

Recommendation Report for Planning Permission

REF NO: BR/225/25/PL

LOCATION: Land adjacent to Bognor Regis Station
Station Road
Bognor Regis
PO21 1QF

PROPOSAL: Installation of black, 450mm railings on existing planter walls. This application affects the setting of a listed building, affects the character and appearance of the Bognor Regis Railway Station Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

SITE CHARACTERISTICS

The site forms the curtilage of the Grade II Listed Bognor Regis Railway Station. The station is an Edwardian red brick terminus with concrete dressings, red tile roofs and a steel and cast iron concourse. The main building is a tall single storey block with a distinctive 2½ storey corner tower, featuring tripartite entrances and three light mullion and transom windows. Two gables with semi circular headed windows sit above the principal canopy, and the former booking hall has a hipped roof. The tower is detailed with a scalloped parapet, pyramid roof and clock. Behind the concourse lies a square carriage bay with a louvred steel and iron roof and two platforms, one canopied and one screened. The concourse roof spans six bays on steel Warren girders supported by the main building and iron columns with glazing. A five light domed bay window marks the refreshment room, with a K6 telephone box nearby. Overall, the station remains a well preserved example of an Edwardian seaside terminus. The building derives its significance from its architectural, historical and communal interest.

CHARACTER OF LOCALITY

The area is located within a town centre location comprising commercial and residential properties. Public House to the east of the site and cinema to the south west. The conservation area is a compact area of prominent late Victorian and early Edwardian buildings focused around a key crossroads on the approach to Bognor Regis town centre. It reflects the town's development as a seaside resort, with the station acting as both the principal arrival point for visitors and a major driver of tourism growth in the 19th and 20th centuries. The buildings, mainly in public use for travel or entertainment, are decorative, well maintained, and representative of their period. Materials such as brick, render,

and clay or slate tiles contribute to the established character. The station square provides a valuable urban open space for meeting and resting and allows the three key frontage buildings to be appreciated as defining elements of the area's character.

REPRESENTATIONS

Bognor Regis Town Council - No objection;

Members support the application having worked with local partners to address historic ASB issues at station square, towards which the installation of these railing will hopefully mitigate.

West Sussex County Council Economic Development - Support;

It will help reduce the issues of anti social behaviour that are effecting businesses surrounding the square, and improve the atmosphere of the space for visitors leaving the station.

Arun Conservation Area Advisory Panel - No objection;

The proposed railings, although of simple design, will sit well with the Edwardian architecture of the main railway station building, and as such there will be no harm to the character or appearance of the conservation area.

1 letter of no objection received from nearby occupier.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ECONOMIC REGENERATION - Support;

Station Square has a key issue in terms of perception and safety. This is captured within the Town Centre Action Plan and has been the subject of much discussion for a considerable time. The addition of railings is seen as just one of the interventions to make this area, a key gateway to Bognor Regis as visitors exit the station, into a more welcoming and attractive space. We are pleased that the conservation officer has been engaged and this is in-keeping with the heritage of the area.

CONSERVATION OFFICER

The proposal is for the installation of 450mm high black railings on the existing planter walls. Although simple in design, the railings are compatible with the architecture of the main station building and its surroundings. They will not harm the character or appearance of the conservation area, nor the setting of the listed buildings.

It is concluded that the impact of the proposed development would result in no harm to the setting of the listed buildings, nor the character and appearance of the conservation area, and therefore not harm their significance.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Prone to Groundwater Flooding.
 Tree Preservation Order.
 Conservation Area.
 Pagham Harbour Zone B.
 Economic Growth Area.
 2km Buffer for Site of Special Scientific Interest.

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

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, The South Inshore & South Offshore Marine Plan 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.

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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is to the north of Bognor Regis railway station. This application seeks planning permission for the installation of railings along existing planter walls to the front of the main entrance along Station Road and Longford Road.

The railings would be black and measure 450mm in height from the planter walls and 850mm at combined height. They would be sited centrally in the planter walls and fixings will be equally spaced. The intention of the railings is to discourage anti-social behaviour reported at the site. The design is seen elsewhere in prominent locations in Bognor Regis, notably Waterloo Square and The Esplanade. The design is appropriate for the traditional and heritage context.

The proposals preserve the character and visual amenity of the street scene and the surrounding area, in accordance with Arun Local Plan (ALP) policy D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

Due to the nature of the development, there would be no overbearing, overshadowing or overlooking impacts as a result of the proposal. The proposal would not result in adverse impact on the residential amenity of neighbouring occupiers and is in accordance with ALP policy D DM1.

HERITAGE

Bognor Regis Railway Station is a Grade II listed building within the Bognor Regis Railway Station Conservation Area. ALP policy HER DM1 states that proposals should preserve or enhance the significance of listed buildings, and ALP policy HER DM3 states proposals should also preserve or enhance the significance of Conservation Areas. The NPPF sets out several steps when considering impacts on heritage assets. Paragraph 208 requires the Local Planning Authority to identify the significance of the heritage asset affected by a development. Paragraph 212 of the NPPF states that when considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The Council's Conservation Officer concluded that although simple in design, the railings are compatible with the architecture of the main station building and its surroundings. The railings would not harm the character or appearance of the conservation area, nor the setting of the listed buildings. As such, concluded that the impact of the proposed development would result in no harm to the setting of the listed buildings, nor the character and appearance of the conservation area, and therefore not harm their significance.

The proposed railings would not result in harm to the significance of the conservation area or nearby listed buildings, in accordance with ALP policies HER DM1 and HER DM3 and the NPPF.

SUMMARY

The proposal is in accordance with relevant Development Plan policies and the NPPF. As such, it 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

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.

CIL DETAILS

This application is not CIL liable.

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:

 - Location Plan.
 - Block Plan.
 - Product Details.
 - Heritage Statement.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and HER DM3.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning

(Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.