

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: BR/68/22/HH

LOCATION: Claremont Court
Campbell Road
Bognor Regis
PO21 1HD

PROPOSAL: Replace all existing double-glazed uPVC framed windows with new uPVC framed double glazed casement windows.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to replace the windows to the building with like for like replacement consisting of uPVC.
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REPRESENTATIONS

Bognor Town Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Bognor Regis has a Neighbourhood Plan although none of the policies are relevant to this application.

DESIGN AND VISUAL AMENITY

The building occupies a prominent position to the end of Albert Road and Campbell Road fronting High Street. It is a detached three/four storey building and serves 50 flats.

The existing windows and doors are uPVC framed double glazed windows, some of which have been previously updated resulting in a mismatch of window styles. The proposal seeks to replace all windows and some of the doors. The windows will match the style, size, and layout to closely match the existing windows; however, some will have thicker frames than the existing.

The replacement windows will have a smaller opening span to enable easier use for the occupier.

Currently the windows vary slightly in design with some having already been replaced in previous years and the proposal will enable the development to appear more uniform with the appearance of the windows matching across all elevations of the building.

The existing windows are white uPVC and the proposed will match in materials and colour.

The Arun Design Guide states:- 'Responding to existing elevations through the size and positioning of doors and windows.' The proposal complies with this maintaining the existing size and positioning of windows.

The building is not listed nor within a conservation area.

The proposal which closely matches the existing appearance of the windows will not result in adverse harm upon the appearance of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will not introduce additional windows with all replacements being in existing openings. Due to the type of development proposed, it will not result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The development accords with development plan policies and 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

 - Location and Site Plan - 001 Rev O
 - Proposed Elevations - 004
 - Proposed Elevations - 005
 - Design and Access Statement confirming appearance of windows.
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.