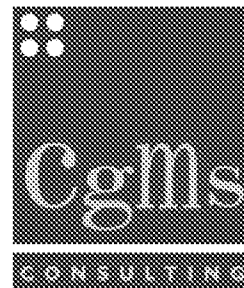


VIA PLANNING PORTAL

email address: [REDACTED]
Direct Dial: [REDACTED]
Our Ref: SH/15056

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



140 London Wall
London EC2Y 5DN

www.cgms.co.uk

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9th July 2014

Dear Sirs,

**APPLICATIONS BY TESCO STORES LTD
BARNHAM BRIDGE INN, 28 BARNHAM ROAD, BARNHAM, WEST
SUSSEX, PO22 0ES**

On behalf of our client Tesco Stores Ltd, please find enclosed four planning applications and one advertisement consent in association with the introduction of an Express convenience store at the above site.

Site Context

The application site comprises a former public house situated on the northern side of Barnham Road close to the junction with Saxby Close and directly opposite Barnham station.

The site has an existing forecourt fronting Barnham Road which provides customer parking for 8 cars and a small paved seating area to the side. There is additional car parking to the side of the main building accessed via Barnham Road in an area surrounded by single storey outbuildings. The outbuildings are now vacant but were formerly in retail use.

The surrounding area is predominately made up of commercial and retail units including a post office, bank, several takeaways and a co-op. There is free on street parking for an hour and Barnham train station car park provides all day parking at a charge. There is a bus stop to the immediate south of the car park entrance with a good local service.

Planning permission was granted on 26th September 2013 for the 're-grading of pub beer garden and construction of retaining wall to provide parking area for 9 vehicles; partial demolition of retail units and addition of bollards,' (LPA ref. EG/30/13/).

Proposed Works

In association with the introduction of the Express format, minor development works are proposed which require the following planning consents:

Minor Works

1. Planning permission for minor external alterations including a new shopfront;
2. Planning permission for the installation of an ATM to the shopfront;
3. Planning permission for six bollards;
4. Installation of a 2 fan condenser and 3 ground standing AC units to the rear;
5. Advertisement consent for the installation of one internally illuminated part coloured part woodtex fascia sign, one internally illuminated fascia panel, two non illuminated wall mounted diabond vinyls and one externally illuminated projecting sign.

Planning Considerations

1. The installation of a new shopfront and external minor alterations to the exterior of the property have been sensitively designed with the host building in mind.
2. The installation of the ATM will provide a beneficial service to both customers and passing pedestrians. The ATM unit is proposed to be located on the frontage of the building within the shopfront and will include sufficient security installations such as a security light and a CCTV camera. In visual terms, the introduction of an ATM will not affect the form, scale or appearance of the host building.
3. The installation of six bollards to the front of the property will provide additional security to the property whilst not dominating the street scene.
4. The limited replacement signage will adequately advertise the site whilst ensuring highway safety is maintained and the visual amenity of the locality preserved. The scale and design of the fascia will be in proportion to the design of the shopfront and the height of the building.
5. The installation of plant equipment to the rear of the property within an enclosed service yard have been sensitively located to minimise noise disruption and the drawings illustrate that the plant will not be seen. A noise report has been submitted which demonstrates the noise of the plant is well below the background noise levels.

Content of Planning Applications

The content of each application is detailed below. As the applications for planning permission relate to alterations to the building which do not increase the floorspace over 100 sq.m, no design and access statement is required under

Section 8 paragraphs (e), (h) and (i) of the Development Management Procedure Order (2010) (as amended).

Planning Application I – Planning permission for minor external alterations including a new shopfront

- Payment of £195.00 as the fee for the application;
- The relevant application form;
- Site Location Plan at 1:1250 scale showing the development area outlined in red and ownership in blue;
- Drawings:
 - Existing Ground Floor Plan: 9782-301
 - Existing Elevations: 9782-305
 - Block Plan: 9782-700A
 - Ground Floor Plan: 9782-711A
 - Elevations: 9782-715A

Planning Application II - Planning permission for the installation of an ATM unit to the shopfront;

Submitted via Planning Portal:

- Payment of £195.00 as the fee for the application;
- The relevant application form with certificate B completed;
- Site Location Plan at 1:1250 scale showing the development area outlined in red and ownership in blue;
- Drawings:
 - Existing Ground Floor Plan: 9782-301
 - Existing Elevations: 9782-305
 - Block Plan: 9782-300A
 - Ground Floor Plan: 9782-311
 - Elevations: 9782-315A

Planning Application III – Planning permission for the installation of six bollard to the front of the property

- Payment of £195.00 as the fee for the application;
- The relevant application form;
- Site Location Plan at 1:1250 scale showing the development area outlined in red and ownership in blue;
- Drawings:
 - Existing Ground Floor Plan: 9782-301
 - Existing Elevations: 9782-305
 - Block Plan: 9782-600A
 - Ground Floor Plan: 9782-611
 - Elevations: 9782-615A

Planning Application IV – Planning permission for the installation a 2 fan condenser and 3 ground standing AC units to the rear;

- Payment of £385.00 as the fee for the application;
- The relevant application form;
- Site Location Plan at 1:1250 scale showing the development area outlined in red and ownership in blue;

- KRA Noise Report
- Drawings:
 - Existing Ground Floor Plan: 9782-301
 - Existing Elevations: 9782-305
 - Block Plan: 9782-400A
 - Ground Floor Plan: 9782-411A
 - Elevations: 9782-415A

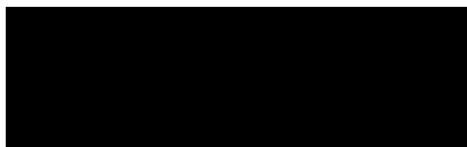
Advert Application V – for the installation of installation of one internally illuminated part coloured part woodtex fascia sign, one internally illuminated fascia panel, two non illuminated wall mounted diabond vinyls and one externally illuminated projecting sign.

- Payment of £110.00 as the fee for the application;
- The relevant application form;
- Site Location Plan at 1:1250 scale showing the development area outlined in red and ownership in blue;
- Drawings:
 - Existing Ground Floor Plan: 9782-301
 - Existing Elevations: 9782-305
 - Block Plan: 9782-500A
 - Elevations: 6589EXT

The submitted documents demonstrate the works are considered appropriate as they comply with national and local planning policy and will enhance the appearance of the existing building by introducing low impact subtle alterations.

I trust that you have all the information you require to register the applications. If, in the interim, you have any queries please do not hesitate to contact either Matthew Roe or me at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,



Sophie Hinton
Planner