
Site Address: Eastbound Petrol Service Station, A27 Havant Emsworth Bypass, Emsworth, PO10 7RB
Proposal: Retention of installed ATM.
Application No: APP/16/00420 Expiry Date: 04/07/2016
Applicant: Ms N Dickinson
New Wave Installations
Cardtronics UK Ltd K
Agent: Mr D Ager Case Officer: Bee Crawford
Des Ager Design and Planning
Consultant
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a petrol filling station located adjacent to the east bound carriageway of the A27.

2 Planning History

APP/16/00419 - Retention of 3 No. non illuminated fascia signs on associated ATM, running concurrently with this application.

3 Proposal

- 3.1 The application is for the retention of an ATM pod to the front of the service station shop.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations 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

- 7.2 The site is located in a countryside location, beyond the urban area boundaries and within an undeveloped gap as defined by Policy AL2 of the Allocations Plan. Within these undeveloped gaps planning permission will be granted for small scale development that does not affect the identity or coalescence of the settlements. The proposed development is sufficiently minor in that it only affects the external appearance of an existing building and as such is considered compliant with policy AL2.

- (ii) Impact upon the streetscene

- 7.3 The location of the ATM pod is to the front of the service station shop, towards the northern end and as such this minor development will have no affect on users of the A27. The scheme is deemed appropriate in context to the existing building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

- (iii) Impact upon residential amenity

- 7.4 There are no residential properties close enough to be affected by this minor proposal. It is therefore considered that the proposal would have a negligible impact, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00420 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:

Location plan

Block plan

Drg No. E008841 Existing and proposed elevations and floor plan

Drg No. CTS0192 Proposed elevations of pod

Photographs showing location of pod

Design and Access Statement

Reason: - To ensure provision of a satisfactory development.