

PLANNING APPLICATION REPORT

REF NO: BR/266/09/

LOCATION: 32A Streete Court
22 Victoria Drive
Bognor Regis

PROPOSAL: Replace old single glazed windows with equivalent PVCu double glazed units

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of five metal windows to 2nd floor flat with PVCu double glazed units.
SITE AREA	Approximately 85 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf boundary wall with brick piers, north side boundary driveway to adjacent site The Lodge, rear and south side boundaries garage compound.
SITE CHARACTERISTICS	The three storey building which is a Building of Special Character has red brickwork with white painted render on part upper level of building, red tiled roof with a mixture of metal painted white, wooden and white PVCu windows.
CHARACTER OF LOCALITY	Residential comprising a mixture of two storey properties and apartments. St Wilfrid's Church to west of site.

RELEVANT SITE HISTORY

BR/30/49/C	Conversion of Street Court School The Towers and The Gables into 38 flats	Approve Cond 26-11-1954
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REPRESENTATIONS

Representations received:

Bognor Regis Town Council
No objection.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Building of Special Character
Class C Road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

GEN2
GEN7
GEN22

Built-up Area Boundary
The Form of New Development
Buildings or Structures of Character

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

The three storey building which is a Building of Special Character was formerly a school and was converted in the early 1950's to flats. The building has a mixture of metal and wooden windows

and some have been replaced by white PVCu. The flat to which this application refers is located on the second floor and has two windows which are located on the front west side, one on the south side and two on the east rear elevation. The existing windows are metal painted white and these are to be replaced with double glazed white PVCU windows which will match in style and design with the same openings as the existing.

The two windows to the front on the west elevation and the window on the south side elevation are readily visible from the front of the site in Victoria Road, the two windows to the rear overlook the courtyard which is not accessible from the rear.

The replacement windows would not detrimentally harm the character or appearance of the Building of Special Character, nor would they be obtrusive in the street scene or out of character with the surrounding residential area.

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 This permission relates to the submitted Block Plan, Floor Plan, Elevations and details of windows dated 10th November 2009.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **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, GEN22

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.