
Site Address:	98 Bedhampton Road, Havant, PO9 3EZ		
Proposal:	Retention of an ATM in shop front.		
Application No:	APP/21/01164	Expiry Date:	01/12/2021
Applicant:	Ms Clark		
	Notemachine UK Ltd		
Agent:		Case Officer:	Denise Sheath
Ward:	Bedhampton		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a convenience store along a section of Bedhampton Road with established two storey purpose-built properties with commercial units at ground floor and residential above. It has a red tiled roof and elevations of red multibrick, and cream painted render at first floor level within the front elevation with a glass shopfront at ground floor.
- 1.2 The row of two storey properties to the east and consist of a funeral directors, a chip shop, piano shop, a vacant unit (former pharmacy) with a two storey premises to the west which is now a dental practice and there are two storey detached residential dwellings opposite.

2 Planning History

95/55687/003 - Externally illuminated hanging sign, displayed from metal pole, PERM,
94/55687/002 - Replacement fascia sign., PERM,
90/55687/001 - Single storey rear extension to form new store and alterations (including removal of balcony, canopy & bay windows) to the front elevation., PERM,
08/55687/004 - First floor and roof extensions to provide 3No. flats (2No. 2 bed & 1No. 3 bed) associated car parking, cycle storage and bin storage. Works to Common Ash tree (T3) subject to TPO 1795 including crown lift to 6.5m and removal of branches interfering with telephone wires., REF,09/04/2008
08/55687/005 - First floor and roof extensions to provide 3No. 2 bed flats, associated car parking, cycle and bin storage with access from Lester Avenue. Works to Common Ash tree (T3) subject to TPO 1795 including crown lift to 6.5m and removal of branches interfering with telephone wires., PERM,09/09/2008
APP/10/00583 - Discharge of Condition No/s 2, 5 and 9 of Planning Permission 09/71561/004., PERM,23/03/2011
APP/10/00584 - Reposition existing, proposed attached garage 900mm from house. Removal of firewalls from main roof., UNK,
APP/14/00591 - First floor and roof extensions to provide 3No. 2 bed flats at first and second floor level with associated car parking, cycle and bins storage and access from Lester Avenue. Crown lift 1No. Common Ash (T3) to 6.5m and reduce laterals to the south side by 1.8m to provide clearance from the building and further provide clearance around telephone cables, subject to TPO 1795.(approved 09.12.14). Request to discharge conditions No.s 2,6,7,8,9 and 10. (20.06.16), PERM,09/12/2014

APP/19/00136 - Reduce branches of 1No. Ash (T3) on eastern sector back 1.5 to 2.5m (back to stems in line with driveway edge). Subject to TPO 1795.,
REF,03/04/2019

APP/21/01165 - Display of 1No. internal illumination and screen to the ATM fascia;
1No. Internally illuminated Free Cash Withdrawals sign above the ATM; 1No. Blue LED halo illumination to the surround, DEL,

3 Proposal

Retention of an ATM in shop front.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS4 ()

Havant Borough Local Plan (Allocations) July 2014

AL3 (Town, District and Local Centres)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

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: 8

Number of site notices: 1.

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) Highway Safety
- (iv) Impact upon residential amenity

(i) Principle of development

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 ATM sits within the existing retail shop front in a parade of established commercial units. It is therefore deemed the proposal meets the requirements of policies CS4 and CS16 of the Havant Borough Core Strategy and policy AL3 of the Local Plan (Allocations) 2014. It is considered the proposal will not have an adverse effect on the visual amenity of the locality.

(iii) Highway safety

7.4 The development is appropriate to its location and would not result in any increased risk to highway safety.

(iv) Residential amenity _

7.5 As the site is situated in a parade of established commercial properties, it is considered the proposal would not have a harmful impact on residential amenity.

8 Conclusion

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/01164 subject to the following conditions

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

Application Form - Received 06 October 2021

Design and Access Statement - Received 06 October 2021

Location Plan - Received 06 October 2021

Block Plan - Received 06 October 2021

Pre-Existing Plan and Elevations - Drawing No. T020574_PE - Received 06 October 2021

As Installed Plan and Elevations - Drawing No. T020574_AI - Received 06 October 2021

Typical Fascia Elevations - Drawing No. NM-GA-F-1-B - Received 06 October 2021

Reason: To ensure provision of a satisfactory development.