

PLANNING APPLICATION REPORT**REF NO:** FP/184/11/**LOCATION:** 78A Felpham Road
Bognor Regis**PROPOSAL:** Installation of double glazed windows**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The replacement of six windows from wooden to PVCu to residential accommodation at first floor level.
SITE AREA	Approximately 84 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front is open. Rear boundaries has mixture of wall, fencing + hedging.
SITE CHARACTERISTICS	Two storey middle terrace building with chinese take-away on ground floor and residential accommodation above. Ventilation duct on the rear of the building. The shop frontage is brown with entrance door to flat adjacent to main entrance door of take-away. The elevations are pebbledash, red tiled roof with white painted wooden window frames.
CHARACTER OF LOCALITY	Within felpham Village. Parade of shops with residential accommodation above. Flats and mixture of residential properties in immediate vicinity.

RELEVANT SITE HISTORY

FP/131/90	Erection of a vent duct	Approve 10-09-1990
BR/115/67	Shop premises with living accommodation over	Approve Cond 22-03-1967
BR/109/77	Change of use to takeaway with restaurant	Approve Cond 06-04-1977

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary

The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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

The middle terraced building is positioned within a block of four which have retail shops on the ground floor with residential accommodation above and the application seeks to replace six

windows to the residential accommodation at first floor level.

The ground floor is currently a Chinese take away and entrance to the flat is adjacent to the main entrance to the take-away. The flat has two windows at first floor level on the front west elevation which serve bedrooms, two on the rear east side elevation serve a bedroom and bathroom and the two windows on the south side elevation serve the kitchen and lounge. The existing wooden windows are to be replaced with white PVCu windows which will be the same style as the existing windows.

The two windows on the western elevation will be the only windows that will be readily visible from the front of the site in Felpham Road. The residential accommodation at first floor level on the neighbouring property No 80 has white PVCu windows of the same style and designs so it is not considered that the replacement windows would be obtrusive in the street scene or out of character with the surrounding area.

It is therefore recommended that the application be approved, subject to the following conditions.

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 1:1250, Block 1:500, Floor 1:100, Elevations received on 12th October 2011.

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 **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: GEN2, GEN7

NATIONAL POLICIES: PPS1

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

appear in the Officer report.