

Recommendation Report for Planning Permission

REF NO: BR/238/18/PL

LOCATION: Bognor Regis Railway Station
Station Road
Bognor Regis
PO21 1QF

PROPOSAL: Retention of an ATM - This application affects the character & appearance of the Bognor Regis Railway Station Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The applications seeks permission for the retention of an ATM to the northern elevation of Bognor Regis Railway Station.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open plan with green cast iron bollards.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed Building. There is a roofed concourse area to the front supported by six steel girders. The main building has a Clock Tower, Bookstall, Taxi Office and a Cafe Bar within the station concourse.
CHARACTER OF LOCALITY	The area is located within a town centre location comprising commercial and residential properties. Public House and flats to the east of the site, cinema to the south.

RELEVANT SITE HISTORY

BR/241/18/A	2 No. internally illuminated fascia signs on ATM on north elevation.	
BR/240/18/L	Listed building consent for the installation of an ATM through the second window to right of entrance on north elevation.	
BR/193/18/L	Listed building consent for the fitting out of 2 No. Edwardian waiting rooms into a modern office space with meeting rooms, toilets & kitchen, incorporating original elements of the building, mezanine floor installed in larger office, new heating, ventilation & air conditioning in office spaces.	ApproveConditionally 12-11-18

BR/106/18/A	2 No. internally illuminated fascia signs on ATM on north elevation.	ApproveConditionally 07-09-18
BR/43/17/L	Application for Listed Building consent for alterations to proposed waiting room access, reduction in number of openings to passenger toilets, relocation of telephone box, provision of prefabricated staff welfare unit & platform refuge. Retention of existing glazed screen between booking hall & retail unit. Relocation of customer information screens.Revisions of BR/199/15/L	ApproveConditionally 31-05-17
BR/199/15/L	Application for listed building consent to include the repair & redecoration of internal spaces, windows & doors, new floor finish to the concourse, restoration & replication of existing fence to platforms, relocation & adaptation of retail kiosk to become a ticket office, relocation of taxi office to main building, removal of ticket window & access door to be replaced by new double door to proposed retail, relocation of customer information screens to a 'goal post' over the existing gateline, relocation of ticket machines to concourse along with additional seating, adaptation to toilet access to allow entry from paid side only & new dividing screen between booking hall & multi-purpose space. This application affects the character & appearance of the Bognor Regis Railway Station Conservation Area.	ApproveConditionally 19-11-15
BR/321/14/L	Application for listed building consent for the removal & replacement of 2 No entrance doors & door frames/screens to Booking Hall.	ApproveConditionally 24-02-15
BR/231/11/L	Application for listed building consent for installation of new ticket vending machine on station concourse	ApproveConditionally 15-11-11
BR/1/10/L	Application for listed building consent for installation of new automatic ticket gates & glass barriers to station concourse including new localised concrete slab, relocation of existing ticket vending machine including new concrete base. New small power & data installation to gateline. Overhaul of existing timber gates & installation of magnetic locking devices	ApproveConditionally 31-03-10

BR/131/09/L	Application for Listed Building Consent to replace cast iron ornamental railings & access gates east side of Bognor Regis Railway Station (Richmond Road).	ApproveConditionally 06-08-09
BR/130/09/	To replace cast iron ornamental railings & access gates east side of Bognor Regis Railway Station (Richmond Road).	ApproveConditionally 17-09-09
BR/4/09/	To erect ornamental railings along the concourse area with a 2.5m swing gate which will remain open whilst the station is open.	ApproveConditionally 25-03-09
BR/3/09/L	Application for Listed Building Consent to erect ornamental railings along the concourse area with a 2.5m swing gate which will remain open whilst station is open.	ApproveConditionally 25-03-09
BR/380/03/L	Application for Listed Building Consent for the renewal and upgrade of CIS (Customer Information System) for and on behalf of South Central Trains Ltd.	Approve 29-01-04

Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Town Council provided no objection to the application.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted

CONSULTATIONS

Conservation Officer

Listed Building Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The application can be supported. Full comments are available online.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Conservation Area

Grade II Listed.

PD Restriction.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary
HERSP1	HER SP1 The Historic Environment
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#) Delivery of the Vision

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 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.

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).

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

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2, the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Bognor Regis has a 'made' neighbourhood plan with policy 1 of relevance to the application.

It is noted the development has already been constructed.

DESIGN AND VISUAL AMENITY

The development is situated to the northern elevation of the Railway Station and is therefore not visible from the street scene.

The ATM is modestly sized and sympathetically positioned within an existing window feature of the building. Any alterations to the elevation to accommodate the ATM have been constructed with materials which are sympathetic to the existing appearance of the building.

The ATM forms part of a comprehensive refurbishment of the station and is discreetly located so as not to affect the overall character of the building. The ATM is acceptable in relation to its impact upon the Conservation Area.

The proposal is in accordance with DDM1, DDM4 and HERSP1 of the Arun Local Plan.

NEIGHBOURING AMENITY

Due to the location of the ATM there is not deemed to be any significant change upon the neighbouring residential amenity. The ATM is not considered to appear overbearing and is at a suitable height so it can be easily accessed.

The proposal is in accordance with DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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 approved shall be carried out in accordance with the following approved plans
 - Location Plan
 - Existing and Proposed Part Floor, Elevation and Section Plan - E021312
 - Block Plan
 - Sign Materials Plan - 01
 - Wincor 2050 FTU Universal Top Sign Plan - Sht 2
 - ATM - 03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 2 **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.