
Site Address: 22 Rails Lane, Hayling Island, PO11 9LL
Proposal: Retention of ATM; installation of vertical glazing mullion; modification to existing roller shutter to allow use of ATM.
Application No: APP/15/00120 Expiry Date: 02/04/2015
Applicant: Mr R Lanning Team: Team 1
 Notemachine
Agent: Mr D Ager Case Officer: Stephen Andrews
 Des Ager Design Consultant
Ward: Hayling East

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is a retail premises within the Rails Lane Local Centre. The single storey building is located on the corner of Rails Lane and Southwood Road with its blue awning resulting in a strong visual presence within the streetscene.

The retrospective ATM sits discreetly within the existing shop frontage and is commensurate with the retail frontage of the Local Centre.

2 Planning History

APP/15/00121 - Display of ATM surround incorporating white illuminated lettering and blue LED halo illumination. Under consideration.

09/51165/004 - Application for a Certificate of Lawfulness relating to the use of 22C Rails Lane as a separate dwelling. Refused 02/07/2009

20678/1 - New shop front. Permission 22/3/85

20678/2 - New external staircase and alterations. Permission 9/1/86

51165/1 - Internally illuminated sign. Consent 17/10/89

51165/2 - Adverts. Refused 17/10/96

51165/3 - Air conditioning units. Retrospective Permission 25/8/05

3 Proposal

Retention of ATM; installation of vertical glazing mullion; modification to existing roller shutter to allow use of ATM.

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

DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps - None received

Development Engineer - Highways - None received

Environmental Health Manager, Community Group - None received

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: 23

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Highway safety

(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 streetscene

The retrospective ATM with roller shutters sits discreetly within the existing retail shop front, which is included within the Local Centre of Rails Lane.

The context, scale and nature of the development is therefore in keeping with the retail function and appearance of the Local Centre.

The development would therefore accord with the relevant criteria of policy CS16 of

the Havant Borough Core Strategy and policy DM21 of the Local Plan (Allocations) 2014.

(iii) Impact upon residential amenity

The development has no unacceptable impact on neighbour amenity.

(iv) Highway safety

The site is included within the Rails Lane Local Centre, with short and long term parking available nearby. The development is therefore appropriate to its location and would not result in increased risk to highway safety; either through its illumination or positioning.

8 **Conclusion**

The retrospective ATM and roller shutters is appropriate to the retail function of the site and surrounding area and would not result in unacceptable harm to the character of the area, neighbour amenity or highway safety. It is therefore recommended that retrospective planning permission be granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/15/00120

(A)

(B) subject to the following conditions

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

Drawing - NM-09-2014-24-2

Drawing - NM-GA-F1

Drawing - NM PDes v1.0

Reason: - To ensure provision of a satisfactory development.