Development Management - Delegated Officer Report

Application Number:
AWDM/0343/12

Recommendation – Request Planning Application

Site: **Brunswick Road, Street Record, Shoreham-By-Sea**

Proposal: **Application for prior notification by telecommunications code systems operator for the installation of dark green cabinet on paved area in front of pedestrian ramp into post office Brunswick Road**

Date of site visit: 15.03.12

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 Shoreham Conservation Area. The cabinet would be 0.75m wide, by 0.37m deep, by 1.4m to the front of the pedestrian access to the Post Office.

The applicant has sought alternative sites however none are suitable due to the expense of re-routing cabling, however they have agreed to paint the exterior of the proposed box black.

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 black spray painted finish, and would be of similar scale to other street boxes commonly found within the District. 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.

The application seeks permission for erecting the equipment box in front of the pedestrian access to the Post Office which fronts onto Brunswick Road. The building is set back in front of an area of pavement, which already has a number of items of street furniture within it. The proposed location would be to the outer edge of the pedestrian ramp which provides access to the Post Office. The ramp has a black metalwork railing and hand rail detail around it, which matches the one which serves the bank to the north.

Whilst the size of the BT box is relatively narrow, its height would project up above the hand rail of the access ramp, and it is considered that this would detract from the open character and amenity of the pair of buildings, and would have a discordant appearance in relation to the designed metalwork features of the entrance to the bank and Post Office.

The area in front of the Post Office and bank is relatively open except for the street furniture which takes the form of two phone boxes to the south of the Post office entrance, and a recycling street bin adjacent to the kerb. To the south, the entrance to the Post Office depot at the rear is identified with black bollards. A small seating area with two benches is located to the south of the depot entrance. To the north of the bank (in Western Road) are two older street boxes in green.

A number of alternative locations have been sought by the case officer, within the seating area to the south of the depot entrance, to the north of the bank adjacent to existing street boxes, in between the two phone boxes, or adjacent to the street bin, however for a number of reasons, the applicant feels that they cannot be utilised.

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 wish to exercise its right to prior approval in respect of the proposed development.

Summary of reasons for Refusal.

Having considered the relevant saved policies of the Adur District Local Plan (AG1, AB4, AH7) the Local Planning Authority has concluded that the

proposed development would intrude unacceptably within the public realm and detract from the setting of the adjacent Post Office building. It would therefore fail to either enhance or preserve the character or appearance of the surrounding Conservation Area.

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

Case Officer: C. Hone Date: 22.10.12.

Authorised by: Jo Morin Date: 23.10.12