Development Management - Delegated Officer Report

Application Number: **AWDM/0715/11** **Recommendation – APPROVE**

Site: **Supermarket The Co-operative Complex Ham Road Shoreham-By-Sea**

Proposal: **Installation of 24 hour ATM cash machine**

Date of site visit: 30.09.11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal
Permission is sought for the addition of a 24 hour ATM 'cash-machine' at the front (north) of the building, located 6m from the eastern customer exit and 7m from the western main entrance. The ATM itself would be centrally located within a glazed window, one of six in the northern elevation of the supermarket, which front onto the enclosed courtyard at the small shopping complex which it is part.

The complex is comprised of three other commercial units. A block of two units directly to the north (a newsagent and café) and attached to the west side of the north elevation, a takeaway pizza restaurant.

The ATM would be 0.6m wide, by 0.9m in height. It would be located 0.6m from ground level.

Consultations and Representations

Third Parties: There have been no third party objections.

Relevant Planning Policies
Adur District Local Plan (ADC 1994): saved policies AG1, AS1.

Planning Assessment

Policies
Policy AS1 states that permission for development, changes of use and extensions to existing uses subject of this policy will be a granted provided that there is no loss of residential accommodation; no loss of amenity to nearby neighbours; on site parking arrangements are acceptable; and that development is of a scale and design appropriate for the locality.

Visual amenity
The proposed ATM machine would be located some distance from the entrance of the shopping complex where it meets Ham Road, and given the

commercial context of the supermarket and other shops it is not considered that it would appear particularly out of keeping.

The applicant has advise that the signage associated with the ATM falls under 'deemed consent' of the Advert Regs.

Residential amenity
The ATM would be 24 hour, meaning that it could be accessible to members of the public at all times when the supermarket and other shops in the complex are closed. The site is located within the town centre boundary where commercial activity is moderately high, with the railway station, public houses, post office and Lloyds TSB bank all in close proximity. It is considered that given that the site is within the town centre, close to other commercial premises, including the Railway Station and another ATM at the bank, that activity associated with it, is not likely to have an adverse impact on the levels of residential amenity to the dwellings in Ham Road.

Recommendation

Approve for the reason that:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AS1)

Subject to:

1. C1Ci (Standard time limit)
2. C1E3
   Drawing No: 7859-90-01 Title: Site location plan. Date received: 27.09.11.
   Drawing No: 7859 [SHORE]01. Date Received 27.09.11

Is recommendation contrary to letter(s) of representation? No

Case Officer: Carlos Hone Date: 03.11.11

Authorised by: Jo Morin Date: 04.11.11