

Recommendation Report for Planning Permission

REF NO: FP/270/18/PL

LOCATION: St Marys Centre
Grassmere Close
Felpham
PO22 7NU

PROPOSAL: 3 No. windows to hall at high level

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The installation of 3no. timber framed double glazed high level windows in an inner side elevation to match existing alongside.
TREES	The site is covered by Tree Protection Order Bognor no.4 but no trees are affected by this proposal.
SITE CHARACTERISTICS	St Marys Centre is located to the north of Grassmere Car Park, west of St Mary's Church and south of Church Field. The nearest residential buildings are located 27m south-west of the building to Eastover Way and 36m south-east to Grassmere Close.

RELEVANT SITE HISTORY

FP/180/18/PL 3 No. new windows to hall at high level.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

POLICY CONTEXT

Built-up are boundary.

DEVELOPMENT PLAN POLICES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
ENVDM4	ENV DM4 Protection of trees
SDSP2	SD SP2 Built-up Area Boundary

Felpham Neighbourhood Plan 2014 POLICY ESD1 Design of new development

Felpham Neighbourhood Plan 2014 POLICY ESD9 Tree protection

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application is located within the built-up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies as stated in SD SP2 of the Arun Local Plan (ALP).

In this case the key policies of the Arun Local Plan are deemed to be D DM1 and D DM4.

ENV DM4 regarding the protection of trees has been considered as the site is covered by a Tree Protection Order, however, no trees are affected by this development.

Additionally, Felpham Neighbourhood Policies (FNP) ESD1 and ESD9 are applicable.

There is no relevant site history.

SITE

St Mary's Centre was built in 1994/5. It is an unusual design of a rectangular hall & stage area with a servery, lobby and office space in another rectangle offset at 50 degrees to the east.

DESIGN & VISUAL AMENITY

The application requires the installation of 3no. casement style windows in a side elevation of the hall facing the offices. They are proposed to be located 3.3m from ground level and each measuring 0.75m high and 1.5m wide. The timber frames would match those in the offices in the adjacent and opposite elevations and have a minimal impact on nearby properties thereby complying with policies D DM1 of the ALP and ESD1 of FNP.

Policy D DM4 requires extensions and alterations to existing buildings to sympathetically relate, and visually integrate, to the existing building and it is considered that the proposal meets these requirements. The high-level windows would not have an adverse overshadowing or overbearing effect on neighbouring properties, also meeting the requirements of D DM4.

RESIDENTIAL AMENITY

The new windows, at 3.3m above ground level, afford no opportunity for overlooking. The nearest residential properties are sited 27m to the south-west in Eastover Way and 36m to the south-east and Grassmere Close and therefore it is not considered there would be any impact on the neighbouring

properties. The proposal is a very modest addition to the Centre and is deemed to comply with policies DDM1 and D DM4 of the ALP.

Overall, taking into account the size and form of the development it is not considered to have a detrimental impact on the character of the area. It is therefore recommended that the application be approved subject to conditions.

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 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 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).

The proposal would have a neutral impact on the protected characteristics.

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:-

Application form dated 06/12/18
Existing plan and elevation drawing no 001
Proposed plan and elevation drawing no 002 Rev A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.
- 3 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.