

Recommendation Report for Planning Permission

REF NO: BR/283/18/PL

LOCATION: Central House
18 Waterloo Square
Bognor Regis
PO21 1SU

PROPOSAL: Enlarge dormer to the bay roof on north elevation. Ground floor windows & doors & railings to west elevation. This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Larger dormer window in north elevation. Replacement fenestration to ground floor west elevation, removal of palisade fencing, installation of privacy screen and alterations to fascia of bay.
SITE AREA	107 square metres.
BOUNDARY TREATMENT	None except to the western side where there is a low wall topped with railings. Otherwise, the building is the boundary.
SITE CHARACTERISTICS	Existing two and a half storey corner building, cream smooth rendered with a slate roof. Two existing leaded dormers on the northern roof plane each of different size & design. Further dormer on the western roof plane which matches the larger of the other two. The northern elevation of the building has a square bay type window and then several recessed windows. The western elevation has flush windows and includes a parapet roof on the gable. The buildings has two 'shop fronts'. The first onto Little High Street has a leaded 'canopy' above. The second is to Waterloo Square and there is a small forecourt area to the front.
CHARACTER OF LOCALITY	The building sits within the Bognor Regis Steyne Conservation Area which has a mixed character of building heights, styles and designs. The area is also mixed in terms of land use with some retail shops, some restaurants & cafes, some pubs, some residential accommodation and some leisure uses. Neighbouring uses consist of a restaurant on Little High Street with no flat above, a two storey building on Waterloo Square which shares a party wall and has a pub at ground floor with a flat above. There is a further restaurant on the opposite side of Little High Street with a flat above.

RELEVANT SITE HISTORY

BR/220/17/PL

Change of use of first & second floors to form 2 No. dwellings & reversion of ground floor area to retail use. This application affects the character & appearance of The Steyne, Bognor Conservation Area.

ApproveConditionally
13-12-17

The property was previously occupied under ref BR/339/92 by a "young persons drop in centre" comprising of a cafe at ground floor with counselling rooms above. This would have had a sui-generis use. The shop fronting onto Little High Street was excluded from this application and so retains an A1 retail use class. The building is currently undergoing renovation following the earlier approval.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

OBJECTION The proposed changes to the existing west elevation of the building would adversely affect the character and appearance of Waterloo Square which lies within The Steyne and Waterloo Square Conservation Area.

1 letter of objection from Ward Member:-

- One of the areas of the external alterations that concerns me is the bay roof. The desire to provide consistency with a neighbouring building would clearly go against, and be in stark contrast to the existing character of the Conservation Area.
- It is clear that The Steyne and Waterloo Square Conservation Area, in particular the Waterloo Square section is a highly characterised eclectic mix of properties, and this is the rucial feature when it comes to the character of this specific Conservation Area.
- The most important external features of this building is unarguably the front door and bay window.
- However the planning application claims the external alterations being proposed (including the front door and bay window) "would not adversely affect the appearance or setting of the building."
- It is clear removal of the buildings most striking asset would adversely affect both the appearance of the building and on a wider scale the setting of the building.
- the proposals for the main front door is wholly inappropriate for a building of this age, especially considering its setting.
- Welcome investment in this area and support the aim in making this building more attractive to prospective tenants there is nothing in these plans to justify the alterations to the front door, removal of the bay window and the attempt to provide a consistent external appearance with the neighbouring property.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted - the impact on the conservation area has been considered below.

CONSULTATIONS

Estates Manager

Conservation Officer

Economic Regeneration

CONSULTATION RESPONSES RECEIVED:

ADC CONSERVATION OFFICER - Having looked at some historical pictures of the square, it appears as if the building once looked substantially different to how it does today.

The current shop front sits alongside a series of others along this side of the square, which are constructed from a mixture of materials. The loss of the existing shop front would remove this unusual shop front which could be considered to be unfortunate.

Note that the intention is to re-instate what is considered to be a more traditional elevation to the property, including the use of sliding sash windows. Such a proposal appears to be positive as it reflects the overall character of the traditional properties located within the square. The fact that the windows are to remain constructed from wood is a conservation gain for the building.

Believe that the design of glass shop door would allow the existing opening to remain as previously constructed. The detail of the door should be dealt with by way of condition. The loss of the railings is considered to be acceptable as they are not of high quality.

Overall, the proposal will simplify the elevational treatment of the building. As a consequence, it would have a neutral impact upon the character and appearance of the local area.

ADC ECONOMIC DEVELOPMENT - No comment

CONSERVATION AREA ADVISORY COMMITTEE (CAAC) - Awaited

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The windows are due to be painted white however there are generally no controls on painting on non-listed buildings within the Conservation Area.

POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary; and
Conservation Area.

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
HERDM3	HER DM3 Conservation Areas

Bognor Regis Neighbourhood Plan 2015 Policy 1	Delivery of the Vision
Bognor Regis Neighbourhood Plan 2015 Policy 2	Promoting the Seaside Identity
Bognor Regis Neighbourhood Plan 2015 Policy 3	Old Town Restaurant and Cultural Quarter

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY 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.

There are no relevant Bognor Regis Neighbourhood Plan policies.

The relevant policies of the Bognor Regis Neighbourhood Plan (policies 1, 2 & 3) have been taken into account in this determination.

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 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

HERITAGE, DESIGN AND CHARACTER:

The building lies within the Bognor Regis Steyne Conservation Area and is therefore a designated heritage asset. Policy HERDM3 of the Arun Local Plan seeks to preserve or enhance the character or appearance of the Conservation Area requiring alterations to be sensitively designed using appropriate materials and retaining traditional shop fronts.

Policies 1 and 2 of the Bognor Regis Neighbourhood Development Plan (BRNDP) require that great care is taken in respect of extensions and alterations to designated heritage assets.

RESIDENTIAL AMENITY:

Arun Local Plan Policy D DM4 relates to alterations to existing buildings that should not have adverse impacts on amenity due to things such as overlooking.

The enlarged dormer window to the north would increase the level of glazing but not to such an extent that the application could be refused for overlooking. The other works have minimal impact on amenity - with the ground floor privacy screen bringing benefit to the neighbour to the south.

CHARACTER:

Arun Local Plan Policy D DM4 relates to alterations to existing buildings that should be sympathetically related and visually integrated with the existing building.

The amended dormer will be larger but not have an adverse impact on the street scene or Conservation Area. The loss of the bay windows and amended door would not have an adverse impact on the character or appearance of the Conservation Area. It is therefore considered that the proposal is in accordance with Local Plan policy D DM4 and the guidance within the NPPF. It is also considered that the proposal is in accordance with HER DM3 and with BRNDP policies 1 & 2.

SUMMARY:

The changes to the building have been assessed by the Conservation Officer who has not objected to the proposal. The impact on neighbouring properties would be modest. The application complies with the relevant policies and it is therefore recommended that the application be approved subject to conditions.

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:-699/04 REV A, 699/305

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1, D DM4 and HER DM3 of the Arun 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.