Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0587/12

Site: **The Green, Street Record, Lancing**

Proposal: **Prior notification of proposed development by Telecommunications code system operators for the installation of dark green cabinet on the south side of No. 4 The Green (in Watling Road)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application details that BT Openreach an Electronic Communications Code Operator intends to install a new equipment street cabinet within the Southwick Conservation Area. The cabinet would be 0.75m wide, by 0.37m deep, by 1.4m and would be located to the south of the boundary wall of No.4 The Green within Watling Road.

Consultations

West Sussex County Council: In highway terms, there would be no concerns with this proposal. The works do extend over the public highway, and as such traffic management may be required whilst the works are being undertaken. The Statutory Undertaker will also need to submit the necessary notification to the Highway Authority independently and any traffic management will also need to be agreed with the WSCC Coastal Area Office prior to works taking place.

Representations

Third parties*:* No third party objections.

Relevant Legislation

Town and Country Planning (General Permitted Development) Order 1995
Part 24 Development by Telecommunications Code System Operators

Relevant Planning Policies
National Planning Policy Framework (CLG 2012)
Adur District Local Plan (saved policies): AG1, AB4, AH7.

Planning Assessment

Visual amenity

The proposed street cabinet to be erected is of standard design and would be finished in a dark green spray painted finish similar to other street boxes commonly found within the Borough. The box would sit atop a concrete plinth that would be 0.95m wide, by 0.57m deep, and would project above ground by 0.12m.

As described the siting of the new street box would be in a fairly anonymous location, to the side of the existing boundary wall which is around the front garden of No.4 The Green. The wall is approximately 1m in height, and the proposed cabinet would project above it. However the location of the box is in the far eastern edge of the conservation area, in a relatively discreet side street, and it is not considered that it would have a detrimental impact on the overall appearance of the conservation area.

Pedestrian accessibility

It is not considered that the siting or the size of the street cabinet would adversely affect the pedestrian footpath, desire lines, or result in highway safety issues.

Recommendation

That the Council does not wish to exercise its right to prior approval in respect of the proposed development.

Is recommendation contrary to letter(s) of representation? N

Case Officer: C. Hone Date: 05.07.12

Authorised by: P Barnett Date: 09.07.12