

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

REF NO: BR/78/26/HH

LOCATION: 15 West Street
Bognor Regis
PO21 1XA

PROPOSAL: Replace front and rear windows with like for like style, double glazed windows and replace the doors of the property with Accoya timber frame doors, including a door lite on the rear door. Replace rear garden fencing and replacement of the rear wall outdoor lights with sensor lights. Replace the rainwater gutter and fascia board to the front elevation with like for like. Alterations to property manhole and removal of concrete in garden. This application may affect the character and appearance of the The Steyne, Bognor Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Bognor Regis Town Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Coastal Drainage Engineers - No response received.

Conservation Area Advisory Committee - The replacement windows appear to be satisfactory but the door details differ between the large scale drawings and the elevational ones. The proposed door design does not appear appropriate to the scale, age and character of the building and a 4 panelled painted timber door (the upper two panels could be glazed if necessary) would be much more appropriate.

The comments from the Conservation Area Advisory Committee have been addressed in the conclusions section.

POLICY CONTEXT

Conservation Area.

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

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

res)

HERDM3 HER DM3 Conservation Areas

HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site includes a terraced, two storey dwelling. The dwelling resides in a area with coastal character with a mix of commercial and residential character. The proposal is for the replacement of fascia and guttering on the front elevation, replacement of rear garden fence and outdoor lighting, replacement of front and rear windows with like-for-like (in appearance) with new double glazed units and replacement of front and rear doors.

The replacement of the rear fencing with a sympathetic wooden replacement and like-for-like replacement of fascia and guttering are considered uncontroversial, positive alterations, ensuring the dwelling continues to contribute to the visual amenity of the area in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The existing windows are proposed to be replaced with accoya framed, timber, double glazed windows. Currently, the windows are single glazed, non-original units. The detailing and glazing bars proposed in the new accoya units would match the design of those existing, but would re-introduce high quality materials, appropriate for the character of the host dwelling and its siting within a conservation area.

The rear door is also proposed to be replaced with an accoya wood unit. While the rear door, providing access into the rear garden on the north elevation, contributes little to the wider character of the area (not visible from the public realm) the use of accoya wood is a positive continuation of materials proposed for the replacement window, resulting in no harm to design or visual amenity. The introduction of a lite at the top of the rear door is uncontroversial.

Notwithstanding the above, it is noted that the front door originally proposed was of an inappropriate "cottage style" appearance, not suitable for older buildings of this character. These comments were echoed by the Conservation Area Advisory Committee. The applicant was invited to make amendments; they have since provided an amended proposal for the front door, suggesting a navy blue, Victorian style, six panel unit. This has been accepted as an appropriate choice, contributing positively to the visual amenity of the locality, in accordance with ALP policies D DM1 and D DM4.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

Given that the proposal concerns no new built form, but replacement and redesign of fenestration and boundary treatment, there would be no impact to neighbouring amenity by way of overbearing or overlooking impacts.

The windows proposed for replacement would be equal in dimensions to those existing and would be sited in the same locations. Consequently, no views would be achievable that are not currently available, resulting in no harm to neighbouring amenity by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring amenity.

HERITAGE

The site lies within the The Steyne, Bognor, Conservation Area, and is itself a locally listed building. The conservation area is characterised by two storey, mixed used terraces with a "jostling vitality" differing from the more formal building fronting the beach, to the east. The proposed replacement windows and doors are sensitive to the conservation area. The description / designation of the conservation area identifies the restoration of wooden sash/casement windows as an opportunity for enhancement and it is considered that the proposal achieves this. The proposal would not result in harm to the significance of the heritage asset, in accordance with Arun Local Plan policies HER DM3, HER SP1 and the NPPF.

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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

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.

CIL DETAILS

This application is not CIL liable.

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 Plan
Block Plan
Block Plan & Partial Floor Plan & Fence Images 03
Proposed Plans & Elevations 02 V1
Planning and Heritage Statement 2
Detail Drawings

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4, HER DM3 and HER SP1.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.