Expiry.
24.12.07

Development Control – Delegated Officer Report

Application Number: ADC/0662/07 Recommendation - Permit

Site: **Portman Building Society 73 - 75 North Road Lancing West Sussex**

Proposal: **Refurbishment of groundfloor with ATM at front and refurbishment of firstfloor office incl. new internal staircase**

The Application

The application relates to a branch of the Nationwide Building Society located on the west side of North Road, within the built up area of Lancing.

The proposal is to refurbish the interior of the building society and install an ATM machine in the northern window of the premises, 0.8m to the north of the main entrance door. The pavement outside the application premises is 2.75m in depth. To the north of the site is No.77, a butchers with a front pull down awning, and to the south (across an access point) at No.67/69 is a branch of Johnsons Dry Cleaners. Further to the south in the high street the building line steps out at No.53.

Consultations and Representations

Consultations/Comments

Third Parties: There have been no third party objections on the application.

Lancing Parish Council: No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AS1, AE5-6

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AG1 of the Local Plan requires that development should not detract from the existing local urban environment.

Policy AE5 requires that development in shopping areas subject to policy AS1 should result in no loss of residential accommodation, no loss of amenity to nearby residents, and that improvements should be of a scale and design appropriate to the locality.

There is no objection to the proposed ATM in principal which will add to the choice and range of facilities within the High Street in accordance with policy AS1. The ATM is in keeping with the architectural style of the Building Society and would not detract from the varied appearance of the High Street. There is enough depth to the pavement in front of the proposed ATM to allow both pedestrians to pass and people to use the ATM at the same time without stepping into the road.

Recommendation

APPROVE for reason that :- 1PPii

The proposed development would enhance the choice and range of facilities in Lancing town centre. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction to highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AS1) and the West Sussex Structure Plan (LOC1, DEV1, DEV4-5)

1. C1C;

Case Officer:

Date: 11.12.07