

PLANNING APPLICATION REPORT**REF NO:** BR/342/10/**LOCATION:** Police Station
London Road
Bognor Regis**PROPOSAL:** Replace existing front elevation staircase glazing with new powder coated aluminium double glazed units**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application is to change the style of glazing at the police station.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	Police station, flat roofed, rendered and painted white.
CHARACTER OF LOCALITY	Mixed residential and commercial, on the edge of the town centre.

RELEVANT SITE HISTORY

BR/93/92	3 extensions to existing building to house ancillary areas needed for new area control room within existing building	Approve Cond 05-06-1992
BR/259/94	Extension to club room	Approve Cond 14-11-1994
BR/395/03/A	Application for 1No illuminated wall mounted lantern	Approve Cond 30-01-2004
BR/497/69	Police recreation room	Approve 24-11-1969
BR/154/71	Mess room in existing yard and covered way from existing canteen	Approve 06-04-1971

BR/845/73	Sub-divisional police headquarters section house for 16 single policemen/women garage	Approve Conditional 04-12-1973
BR/203/59	Change of use temporary coach park etc	Approve

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objections.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the built up area boundary
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [GEN7](#) The Form of New Development

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

PRINCIPLE

The site lies within the built up area boundary where development is acceptable in principle subject to normal development control criteria. The proposal is to change the glazing on the staircase of the police station to match those of the rest of the building from timber fixed panels to aluminium bottom hung opening units. This is considered to be acceptable in principle.

VISUAL AMENITY

The changes from vertical hung to horizontal to provide opening units is not considered to cause any visual harm as the openings will not be altered in any way. One staircase is to the side of the building in Stanley Close and one to the front of the police station, this staircase is screened from the road by concrete rendered panels. Therefore there is no adverse visual impact within the street scene.

RESIDENTIAL AMENITY

There are houses directly opposite the side entrance in Stanley Close. However, the proposal is not considered to create any adverse effects on the residential amenity of these houses as the size of the openings of the staircase will not be increased.

CONCLUSION

The changing from timber non opening windows to aluminium powder coated opening windows is not considered to result in any visual harm or have any significant impact on neighbouring properties, therefore it is recommended that the application is 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 following approved plans drawing 2203.68.002 rev 01, 2203.68.002 rev 01, 2203.68.001 revA

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 31 Development Management Procedure Order 2010

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: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.