

Recommendation Report for Planning Permission**REF NO:** **FP/232/12/****LOCATION:** Felpham Sailing Club
 21 Blakes Road
 Bognor Regis West Sussex**PROPOSAL:** Ground floor alterations and first floor extension with balcony**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed first floor extension has a maximum width of 10.4m, depth of 12.45m with a height of The proposed front balcony has a width of 11.6m with a depth of maximum depth of 3m and a height of 1m.
SITE AREA	Approximately 0.15 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf wall + decking area, rear has boat pound, west side boundary close boarded fencing approximately 1.5m in height.
SITE CHARACTERISTICS	Two storey and single storey building with decking to front and eastern side with seating area. The building which has a flat roof has dark grey brickwork with white cladding. Boat pound to rear and east side.
CHARACTER OF LOCALITY	Prominent position adjacent to promenade/foreshore, cafe adjacent to site. Tennis Courts and putting area to west of site, greensward with beach huts and wc's to east of site.

RELEVANT SITE HISTORY

PAA/110/12/	Internal alterations & first floor extension with balcony.	Pre-app Issued 25-10-2012
BR/366/70	Clubroom	Approve Conditionally 07-10-1970
BR/788/70	Sailing club premises with off street parking and boat parking	Approve Conditionally 08-03-1971

BR/29/76	Change of use of premises for play group (sailing use to be retained)	Approve Conditionally 18-02-1976
BR/751/77	Porch	Approve Conditionally 11-01-1978
BR/551/79	Extension to first floor to form Dry Lounge	Approve Conditionally 19-09-1979

REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection

2 Letters of Support

The new improved building will greatly add to the facilities available to the community.

Comments on Representations received:

None.

CONSULTATIONS

Engineering Services Manager

Economic Regeneration

Environmental Health

Consultations responses received:

Engineering Services Manager

No comments.

Economic Regeneration

Awaited

Environmental Health

No objection.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN32](#)
[GEN7](#)

Built-up Area Boundary

Noise Pollution

The Form of New Development

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.

The Development Plan consists of the Arun District Local Plan 2003 and the South East Plan adopted in 2009.

It should be noted that the Arun District Local Plan was adopted in 2003 and the South East Plan in 2009.

In accordance with paragraphs 214 of the NPPF, the South East Plan is afforded full weight as part of the development plan. Footnote 41 (page 49) states the Governments clear policy intention to revoke regional strategies.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced 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. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

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 building which is sited in a prime location adjacent to the foreshore/promenade is currently occupied by the Felpham Sailing Club and was constructed in the 1970's. It is two storey with a single storey on the eastern side and to the front and eastern side a decking area with seating.

The application seeks to extend the premises with a first floor extension and balcony with internal alterations which will improve the existing facilities to incorporate accessible wc's and modern changing facilities. The proposed first floor extension will increase the existing meeting room with

the provision of bi-folding doors along the front elevation creating access to the new balcony area.

With regard to residential amenity the nearest neighbouring property to the rear No 17 Blakes Road is sited approximately 23m away. With the absence of windows at first floor level on the rear elevation it is not considered that the extension would give rise to loss of outlook or overlooking to the occupiers of No 17 or would create any unacceptable noise than currently exists from the premises.

The existing access to the site, car parking and cycle provision remains unaffected.

It is considered that the proposed extension relates sympathetically with the host building in terms of design, form and scale providing high levels of glazing to maximise daylight where possible. The proposal is not considered to be out of keeping with the seafront location or the surrounding area.

It is therefore recommended that the application be 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 8 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 a neutral impact has 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: Site/Location Drg No 66/01, Proposed Floor Drg No 66/05 Rev A, Proposed North, South, East Elevations Drg No 66/06 Rev A, Proposed West Elevation & Section Drg No 66/07, Roof Plan Drg No 66/08 received on 27th November 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 The materials and finishes of the external walls 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 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, GEN32

THE NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 5 Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.