
Site Address:	39 West Street, Havant, PO9 1LA		
Proposal:	Replacement of 1No. ATM machine.		
Application No:	APP/15/00338	Expiry Date:	19/05/2015
Applicant:	HSBC Group PLC	Team:	Team 1
Agent:	Mr Fouin	Case Officer:	Stephen Andrews
	Fouin+Bell Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is utilised by HSBC bank and is located on the corner of West Street and Park Road South. The building is two storeys, with little architectural merit.

The site is located within, but on the edge of Havant Town Centre, with its various retail and commercial uses.

2 Relevant Planning History

07/72673/000

Change of use of existing building to form an HSBC bank, with associated signage.
Permitted

08/72673/001

Installation of new shop fronts, 1 No. TTW ATM and 1no. business pay in machine.
Permitted

08/72673/002

Display of 2No. internally illuminated fascia signs. 2No. internally illuminated projecting signs. Several illuminated Modular Window Marketing units and ATM/cash withdrawal surrounds to front elevations - Permitted

08/72673/003

Application for removal or variation of Condition 2 of Planning Permission 08/72673/001 for requirement of a new barrier to be removed and replaced with a pavement 'Safety Zone' adjacent to the machines and formed by a change in surface material - Permitted

3 Proposal

Planning permission is sought for a replacement ATM machine, to the north elevation fronting West Street.

4 Policy Considerations

National Planning Policy Framework

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)

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

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps - 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: 29

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 proposal would replace and update an existing ATM machine, in the same position; fronting West Street.

The context, scale and nature of the development is in keeping with the business function and appearance of the Town Centre and would not materially alter the existing appearance and function of the bank.

The development would therefore accord with the relevant criteria of policy CS4 of the Havant Borough Core Strategy and policy AL3 of the Local Plan (Allocations) 2014.

(iii) Impact upon residential amenity

The development has no unacceptable impact on neighbour amenity.

(iv) Highway safety

The development is appropriate to its Town Centre location and would not result in increased risk to highway safety. Particularly as it replaces an existing ATM facility.

8 **Conclusion**

The replacement ATM machine is appropriate to the business 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 planning permission be granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00338

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing No. PL-03

Drawing No. PL-04

Reason: - To ensure provision of a satisfactory development.