

Recommendation Report for Planning Permission

REF NO: EG/12/12/

LOCATION: Telephone Exchange
Barnham Road
Eastergate

PROPOSAL: Proposed installation of ventilation louvres and two external ventilation units.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The external air ventilation units on the rear east elevation of the building each measure approximately 1.2m in width, depth of 0.5m and a height of 2.5m.

The single louvre on the rear east side elevation measures approximately 0.7m in width with a height of 0.6m.

The two louvres on the north side elevation measure approximately 0.9m in width with a height of 1.1m.

SITE AREA

Approximately 800 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Front faces onto track then wooden fencing surrounding recreation ground approximately 1.8m in height, rear and side boundaries close boarded fencing + hedging approximately 1.8m in height.

SITE CHARACTERISTICS

Pitched roof building with flat roof entrance porch currently occupied by British Telecom. The building has red brickwork, red tiled roof with white window frames. Parking to rear.

CHARACTER OF LOCALITY

Main road with residential properties comprising detached and semi-detached properties of various styles and designs. Recreation Ground to west of site.

RELEVANT SITE HISTORY

EG/95/86

Siting of portakabin as temporary welfare accommodation

ApproveConditionally
05-01-1987

EG/12/12/

EG/44/69	Circular 100 procedure for extension of telephone exchange	No Objection 07-10-1969
EG/114/74	Renewal of consent for extension to telephone exchange (Circular 80)	Approve 04-12-1974
EG/57/77	Extension top telephone exchange outline only	ApproveConditionally 05-10-1977
EG/53/80	Renewal of outline application EG/57/77 for extension to Eastergate telephone exchange	ApproveConditionally 25-06-1980
EG/23/83	Renewal of unimplemented outline permission EG/53/80 for extension to Eastergate Telephone Exchange	ApproveConditionally 30-03-1983
EG/4/52	Automatic telephone exchange circular 100 procedure	No Objection
EG/4/52/A	Detailed plans for above	No Objection

REPRESENTATIONS

Representations received:

Eastergate Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health:
No comment.

County Highways:

The access adjoins the publically maintained highway with Barnham Road which is a B class road subject to a 30mph speed restriction. The property is fronted by a footway and a small amount of grass verge. The width of the footway and verge is approximately 3.5m and as such the proposal will not obstruct appropriate vehicular visibility. The width of the access is 6m and from the plans it is not anticipated that this proposal would be of detriment to pedestrian visibility. WSCC standards require any gates should be set back a minimum of 5m (ideally 5.5m) from the edge of the carriageway and open inwards of the site. From measuring the plans this is achievable and should be secured via a condition. Therefore no highway objections.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	<u>GEN2</u>	Built-up Area Boundary
	<u>GEN7</u>	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 used by British Telecom is sited within a residential area and is accessed via a lane between properties Trampers and Marlpaso off Barnham Road.

The application submitted seeks to upgrade the existing ventilation to the telephone exchange building by the installation of two external air handling units and louvres. The proposed ventilation units will be installed on the rear south east elevation, one will cover an existing window and the other will be sited on the opposite side of the building adjacent to the rear entrance door. A weather louvre is also proposed on this rear elevation which will be sited above the external door. On the north side elevation two weather louvres are also proposed which will be positioned over the existing window. It is not considered that the proposed alterations would materially change the external appearance of the building.

With adequate distance to neighbouring properties it is not considered that the alterations would detrimentally harm the residential amenities of any neighbouring property by way of noise and due

to the siting of the units these will face onto side and rear gardens.

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 8 (8) 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 none of the impacts (negative, Neutral or positive) 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).

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: Location/Floor/Elevations/Photos Drg No WBS8125 received on 5th March 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 The gates should be set back a minimum of 5m from the edge of the carriageway and open inwards from the site.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

4 **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.