

Recommendation Report for Planning Permission

REF NO: AW/74/20/PL

LOCATION: 68-70 Rose Green Road  
Aldwick  
PO21 3EQ

PROPOSAL: Replacement of ATM.

## SITE AND SURROUNDINGS

|                            |                                                                                                                                                                                                                                                                         |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION | The replacement external self-service ATM machine will be affixed to the same part of the 'shop front' and will use the same aperture; to the right hand side of the main entrance at Southern Co-op Bognor Regis. The new ATM is an upgrade over the existing machine. |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                                                     |
| SITE CHARACTERISTICS       | A 2.5 storey detached building consisting of a supermarket on the ground floor and residential occupancy above. Access to the supermarket is at the front of the building with a delivery area and cycle racks to the west of the site.                                 |
| CHARACTER OF LOCALITY      | Residential area with detached two storey and chalet style properties.                                                                                                                                                                                                  |

## RELEVANT SITE HISTORY

|              |                                                                                                                                                        |                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| AW/75/20/A   | 3 No. internally illuminated fascia signs.                                                                                                             |                                  |
| AW/114/14/PL | Instalment of two new external cold rooms to be positioned within the rear yard area.                                                                  | ApproveConditionally<br>24-06-14 |
| AW/97/14/A   | 1 No non illuminated wall mounted store directory on side elevation and updated 1 No existing non illuminated vinyl window graphics to front elevation | ApproveConditionally<br>07-05-14 |
| AW/35/08/    | Single storey rear extension to form additional warehouse area and new covered yard.                                                                   | ApproveConditionally<br>26-03-08 |
| AW/188/06/   | New condenser unit.                                                                                                                                    | ApproveConditionally             |

06-10-06

|             |                                                    |                                  |
|-------------|----------------------------------------------------|----------------------------------|
| AW/186/06/A | Application for consent to display advertisements. | Apprvd/Cond ADV<br>15-09-06      |
| AW/185/06/  | New shopfront & new covered yard.                  | ApproveConditionally<br>18-09-06 |
| AW/184/04/  | Installation of automatic teller machine.          | ApproveConditionally<br>01-10-04 |

Noted.

## REPRESENTATIONS

### REPRESENTATIONS RECEIVED:

Aldwick Parish Council  
No objection.

### COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

### CONSULTATION RESPONSES RECEIVED:

None.

### COMMENTS ON CONSULTATION RESPONSES:

None.

## POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary;  
Class C Road

### DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

|       |                                          |
|-------|------------------------------------------|
| DDM1  | D DM1 Aspects of form and design quality |
| DSP1  | D SP1 Design                             |
| SDSP2 | SD SP2 Built-up Area Boundary            |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**SUPPLEMENTARY POLICY GUIDANCE:**

|       |                                 |
|-------|---------------------------------|
| SPD10 | Aldwick Parish Design Statement |
|-------|---------------------------------|

**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Aldwick does not have a Neighbourhood Development Plan but does have a design statement.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

**CONCLUSIONS**

This proposal seeks to replace the existing ATM with an upgraded model. There are no changes to the 'shop front' other than the slight difference in the design of this model. As such, the proposed replacement ATM is considered to have only a very minor material impact on the appearance of the building and does not result in any harm to any nearby residents. It is therefore recommended that the application is approved, subject to the following conditions.

**HUMAN RIGHTS ACT**

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

#### **DUTY UNDER THE EQUALITIES ACT 2010**

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

#### **RECOMMENDATION**

##### **APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:  
  
Block Plan received on 18/03/20  
Dwg NW009 Elevation received on 18/03/20  
Illustrative Photos received on 18/03/20  
Design & Access Statement v2 received on 18/03/20  
  
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.