Recommendation Report for Planning Permission

REF NO: **BR/95/12/**

LOCATION: The Town Hall
Clarence Road
Bognor Regis

PROPOSAL: To insert a second clock face to the south facing side of the town hall clock tower to match existing face on the north facing side of the building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for the installation of a second clock face to the southern side of the clock tower at Bognor Regis Town Hall.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front.
SITE CHARACTERISTICS	Grade II listed Town Hall constructed in 1929 in Neo-Georgian style, faced in yellow Flemish bond brickwork with brown brick and stone dressings and hipped, pantiled roof. Timber sash sliding windows and central wooden clock face with copper dome.
CHARACTER OF LOCALITY	Bognor Regis Town Centre. Surrounding area is characterised by mixed commercial, retail and residential use.

RELEVANT SITE HISTORY

BR/473/73	Erection of block of 4 garages as replacement and erection of fence (concrete)	Approve 09-07-1973
BR/695/74	O/L for office accommodation including information bureau	Approve 13-11-1974
BR/797/74	Erection of office accommodat- ion including information bureau	Approve 08-01-1975
BR/364/85	Application under Article 4 - Executive	ApproveConditionally

	Instacom temporary accommodation unit connecting link to Town Hall	17-07-1985
BR/646/85	Erection of temporary Post Office on car park for 12 mths during alterations to existing post office building	ApproveConditionally 15-01-1986

REPRESENTATIONS

Representations received:

No comment.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Grade II listed building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

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

PROPOSAL
The application seeks consent for the installation of a second clock face on the south facing elevation of the clock tower, which forms one of the principal features of this Grade II listed building.

IMPACT ON VISUAL AMENITY
The central clock tower is a prominent and visible landmark in views within the surrounding locale, including those to the south along Bognor Regis seafront.

The second clock face will be positioned on the rear (south) elevation of the clock tower and will measure 1.21 metres in diameter with black roman numerals against a white background. The size of the clock face will match the existing clock face on the north elevation. It will be installed into the wooden turret of the tower. The scale and proportions of the clock are acceptable and the design of the clock face is less decorative, to reflect the understated nature of the rear elevation of the clock tower.

The proposal will not increase the scale, bulk or mass of the roofline of the Town Hall building or that of the clock tower. The visual impact in views to the south is considered to be acceptable.

IMPACT ON RESIDENTIAL AMENITY
The proposal, by virtue of its position and siting, will have no adverse impact on the amenities of neighbouring properties.

SUMMARY
It is therefore recommended that consent is granted, subject to the conditions summarised below.

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 to 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 (Neutral) 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).

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: Ref B, Ref B1, Ref C, Ref C1, Ref D, Ref E, Ref F received on 30 April 2012 and superimposed clock face image received on 7 June 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 Notwithstanding the details hereby approved, no development shall take place until details of the materials for the clock face have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented and retained as such thereafter.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building, by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

4 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, GEN2

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons

appear in the Officer report.