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PLANNING APPLICATION REPORT**REF NO:** BE/123/08/**LOCATION:** North Bersted Post Office
295 Chichester Road
BOGNOR REGIS**PROPOSAL:** To install an ATM into the glazing of an existing shop front**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed automatic teller machine measures approximately 0.6m in width, 0.8m in height.
SITE AREA	Approximately 115 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway.
SITE CHARACTERISTICS	Parade of shops, two storey with residential above, parking to front. Shop is currently a Post Office and convenience store. Shop front has purple surround with yellow fascia sign, entrance door with six window display. The second floor level has white painted rendered walls with mock tudor detail.
CHARACTER OF LOCALITY	Main road comprising retail and commercial. Surrounding area has terraced and semi-detached properties of various styles and designs.

RELEVANT SITE HISTORY

BR/39/63	New shop doors	Approve 08-05-1963
BR/39/63/A	Alterations and additions	Approve 30-09-1963
BR/39/63/B	Extension at rear	Approve 13-07-1964
BR/39/63/C	New shop front with canopy over on fascia box	Approve Cond 21-07-1965

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BR/93/68 Shop and interior additions new bedrooms in roof Approve Cond
05-04-1968

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

David Nuttall - Senior Planning Engineer

Consultations responses received:

Southern Water does not wish to comment on this application.

Comments on Consultation responses:

None

POLICY CONTEXT

Within Built Up Area Boundary

Class A Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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

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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

The shop which is located within a parade of shops is currently a Post Office and convenience store with parking to the front.

The application seeks to install an automatic teller machine in the existing shop front adjacent to the public footway and the ATM will be set within the shop front at a height which allows access to wheelchair users. The area of shop front where the unit is to be installed has no special architectural or historic features and the unit is of an acceptable size and design that will not be overbearing on the existing shop front and signage.

It is not considered that the installation of the ATM would be obtrusive in the street scene or detrimentally harm the established character of the surrounding area.

The application is therefore recommended for approval, subject to the following condition.

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 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, DEV1

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LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.