Development Control – Delegated Officer Report

Application Number: AWDM/0022/12 **Recommendation – APPROVE**

Site: **Barclays Bank Plc 28 - 30 High Street Shoreham-By-Sea West Sussex**

Proposal: **One new additional condenser unit located within courtyard**

Neighbours Checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to Barclays Bank Plc at 28-30 High Street Shoreham-by-Sea. The site is within the main shopping area of the town and the Conservation Area. The bank accommodates the ground floor of the building with residential above.

Permission is sought for an additional air conditioning condenser unit to be fixed to a wall within an internal courtyard in the middle part of the building. The courtyard is enclosed on all sides with an open roof. There is only access to the courtyard via the inside of the bank. There is an existing condenser unit on the same wall as the proposed unit.

Relevant Planning History

None relevant.

Consultations

Adur District Council: - The Environmental Health Officer states that there are no adverse environmental health comments.

Adur Conservation Advisory Group: - Approved

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AE5,
PPS1 'Delivering Sustainable Development' (ODPM 2005)

PPS4 'Planning for Sustainable Economic Growth' and Practice Guidance 'Planning for Town
Centres' (DCLG 2009)
PPS5 'Planning for the Historic Environment' and Historic Environment Planning Practice Guide
(DCLG 2010)

Planning Assessment

Principle

Policy AE5 of the Local Plan states that the District Planning Authority will permit the improvement or extension of existing office premises as defined in Use Classes A2 and B1 of the Town and County Planning (Use Classes) Order 1987, subject to compliance with criteria which amongst other things states that there will be no loss of amenity to nearby residents.

Policy AB4 states that new development including extensions and alterations within the Conservation Area will be required to preserve or enhance the character and appearance of the Conservation Area.

Visual Amenity

Although the site is located within the Conservation Area the proposed location of the condenser unit is within an internal courtyard and is therefore not visible within the surrounding Conservation Area. Therefore the proposal will preserve the character and appearance of the area.

Residential Amenity

The condenser unit will not have any detrimental impact on any local residents. The Council's Environmental Health Officer has been consulted and has no concerns with the proposed unit being installed.

Recommendation

APPROVE for the reason: -

The condenser unit does not detract materially from the Conservation Area and does not harm the residential amenities of neighbouring residential properties. It consequently does not conflict with the relevant policies AG1, AE5 and AB4 of the Adur District Local Plan or guidance in PPG24.

Subject to Conditions: -

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. 174-470-602 – received 11th January 2012
Drawing no. E6587/M/01 – received 11th January 2012

Reason: - For avoidance of doubt and in the interests of proper planning.

Is the recommendation contrary to any representations? N

Case Officer signed: [redacted] Date: 21/2/12

Authorised and signed by [redacted] Date: 21/2/12