

PLANNING APPLICATION REPORT**REF NO:** FP/231/08/**LOCATION:** 108 Felpham Road
Bognor Regis**PROPOSAL:** Internal shopfit including installation of airconditioning system and associated external condenser.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Internal shopfit including installation of airconditioning system and associated external condenser.
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	Open to front, with a wide pavement/ hard standing area to the west and south of the site. The flank of the building forms the northern boundary.
SITE CHARACTERISTICS	The site is a pharmacy and is a building of character. It has retained its traditional shop fronts.
CHARACTER OF LOCALITY	The site is located within the Felpham Road Conservation Area. It is situated on the corner of Felpham Road and the adjoining Manor Close. There are commercial properties both adjacent to, and opposite the site along Felpham Road whilst Manor Close is a residential road.

RELEVANT SITE HISTORY

FP/192/89	Dormer extension to form W.C on existing 2nd floor	Approve Cond 06-11-1989
FP/118/08/A: 3 No. non-illuminated fascia signs. Approved Conditionally.		

REPRESENTATIONS**Representations received:**

Felpham Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Environmental Health - John Green

Chairman - Conservation Area Advisory Committee

Consultations responses received:

Environmental Health

Initial consultation response: Insufficient information. It appears that the Air Conditioning Unit has been installed in addition to two existing units which have not given rise to previous complaint. It is assumed the A/C unit will only be operational during shop opening hours and it is therefore unlikely that the additional unit will have a significant impact on local amenity by way of noise.

No Objection.

Further response following submission of further information on specification of units, including noise and operation times: Refer to previous comment.

Conservation Area Advisory Committee

No Comment

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Conservation Area

Class C Road

Tree Preservation Order

Building of Special Character

Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	CH4	Conservation Areas and Historic Towns and Villages
	DEV1	High Quality Development
Arun District Local Plan:	AREA2	Conservation Areas
	GEN32	Noise Pollution
	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment
PPS23	Planning and Pollution Control

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation 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

This is a retrospective application for a proposed internal shop fit and external air conditioning condenser. Internal alterations are not a planning matter and will therefore not require consideration.

The proposed air conditioning condenser is sited on the northern elevation of a retail premises, 108 Felpham Road. The site is located within a Conservation area, however it is considered that the condensing unit has a very minor impact on the visual appearance of the building and as such is not detrimental to its character.

The site is located within a parade of retail premises, however it is understood that there is a residential dwelling located on the first floor of 108 Felpham Road. There are two existing units mounted on the same elevation and as such it is considered that the additional unit will have an insignificant impact with regards to noise pollution.

The applicant has confirmed that the unit will be switched to a lower output level during non-opening hours and as such Environmental Health have raised no objection to the proposal since it will not have a significant impact on local amenity by way of noise. The unit is required to be constantly operational in order to provide a controlled temperature to the drugs within the store and as such it is not possible to condition the hours of operation.

It is therefore recommended that the application be approved.

RECOMMENDATION**APPROVE**

- 1 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1, LOC1, CH1, CH4

LOCAL PLAN: AREA2,GEN2, GEN7, GEN32

NATIONAL POLICIES: PPS1, PPG15, PPS23

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.