

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water
No objections to the above proposal.

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: 12

Number of site notices: At least one site notice exists - check the number.

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

(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.

7.3 A Local Authority could construct a memorial bench under Permitted Development rights, subject to Schedule 2, Part 12, Class A, and therefore would not require planning permission. However this bench has been erected directly by the Leigh Park Working Men's Club and therefore does not benefit from this Permitted Development right.

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

7.4 The bench is located to the north of the existing smoking shelter to the front of the club, within the curtilage and therefore not on the public highway. Due to the land levels descending from east to west, the ground on which the memorial bench has been attached is lower than the pedestrian pavement along Dunsbury Way. Although visible from the public domain, the memorial bench appears to be constructed of good quality materials and has no detrimental impact on the visual amenity of the area.

(iii) Impact upon residential amenity

- 7.5 The bench is located to the front of the Club, which is in excess of 25m from the closest residential property. Notwithstanding this, due to the nature of this proposal it is not considered that it would have a significant detrimental impact on residential amenity.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/19/00271 subject to the following condition

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

Location plan - received 12.03.19

Plan - received 11.03.19

Photographs - received 11.03.19

Reason: - To ensure provision of a satisfactory development.