

Recommendation Report for County Matter Consultation

REF NO: BR/71/19/WS

LOCATION: Nyewood Church of England Junior School
Brent Road
Bognor Road
PO21 5NW

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the erection of new hall & new main entrance. This application will be determined by the WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The boundary consists of fencing approximately 1.8m in height.
SITE CHARACTERISTICS	The site is occupied a school.
CHARACTER OF LOCALITY	The area is predominately residential.

RELEVANT SITE HISTORY

BR/131/15/T	Fell 1 No. Japanese Cherry (Prunus Serrulata), 2 No. Common Ash (fraxinus excelsior) and 1 no. Golden Weeping Willow (salix chrysocoma) trees and surgery to 1 no. Field Maple (Acer Campesire) tree.	ApproveConditionally 27-07-15
BR/128/15/WS	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the location of modular building to provide a double class room with two toilets. This applicaiton will be determined by the WSCC.	No Objection 01-07-15

Relevant planning history noted

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Environmental Health- Awaited.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
QEDM1	QE DM1 Noise Pollution
SDSP2	SD SP2 Built-up Area Boundary

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

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..

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

This is a Regulation 3 planning application submitted to West Sussex County Council (WSSC) who will determine the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application.

The application is for a new hall and new main entrance to the north and eastern side of the building.

Environmental Health have not responded to the consultation regarding the impact of noise however given the presence of the building over a number of years it is not considered to result in a decrease in the levels of amenity experienced by the neighbours. The impact on the residential amenities of the neighbours is also not considered to increase significantly regarding overbearing and overshadowing. The building also has restricted views from the street scene.

It is therefore recommended that no objections are raised to the proposal

RECOMMENDATION

NO OBJECTION