

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** BR/318/14/HH**LOCATION:** 3 Marine Parade
Bognor Regis**PROPOSAL:** Installation of single person lift & alterations to windows & doors to front & rear elevations & internal alterations. This application affects the character & appearance of the Aldwick Road, Bognor Regis Conservation Area & affects the setting of a listed building.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	2m high rear brick wall with gate. Low rendered wall and hedge to the front.
SITE CHARACTERISTICS	3 Marine Parade is the middle dwelling within a terrace of 3 three storey similar dwellings and a fourth 2-2.5 storey house on the eastern end. The terrace looks out over a grassed area beyond the small front garden towards the promenade and seafront. The dwellings are all cream rendered and the 3 storey houses have a balcony at first floor level. The properties have rear external courtyards but no rear garden.
CHARACTER OF LOCALITY	Residential. Within the Bognor Regis - Aldwick Road Conservation Area with the Yacht Club to the west and the seafront to the south.

RELEVANT SITE HISTORY

BR/29/96	Existing rear roof and first floor level to be raised incorporating new french windows to ground and first floor. (Resubmission following BR/7/95)	ApproveConditionally 08-03-1996
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BR/30/96/L	Application for Listed Building Consent for improvements to servants quarters by raising of existing ground and first floor levels to match existing main house, necessitating the re-alignment of the mono-pitched roof to a flat roof.	ApproveConditionally 08-03-1996
BR/319/14/L	Application for listed building consent for internal alterations to layout & installation of single person lift & external alterations to windows & doors to front & rear elevations.	ApproveConditionally 26-02-2015

None.

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council - No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Officer

Consultations responses received:

ADC Conservation Area - "The proposals to renovate the property are welcomed. It is considered that the application will have a neutral impact upon the conservation area. Please condition details of all external joinery."

Conservation Area Advisory Committee - "No objection. Welcome the improvements being made"

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Listed Building Grade II; and
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [AREA2](#)
[GEN2](#)
[GEN7](#)
[DEV19](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Conservation Areas
Built-up Area Boundary
The Form of New Development
Extensions to existing residential buildings
D DM1 Aspects of Form and Design Quality
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design

HER SP1 The Historic Environment
HER DM3 Conservation Areas
HER DM1 Listed Buildings
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE

SPD2 Conservation Areas

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; and Yapton.

The Bognor Regis Neighbourhood Plan has recently been out to consultation (12th November to 24th December 2014) and will now be reviewed prior to submission to Arun District Council.

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.

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposal is considered to comply with these criteria in that the proposal would preserve the appearance of the Conservation 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 proposal consists of various internal and external alterations which are designed to improve the appearance of the building and rectify previous harmful elements (e.g. replacement of PVC with timber). The external changes consist solely of replacement windows or doors.

The proposed external alterations are considered to improve the appearance of the building whilst those internal changes will not affect the external appearance. The Councils Conservation Officer comments that the changes have a neutral impact on the Conservation Area whilst the Conservation Area Advisory Committee state that they welcome the improvements. The proposals do not result in any impacts to the amenity of neighbouring residents.

It is therefore recommended that the application is approved, subject to the following 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:

Location Plan (1:1250);
Existing Site/Roof Plan Ref 3MAR.P1.08 Rev B;
Existing Floor Plans Ref 3MAR.P1.01;
Existing Floor Plans Showing Proposed Stripping Out & Demolitions Ref 3MAR.P1.02;
Ground, First & Second Floor Plans Showing Historical Development Ref 3MAR.H.01;
Proposed Floor Plans Ref 3MAR.P1.03 Rev A (29/01/15);
Proposed Ground Floor Plan Ref 3MAR.P1.05;
Proposed Electrical & Radiator Layout to First Floor Ref 3MAR.P1.06;
Proposed Electrical & Radiator Layout to Second Floor Ref 3MAR.P1.07; and
Sections/Elevations Showing Proposed Alterations Ref 3MAR.P1.04 Rev A (29/01/15).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 3 No development shall commence unless and until details of the construction and materials of all new external joinery (windows & doors) have been submitted to and approved by the Local Planning Authority and the new joinery so approved shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in

the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with Policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.