

Recommendation Report for Planning Permission**REF NO:** BR/119/12/**LOCATION:** Barclays Bank Plc
17 High Street
Bognor Regis**PROPOSAL:** Install 6 no. new Alucobond Panels in black blue (RAL 5004) above ATMs & around ATMs. Installation of new housing to existing ATM & installation of new external CCTV camera with dome**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 628 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Open to the highway.
SITE CHARACTERISTICS	The terraced building is currently occupied by Barclays Bank with offices at first floor level. It has smooth rendered elevations with a flat roof with existing signage (which is to be replaced).
CHARACTER OF LOCALITY	Tow Centre Location with commercial properties some of which have residential accommodation above.

RELEVANT SITE HISTORY

BR/614/87	New clear glazed shopfront and entrance door to High Street elevation. New retractable awnings over shop front windows.	Approve Conditionally 11-04-1988
BR/633/89	Proposed alterations to existing shopfront	Approve Conditionally 29-01-1990
BR/130/94	Brick up rear doorway & side light & form new rear security door	Approve Conditionally 28-06-1994
BR/116/99/	Replacement of existing ATMs from NCR 5084 for Siemens CSC456 Mk 3.	Approve Conditionally 05-07-1999
BR/361/07/	Installation of replacement atm cashpoint machines x 2	Approve Conditionally 02-01-2008

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection.

Comments on Representations received:

None.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Class B Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

Built-up Area Boundary

The Form of New Development

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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 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 building which is currently occupied by Barclays Bank and the application seeks to refurbish the front elevation with the installation of coloured panels above the fascia and around the ATM machines with the installation of a CCTV camera with dome.

The existing glazing above the fascia signage is to be blocked up and a new black back panel is to be installed and new back panels surrounding the ATM machines are to be installed which are black/blue in colour. A CCTV camera is to be installed on the upper level between the entrance door and glazing. A separate application for advertisement consent BR/118/12/A has been submitted for the illuminated signage.

The CCTV camera is of a minimal size and the proposed external alterations are not considered to detract from the appearance of the building.

It is therefore recommended that the application be approved, subject to conditions.

HUMAN RIGHTS ACT

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 (right to respect for 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 a neutral impact has 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).

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: Site 1:1250, Block 1:500, ATM Surround Drg No A00-ATM-01, Proposed Elevations Drg No A0940/131 received on 16th May 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7

THE NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.