Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0249/12

Site: **Manor Road, Street Record, Lancing**

Proposal: **Dark green BT Openreach cabinet on grass verge (north side of Manor Road, east of Mill Road junction)**

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 North Lancing Conservation Area. The cabinet would be 0.75m wide, by 0.37m deep, by 1.4m within the grass verge adjacent to the footpath, 3m from the junction with Mill Road.

The applicant has sought alternative sites however none are suitable due to the expense of re-routing cabling, the location of nearby third party land (adjacent boundary hedge), and due to the location of where parked cars would open their doors.

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 alternative locations have been sought, however for a number of reasons they have not been possible to be utilised. The proposed location would be to the inner edge of the verge adjacent to the pedestrian footpath, and away from the dropped kerb pedestrian crossing area. Whilst the location does mean that the cabinet would be more exposed than is desirable, on balance the item of street furniture would not be so prominent that in this case it would warrant refusal. It would preserve the character and appearance of the Conservation Area.

Pedestrian accessibility

It is not considered that the amended 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: 31.05.12

Authorised by: P. Barnett Date: 1.6.12