

**BR/24/06/****PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Alteration of existing building to include new entrance and window. York Building, Butlins, Bognor Regis.
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**THE SITE AND ITS SURROUNDINGS**

DESCRIPTION OF APPLICATION	<p>The frontage will be principally constructed from PVCu and include double doors measuring 1.8 metres in width for each door. The frontage will extend approximately 8.5 metres in height and measure approximately 8.6 metres in width at its widest point.</p> <p>There will be two windows either side of the new entrance at a distance at approximately 14 metres. The windows are intended to measure approximately 2.7 metres in width and approximately 1.8 metres in height at the south elevation.</p>
SITE AREA	The entire site area is gestimated at 220000 square metres. The York Building itself is situated within a plot of approximately 280 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	The York Building is assessed at slightly above ground level.
TREES	None affected by this application.
BOUNDARY TREATMENT	The York Building boundary is marked by a metal rail at approximately one metre in height. The peripheral boundary to Butlins is a metal fence approximately 2.5 metres in height.
SITE CHARACTERISTICS	A holiday site with restaurants, a fun fair and residential accommodation: both self-catering and a hotel. There are a number of buildings within the holiday site of varying size and diversity: not least of which is a sheeted dome which serves only to illustrate this variation.
CHARACTER OF LOCALITY	Surrounding the holiday complex, there are two storey semi-detached and detached properties.

**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
BR/22/88	Extension to York Building to provide Nursery/Play room	Approved Conditionally 08-02-1988
BR/19/98	Re-cladding of existing York Building – South elevation and part West elevation	Approved Conditionally 02-04-1998

**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
Bognor Town Council	No objection.

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**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
Local Groups	None
Other	None

**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	No comment for health and safety.

**POLICY CONTEXT**

DESIGNATION APPLICABLE TO SITE
Within Built-Up Area Boundary Class A Road

**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : GEN7, <del>GEN8</del>
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**PLANNING POLICY GUIDANCE**

PPS1 - Delivering Sustainable Development
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**POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed, particularly in regard to visual and residential amenity.
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**COMMENT ON CONSULTATION RESPONSES**

Noted.
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**COMMENT ON REPRESENTATIONS RECEIVED**

Noted.
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**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.</p>
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**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in
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accordance with the Development Plan and legislative background.

### **CONCLUSIONS**

The York Building is sandwiched between the Shoreline Hotel to the south and a fun fair to the north. Consequently, it is considered to be broadly centrally placed within the Butlins complex and not on the edge of the curtilage. Given this, the proposed measures of a new entrance door and two windows at the south elevation are considered in-keeping with the entertainment character of the site. It is consented that the entrance structure is high at approximately 8.5 metres but does not exceed the existing roofline. Therefore, the entrance door is unlikely to be perceived as overbearing in character. Such a height also appears necessary to attract attention along the considerable length of the York Building at over 40 metres.

The Shoreline Hotel is located to the south and is buffered from the development by a pedestrian footpath measuring approximately 6 metres in width. Therefore, any overlooking created by the two windows in the south elevation will be at a minimal level. As a result, it is regarded that the proposal will not cause a demonstrable level of harm. Indeed, the proposal is assessed to be an aesthetic improvement on that of existing where the entrance is located farther to the west.

Further, the proposed windows will sit comfortably within the south elevation. Given the wide diversity of building styles within the Butlins complex, the proposed entrance and windows will be visually assimilated. Crucially, due to its containment within the complex, it is considered improbable to be perceived as isolated or incongruous.

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



**BOGNOR REGIS**

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Alteration of existing building to include  
new entrance and windows

York Building  
Butlins  
Bognor Regis

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**RECOMMENDATION**

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**Approve Conditions**

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- 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).

