Recommendation Report for Planning Permission

REF NO: **FP/21/15/PL**

LOCATION: Beachcroft Hotel
Clyde Road
Felpham

PROPOSAL: Rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey extension to the rear of the site facing onto Canning Road to provide a function room on the ground floor and six en-suite bedrooms at first floor, as an extension to the existing hotel.
SITE AREA	0.2333 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to the rear of the site along Canning Road. Brick wall along pavement.
SITE CHARACTERISTICS	Two storey rear elevation of hotel with rooms in the roof. Rendered and painted buff colour. Rear fire escape. Rear flat roof single storey extension and a single storey pitched roof. Brick swimming pool. Rear car park on gravel. Two sheds on the proposed site.
CHARACTER OF LOCALITY	Predominantly residential. Adjacent to the rear.

RELEVANT SITE HISTORY

FP/3/90	New lobby extension to existing hotel	ApproveConditionally 12-02-1990
FP/173/93	Extension to dining room	ApproveConditionally 11-02-1994
FP/127/94	Proposed covered way, changing facilities, W.C.s for existing swimming pool together with laundry and games room.	ApproveConditionally 04-11-1994

FP/65/11/	Extension to rear of hotel providing conference facilities and 6 guest bedrooms	ApproveConditionally 06-10-2011

Identical application approved in 2011 by FP/65/11.

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Strategic Planning
Engineering Services Manager
Engineers (Fluvial Flooding)

Consultations responses received:

WSCC Highways- No objection.

Drainage and Coastal Engineer- The extension is outside the Lidsey Catchment Area. If necessary attach condition ENGD21 and refer applicant to guidance notes. Surface water should not drain to a sewer, infiltration should be investigated.

Environmental Health- No Objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOCAL PLAN
TREE PESERVATION ORDER

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	DEV34	Tourist Accommodation and Attractions
	GEN12	Parking in New Development
	GEN32	Noise Pollution
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality D SP1 Design SD SP2 Built-Up Area Boundary TOU DM1 Tourism Related Development T SP1 Transport and Development
Felpham Neighbourhood plan 2014 POLICY BT1		Support business expansion
Felpham Neighbourhood plan 2014 POLICY BT6		Recreation and tourism
Felpham Neighbourhood Plan 2014 POLICY ESD1		Design of new development
Felpham Neighbourhood Plan 2014 POLICY		Surface water management

ESD5

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

Felpham Neighbourhood Plan policies are a material consideration in this application.

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

PRINCIPLE:

The site lies within the built up area boundary where development is permitted subject to normal development control criteria such as visual and residential amenity. The site is currently a hotel.

VISUAL AMENITY:

The proposal is for a two storey rear extension to the rear of the site in Canning Road, adjacent to the swimming pool. This is to provide a function room and six en-suite bed rooms. The function room can also provide new conference facilities to allow a flexible use of the building. The visual amenity within the street scene is considered to be maintained within Clyde Road as there are no elevational changes to the front of the building.

To the rear of the site in Canning Road there will be a visual enhancement in that the proposed extension will remove the single storey flat roof extension, shed and fencing and replace with a pitched roof extension with rooms proposed in the roof designed in keeping with existing building. The boundary treatment would consist of a dwarf wall with railings above and planting behind this. Additionally, the car park area would be formalised into dedicated car parking spaces. It is therefore considered that the proposal would not have an adverse impact on visual amenity.

NOISE AND DISTURBANCE

The proposed extra rooms and conference rooms could lead to noise and disturbance to the neighbouring properties in the area. However, the Environmental Health department has raised no objection to the proposal so it is not considered to pose a noise and disturbance risk.

HIGHWAY CONSIDERATIONS:

The existing number of car parking spaces is 24 spaces to the front, which will remain unaltered and 9 car parking spaces are proposed to the rear of the hotel.

The car parking maximum standard is to provide one car space per room. The additional 6 rooms will result in 38 rooms in total. County Highways have raised no objections and given the sustainable location of the hotel, these are considered to be satisfactory.

FLOODING ISSUES:

The site is adjacent to the beach. The applicant has submitted a Flood Risk Assessment and the Environment Agency have raised no objections.

SUMMARY:

The proposed rear extension is designed to make an effective use of the site and an opportunity to broaden the facilities. The proposal will add to the tourist and conference markets serving Bognor Regis whilst ensuring sufficient car parking provision is provided to the rear of the site.

It is not considered that the proposal would result in any significant loss of residential or visual amenity.

Therefore it is recommended that the application is approved subject to conditions.

HUMAN RIGHTS ACT

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 1 and Article 8 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 0198-10-00, 0198-10-0A, 0198-10-0B, 0198-10-01, 0198-10-04 Rev. A, 0198-10-02 Rev. A, 0198-10-14, 0198-10-03B, 0198-10-05 Rev. B, 0198-10-06 Rev. A, 0198-10-07/08, 0198-10-09, 0198-10-10, 0198-10-11 Rev A, 0198-10-15, 0198-10-13 and 0198-10-12 received

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 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies GEN7 of the Arun District Local Plan.

4 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and retained as such in perpetuity and maintained in good working order.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

5 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.