

Recommendation Report for Planning Permission

REF NO: BR/42/19/PL

LOCATION: Unit 3
Dickinson Place
South Bersted Business Park
Bognor Regis

PROPOSAL: Single storey front extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed to erect a modest single storey front extension to the Unit 3 Dickinson Place, South Bersted Business Park.
SITE AREA	1097 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	There is no boundary treatment.
SITE CHARACTERISTICS	Unit 3 (supplier of cleaning products in the UK) is situated within South Bersted Business Park on the junction of Durban Road with Dickinson Place. The proposal site is a flat roofed single storey front projection of unit 3 with a parking area to the front.
CHARACTER OF LOCALITY	Built up area, located north western from A29, northern from South Bersted known as a South Bersted Industrial Estate which consists of approximately 50 units.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
Bognor Regis Town Council has a no objection.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers:

Due to the scale and location of the proposed development we have no conditions to request.
Surface water drainage should be designed and constructed in accordance with building regulations.

COMMENTS ON CONSULTATION RESPONSES:

- comments noted

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;

Class C Road;

Bognor Regis Neighbourhood Plan: 8i - Northern Part of Durban Road Industrial Area

DEVELOPMENT PLAN POLICES

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

DDM4 D DM4 Extensions&alter to exist builds(res and non-res)

SDSP2 SD SP2 Built-up Area Boundary

[Bognor Regis Neighbourhood Plan 2015 Policy 8i](#) Northern part of Durban Road Industrial Area

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.

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).

Policy 8i of the Bognor Regis Neighbourhood Plan is relevant.

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 is located within the built up area boundary, also located within a sustainable location, in that it would have no materially adverse effect on the visual amenities of the locality/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 site lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP) and provided it is in accordance with other policies of the Local Plan covering such issues as character/design, residential amenity, highway safety/parking, space standards, flooding, affordable housing provision and infrastructure provision.

The proposal site is located within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP) and provided it is in accordance with other policies of the Local Plan covering such issues as character/design, residential amenity, highway safety/parking, space standards, flooding.

Unit 3 is included within the Northern Part of Durban Road Industrial Area designation within the Bognor Regis Neighbourhood Development Plan (BRNDP). Therefore policy 8i is applicable and this states that: "Development Proposals are encouraged that contribute to the development of this area into a demonstration project for self-build/self-commissioned low carbon working and living with a mix of uses: industrial, residential, employment, small scale workshops with high numbers of jobs to the floor area. The development should provide future access to the existing sewerage infrastructure as required by the relevant authorities."

CHARACTER AND APPEARANCE:

Policy D DM4 of the Arun Local Plan requires that the Council have regard to certain aspects when considering applications for extensions and alterations to existing buildings including visual integration and subservience.

The proposed single storey front extension would replace an existing store and yard area and it would have the same footprint and the height of an existing flat roofed front projection, what is 3m. One large window is proposed on the front elevation. The proposed single storey front extension would provide a canteen, three toilets (one accessed from the main unit) and one bathroom.

The layout of the existing would be re-arranged; the reception would move forward, occupying partially the space of an existing niche. The entrance door would be positioned centrally with side French windows. A new casement window is proposed on the front elevation of the existing.

Is considered that the proposed extension would respect and enhance the existing building and would be in keeping with the existing character and appearance of the immediate locality and would accord with the above referenced development policies.

HUMAN RIGHTS ACT

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:

Block (1:500) and Location (1:1250) Plan; Drawing P04

Part Ground Floor Plan Proposed; Drawing P01

North East & North West Elevations

Proposed

Drawing P03

Part Roof Plan Proposed

Drawing P02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy1 and 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.