DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO/ADDRESS: 11/0239 and 11/0240 – 1-2 Tudor Buildings, Littlehampton Road.

DATE OF SITE VISIT: 17.5

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): None.

SITE AND SURROUNDINGS:

This application relates to the post office/newsagents which are in two units of the local terraced shopping parade on the corner of Littlehampton Road and Offington Avenue. The building has two floors above, believed to be in residential use. This terrace of shops is finished in the Tudor style with rendered and decorated timber panelling on the first and/or second floors.

Unit 1 which faces east over Offington Avenue has a shallow four paned bow window at ground floor level with fanlights over. Unit 2 has a much more conventional shopfront with leaded light fanlights.

The building is not listed and nor is it in the conservation area.

PROPOSAL

Permission is sought to remove one pane below fanlight level in the bow window at unit 1 and to install an ATM with signage.

RELEVANT PLANNING HISTORY:

None.

RELEVANT PLANNING POLICIES:

RES7, TR9 and H18 of the saved Local Plan.
BE1, CC1, CC6, T4 and TC2 of the South East Plan
PPS1 Delivering Sustainable Development
Core Strategy Policy 16

POST:

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No letters from neighbours received.

Highways: No objection.

Health: No objection. Precautionary contamination condition required.

HUMAN RIGHTS:

First Protocol (Protection of Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that the proposal, if approved, would have some

impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

The proposed ATM and incorporated signage will sit flush with the bow window and sit comfortably between the existing cill level and fanlight transom. It is within the post office floorspace, for security reasons, and on a less congested area of the footpath.

It has been designed to comply with national Guidelines including those for disabled users. For instance, the key pad is set 1 metre above ground level to allow for use by wheelchair users. There is also adequate space in front of it to prevent pavement obstruction and also to ensure safe use by the Cash In Transit company.

This is not a listed building and nor is it in the conservation area. The interruption into the bow window is regrettable but will leave three quarters of it in tact. It is capable of reinstatement in the future. The ATM will provide a useful community benefit at this local shopping parade and will not lead to harm to any neighbour or highway safety.

As this development does not involve ground works the precautionary contamination condition requested by Health is not recommended.

RECOMMENDATION

Grant subject to conditions.

1. 5 years
2. Approved Plans

REASONS FOR RECOMMENDATION:

The proposal complies with the relevant policies of the Development Plan.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?
No.

DELEGATED

Case Officer sign [redacted] Date 7/6/11

Authorising Officer sign [redacted] Date 9.6.11