Expiry Date – 21/6/13

Development Control – Delegated Officer Report

Application Number: AWDM/0473/13 Recommendation – APPROVE

Site: 61 Mansell Road, Shoreham

Proposal: **Installation of ATM in front window of post office.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a corner shop/Post Office built in the 1950's on the west side of Mansell Road at its junction with Lennox Road. The shop faces Mansell Road. To its north and attached to the building is a terrace of houses which are slightly recessed back behind the line of the post office. There is a flat above the post office. On the opposite corner of Lennox Road there is a hairdressers with flat over.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Relevant Planning History

None.

Consultations

West Sussex County Council: No objection from a transport/highways aspect.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1

Planning Assessment

Principle

Where alterations to a commercial property will improve its efficiency and facilities and have no significant impact on neighbours and are of acceptable design permission will

generally be forthcoming. The ATM will provide a useful service and boos the parade's appeal and footfall.

Residential amenity or separate into

The ATM is proposed on the right hand side of the shopfront close to the boundary with the front garden of No. 63, which is a terraced house. The shop sits approximately 1 metre forward of the house and there is a panel fence 2 metres in depth and 1.8 metres high on the boundary. The shop itself has a decorative angled concrete frame around the shopfront which sits off the common boundary with No. 63 by 1 metre. The ATM is proposed inside this frame. It is considered that there is sufficient separation and adequate boundary treatment coupled with the shopfronts concrete frame to ensure no loss of privacy or significant noise nuisance occurs to residents of No. 63 from users of the ATM. It is not expected that significant numbers of people will gather on this forecourt and so people living in the flat over the shop should not experience significant nuisance either.

Visual amenity

The shopfront is broken into 3 panes with fanlights over. The integrity of the shopfront will not be disturbed with the ATM being installed in one of the three panes and leaving the fanlight above unaffected.

The ATM will provide a useful benefit to the local community as this is a densely populated residential area a considerable distance from the town centre.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the National Planning Policy Framework, and 'saved'policy AG1 of the Adur District Local Plan 1993-2006 (ADC 1996).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans

Informatives

1. 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.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 13/6/13

Authorised and signed by: PD Date: 13.6.13