

Recommendation Report for Planning Permission

REF NO: BR/341/19/PL

LOCATION: Car Park to the rear of 152-156 The Coop
Hawthorn Road
Bognor Regis
PO21 2UR

PROPOSAL: InstaVolt are proposing to install 2 rapid electric vehicle charging stations within the grounds of Co-op Bognor Regis. An existing parking area will become 2 EV charging bays, along with associated equipment.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to install 2No.electric car charging units to the car park of Co-op and associated equipment.
BOUNDARY TREATMENT	The site is open to the road with car parking access.
SITE CHARACTERISTICS	The site is occupied by part two and three storey building which serves Coop.
CHARACTER OF LOCALITY	The site is predominantly residential.

RELEVANT SITE HISTORY

BR/137/10/A	The installation of a non illuminated totem sign positioned adjacent to the Co-operative car park.	Refused 05-07-10
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Relevant planning history noted.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council
No objection
No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary
ECCDM1	ECC DM1 Renewable Energy
DDM1	D DM1 Aspects of form and design quality

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.

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 not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant 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 key policies considered are D DM1 and ECC DM1 of the Arun Local Plan. Bognor has a Neighbourhood Plan however none of the policies are relevant to this application.

Policy ECC DM1 refers to renewable energy and states the Council will support proposals for appropriately located renewable energy development, and their ancillary development subject to criteria which includes minimise adverse impacts on landscape, habitats, residential amenity.

DESIGN AND VISUAL AMENITY

The proposal is located within the car park which serves the Co-op. The proposal will install 2 electric car charging points. The spaces are situated to the north west corner of the site, with the charging points to the north of the space. A box will also be installed which contains the associated equipment for the charging points. This is next to the charging points and again is modest in size.

The charging points will have a height of 2.2m, width of approximately 0.7m and a depth of 0.4m. The development is modest in size and is not considered to appear as an unduly dominant feature.

Due to their siting they are not readily visible from the street scene and considered to accord with D DM1 and ECC DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The charging points are located sufficient distance away from neighbouring properties and are of a small scale such that they are not considered to give rise to adverse impacts in terms of design or noise and considered to accord with D DM1 and ECC DM1 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 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
 - Site Plan - 10315-00002-01-PL
 - Chargepoint Express Details - 10315-0002-04
 - RMC - with roots - 10315-0002-05
 - Express 250 Specification

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 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.