

Recommendation: **GRANT PERMISSION**

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

I see no problems here providing they comply with all building regulations.

Officer Comment

Matter drawn to the attention of Building Control.

Councillor Peter Wade

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Public Safety

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

7.3 The retrospective alterations to the shopfront does not represent a substantial or negative impact on the appearance of the store. The alteration of the shop front window and ATM machine is not considered to represent a negative impact upon the visual amenity of the building or the character of the street scene or wider locality. The retrospective works would be appropriate within the context of the commercial property and its setting within a row of retail properties, with another ATM three shops

down from the application site.

- 7.4 The design and appearance of the development is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme does not result in an adverse impact on visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 There are residential flats at the first floor above the commercial units and 3-4 storey flats directly opposite. It is considered that the fascia sign due to its limited and static level of illumination has no undue impact on the amenities of the occupiers of these residential units. The level of activity associated with the ATM machine is not materially different than the use of the shop. Consequently, it is considered that the retrospective works are in accordance with the requirements of Policy DM10 of the HBCS and DM21 of the Havant Local Plan (Allocations).

(iv) Public Safety

- 7.6 The application site is situated adjacent to a small parking area, separated from the application unit by a stretch pavement. There are four metal bollards in front of the shop.
- 7.7 The ATM is installed in a public and well overlooked location by the existing flats opposite and therefore it does not raise concerns over enhancement of local crime. The ATM is alarmed and fully monitored with the premises having a 11 camera CCTV System.

8 Conclusion

- 8.1 The scale, sitting and design of the proposal would have limited and acceptable impact on the locality and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01122

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
Block Plan
Pre-Existing Elevation and Floor Plan - T019458_PE
As Installed Elevation and Floor Plan - T019458_A1
Fascia Elevation - NM-GA-F1-B
Reason: - To ensure provision of a satisfactory development.