Expiry Date – 13/8

Development Control – Delegated Officer Report

Application Number:	**Recommendation –**
A) AWDM/0631/18 and	**A) Grant**
B) AWDM/0632/18	**B) Approve**

Site: **141 -143 The Gardens, Southwick**

Proposal: **A) Retention of ATM through shopfront.**
B) Retention of Internally illuminated fascia surround to ATM in shopfront and internally illuminated sign above ATM.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 27/6

Site and Surroundings

This application relates to a retail shop on the north side of the junction of The Gardens with Albion Street. There are flats above.

This is not a conservation area and the properties are not listed.

Proposal

Permission is sought to retain an ATM added to the frontage of this shop at the far right end. Illuminated signage around it has also been added and there is a separate application to retain this.

Relevant Planning History

AWDM/0373/17 - Advertisement Consent for vinyl windows signage to each of north-west and south-east side elevations for Nisa Local. Approved 24.5.17

AWDM/0372/17 - Replacement shopfront and external security roller shutter across whole of shopfront for Nisa Local. Granted 30.5.17

AWDM/0400/13 – change of use of first floor to 2 one bedroom flats. Granted 7.6.13

SW/72/92/TP - Sign On Front Elevation (At First-Floor Level) (Retrospective). Approved 27.11.92

Consultations

Highways:

'This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.
The site is accessed from The Gardens, an unclassified road with a speed limit of 30mph in this location.
The existing ATM and associated illuminated signs are located on the south-west face of the building making them approximately 9.4m from the edge of the highway in The Gardens. The ATM is approximately 2.9m from the highway edge of part of Albion Street, this section of Albion Street is an unclassified road with a speed limit of 30mph.
Signs
Given the distance of the illuminated signs from the highway edge and that no reported injury accidents in the vicinity of the site are linked to the existing illuminated signs, the LHA would not anticipate that the signs are a highway safety concern. Therefore, the retention of the ATM and associated signs would not be anticipated to cause or exacerbate an existing highway safety concern. It does not appear that these two fascia signs are in a location where they would obstruct the highway and there would be no highway objection to these signs, providing they do not exceed the stated design levels of 100 cd/m².
Conclusion
The LHA does not consider that the proposal for retention of ATM and associated signs would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a shop unit for local community use. For consideration is the impact of the proposals on the highways, the appearance of the area and the impacts of the development on neighbour amenity.

Highways.

The local highway authority has not raised an objection to the ATM itself or the signage.

Appearance

This is a local convenience shop. The provision of the ATM is an acceptable addition to the appearance of the building.

Neighbour amenity

The retention of the ATM is not expected to lead to any unneighbourly impacts. We have not received any objections to these applications and the ATM has been in situ since last October.

Recommendation APPROVE:

A)

1. Approved plans

B)

1-6 Standard conditions
7. Approved Plans

Informative

A) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? No

Case Officer signed:	MOK	Date: 13/7/18
Authorised and signed by:	Peter Barnett	Date: 13 July 2018