

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BR/213/21/HH

LOCATION: 12-14 The Steyne
Bognor Regis
PO21 1TP

PROPOSAL: Erection of front porch extension, installation of first floor double balcony and external facade alterations (This application may affect the character and appearance of The Steyne, Bognor Conservation Area)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a ground floor entrance porch and first floor balcony with external facade alterations.
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REPRESENTATIONS

Bognor Town Council - No objection.

2 letters of objection received from nearby occupiers

- Whilst in principle, no objection the balconies, they are deeper than neighbouring balconies.
- Out of proportion with the neighbouring properties.
- Juliet balcony glass is not in keeping.

Conservation Area Advisory Panel has no objection.

- It appears the proposal would enhance the appearance of the building.
- Windows and doors should be timber with sliding sash.
- Subject to the materials the proposal will represent an enhancement of the Conservation Area.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer

- The front balconies will complement those present in the square and ensure they have a neutral impact on the street scene. It is recommended all of the windows are sash windows as opposed to single doors as suggested as an alternative option on the plans provided. Replacing the casement of number 14 and altering the front elevation to introduce an additional bay window is a positive element of the scheme. The result will be that both houses will look like a mirror image of the other. It is not clear what materials the new windows will be constructed from and it is suggested that, given their location, that all new windows and doors should be of painted timber and that the windows are vertically sliding sashes. Details of the windows and doors could be provided by way of condition if you are minded to approve the application. This could include any paint colours/treatments to be used.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, D DM4 and HER DM3 of the Arun Local Plan and the Arun Design Guide.

Bognor has a made Neighbourhood Plan although none of the policies are relevant to the application.

DESIGN AND VISUAL AMENITY

No's 12-14 are 3 storey early 19th Century plain Regency style dwellings. They are similar in appearance featuring porches to the ground floor with bay windows to the ground and first floor and an additional bay to the top floor at No 12.

The proposal seeks the installation of a first floor double balcony and external facade alterations to both buildings.

The neighbouring properties are similar in design. Front balconies are intermittent but prominent features of buildings in The Steyne and the proposed balconies are considered to complement those already present within the square. The proposed balcony will feature lead pitched roof. This will have metal railings extending across the two properties at first floor level with structural piers to the ground floor. The balcony will have a depth of 1.3m with the bay windows having a depth of 0.5m. This extends to the same depth as neighbouring balconies and appears well integrated with the street scene.

A bay window will also be constructed to the top level of No.14 which is similar to that which exists at No.12, ensuring the properties appear sympathetic in appearance to each other and is a positive feature.

The Design Guide states 'Front extensions in particular must consider their impact on the surrounding street scene'. Extensions should not project forward beyond the predominant building line. Porches and canopies can also be added to a house to provide a threshold space between the interior and exterior, and add emphasis to the entrance. These should respond to existing features of the building such as bay windows'. The proposal is considered to comply with these, being sympathetic in design and appearance to the neighbouring properties. The scale and depth is consistent with features present in the street scene and is acceptable.

The proposal is not considered to result in harm upon the appearance or character of the area and as such accords with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed balcony will extend 1.3m to the front elevation. This is not considered to intersect a 45 degree angle from the closest neighbouring windows and with the structure open in appearance it would not result in adverse overbearing or overshadowing.

Views available will be over the street scene and will not provide adverse views into neighbouring properties.

Due to the location and scale of the development, it is not considered to result in harm upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSETS

The properties are located within the Steyne Conservation Area and nearby to Listed and Locally Listed properties.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposed front balconies will complement those already present within the square and will ensure that they have a neutral impact upon the street scene. Altering the front elevation to introduce an additional bay window is a positive element of the scheme. It is not clear what materials the new windows will be constructed from and it is suggested that, given their location, that all new windows and doors should be of painted timber and that the windows are vertically sliding sashes. The application is considered to not cause harm to the significance of the heritage assets or their set. Details of the windows and doors could be provided by way of condition.

The proposal is not considered to result in harm upon the heritage asset and accord with HER DM3 of the Arun Local Plan and the NPPF.

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 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 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
 - Proposed Location Plan - WLD - 010 - 21- 04
 - Proposed Plans and Elevations - WLD - 010 - 21 - 05
 - Proposed Street View - WLD - 010 - 21- 06

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 No alterations to the windows/doors shall take place unless and until a schedule of materials and finishes to be used for the windows and doors of the building will be submitted to and approved by the Local Planning Authority. The details so approved shall be used for the implementation of the planning permission.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 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.