropriate to the character of their location. Emerging Local Plan Policy TOU DM1 allows for the expansion of existing attractions where they are sustainably located, address visitor management issues and achieve good design.

The site is located in a highly accessible location with visitors able to walk and cycle to and from the site. The proposal represents an improvement to the Butlins business model and will improve the customer experience.

Bognor Regis Neighbourhood Plan Policy 7 states that the development of new and existing tourist facilities will be supported, as a crucial part of improving Bognor Regis as a visitor destination. This therefore supports the improvement of the Butlins resort.

DESIGN & VISUAL APPEARANCE:

The proposed extension is considered to be relatively small scale and will be clearly subservient both in height and size to the existing building. Furthermore, the design and choice of materials will be such that the extension will sympathetically relate to and be visually integrated with the existing building. Given its position on the north side of the building, it is not considered that the extension will be visible from outside of the site. Finally, the resulting new use of the host building will also fit into the character of the surrounding Butlins site.

PARKING:

The Butlins site already has excellent existing parking facilities and it is noted that the building is sited immediately adjacent to one of Butlins own car parks.

FLOOD RISK:

The site lies in Flood Zone 3a but the proposal is considered to be a minor extension and the Environment Agency's advice is that there is no objection as long as finished floor levels are set no lower than the existing. The application proposes the same floor levels as the existing.

SUMMARY

On the basis of the above, it is recommended that permission is granted subject to the following conditions and informatives.

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 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 a neutral impact has 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.

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:

Atlantic Bay - Bognor General Arrangement Plan Ref IPL_2015_172_604;

Atlantic Bay - Bognor Aerial Site Layout Plan Ref IPL_2015_172_603;
Block & Location Plan Ref IPL_2015_172_605 Rev 01-WIP;
Existing and Proposed Floor Plans and Photos Ref IPL_2015_172_602 Rev 01-WIP; and
Existing and Proposed Elevations & Locations Ref IPL_2015_172_601 Rev 01-WIP.

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: 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.