
Site Address:	Natwest, 22 Mengham Road, Hayling Island, PO11 9BL		
Proposal:	Installation of new access door and relocation of 1No. ATM with illuminated surround.		
Application No:	APP/16/00125	Expiry Date:	08/04/2016
Applicant:	The Royal Bank of Scotland	Team:	Team 1
Agent:	Jennifer Masey	Case Officer:	Harriet Pitney
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey detached building with a flat roof and brick built elevations, partially tile hung at first floor level. At ground floor level is a commercial unit which was previously occupied by Natwest albeit is now unoccupied. The shop front currently comprises a glazed entrance doorway incorporating the existing ATM and an additional glazed window. Above the shop front is a purple fascia sign with white lettering and the Natwest logo. The building is set back from the highway with a widened pedestrianised footpath.

To the east of the building, there is a widened pedestrianised footpath with access onto Selsmore Road and the west of the building is currently occupied by a funeral directors.

2 Planning History

02/55395/005 - Display of internally illuminated shop fascia sign, double sided projecting sign, ATM sign and various non illuminated information signs to front (north) elevation. Display of internally illuminated sign to rear (south) elevation., PERM,14/10/2002

00/55395/004 - Installation of satellite dish to south elevation., PERM,14/11/2000

00/55395/003 - Erection of non-illuminated free-standing Public Notice Board to northern boundary of car park, PERM,25/08/2000

97/55395/002 - Construction of disabled persons ramp at front entrance, PERM,05/06/1997

94/55395/001 - Proposed pedestrian entrance ramp., WD,15/04/1994

90/55395/000 - Extension of existing vehicular access onto Selsmor Road., PERM,

APP/16/00123 - Display of 1No. fixed illuminated ATM surround., DEL,

3 Proposal

This application seeks to install a new access door and relocate the existing ATM with an illuminated surround to the north elevation of the building.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Estates Manager, Corporate Group

No adverse comments

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No comments received.

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 streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area, therefore development is acceptable in principle subject to Development Control Criteria.

- (ii) Visual amenity

The proposed ATM is to be relocated to north west elevation of the principal elevation along with an exterior secure door for access. The proposal is therefore unlikely to

reduce the perception of the unit as a commercial unit or reduce the legibility of the unit to passers by. The design is considered to be modest and is unlikely to detract from the primary use of the unit (which is currently unoccupied)- it is important to note that an ATM already exists within this elevation.

(iii) Neighbouring amenity

The site is located in a relatively busy road comprising a mixture of commercial uses at ground floor and residential flats above. Although the ATM may be used outside normal business hours, it is unlikely to lead to unneighbourly impacts in the context of this busy road.

(iv) Highway Safety

The street is double yellow lined with some allocated parking bays immediately adjacent to the building for those using a car wishing to use the ATM. It was not considered necessary to consult the Development Engineer as an ATM already exists in this location and the relocation of the unit will not result in any increased impact. The proposal is set back from the highway by a widened pedestrian footpath. It is unlikely that the proposal would compromise highway safety in this location.

8 Conclusion

The proposed design and siting of the ATM and secure access door is considered to be acceptable and unlikely to detract from the legibility of the unit as a commercial unit. The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00125 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Red line plan- received 19th February 2016
Proposed elevations- received 19th February 2016
Existing elevations- received 19th February 2016
Reason: - To ensure provision of a satisfactory development.