MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/77034

DESCRIPTION/ ADDRESS	Installation of automated teller machine (ATM) Co-Operative Food Lower Northam Road Hedge End Southampton SO30 4FQ

SITE VISIT DATE	02/09/2015
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As per description above.
TOPOGRAPHY	Flat
TREES	No trees will be affected by the proposals
BOUNDARY TREATMENT	Open frontage
SITE CHARACTERISTICS	Existing two-storey A2 commercial building (Co-Operative Food) situated on Lower Northam Road and forming part of an existing shopping parade.
CHARACTER OF LOCALITY	The site falls within a primary shopping zone as part of Hedge End Town Centre. There are a varying mix of commercial uses in the vicinity of the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/04/50406	Installation of automated teller machine	Permit 19/04/2004
Z/17871/001/00	Rear extension to shop	Permit 13/10/1987

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	N/A

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No response received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transport and Engineering	No objection because the proposal does not lie on the public highway (but subject to confirmation that the proposals are on the glazed elevation facing Lower Northam Road and not on the brick elevation facing the Barleycorn Inn car park (as was outlined on the initial Block Plan)

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up Area Hedge End Town Centre Character Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) Saved Policy 59.BE
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

- Hedge End Town Centre Character Area appraisal

CHARACTER APPRAISAL AREA

Hedge End Town Centre Character Area

CHARACTER APPRAISAL AREA

The site falls within a Recreational Disturbance Zone Special Protection Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF):

Of particular relevance to this application is paragraph 17 of the NPPF which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as Section 7: *Requiring good design*, which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; and that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to highway matters and impact on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

No objection from Transport and Engineering after the agent submitted a revised Block Plan clarifying that the proposal was definitely on the glazed elevation fronting Lower Northam Road and definitely not on the brick elevation fronting the Barleycorn Inn car park.

COMMENT ON REPRESENTATIONS RECEIVED

No representations were received.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

Legislative and Policy 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."

Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting.

Material considerations when determining the proposed development:

The principle of development on this site
The application site lies within the Urban Edge and within an Established Residential Area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable.

The proposal's impact on the street scene and character of the area
The proposed development to the main side elevation of the Co-Operative Food Store which faces Lower Northam Road. The ATM will therefore provide a noticeable difference to this elevation. However, the change would be very in keeping with the character of the building; which will retain a majority glazed appearance in this elevation. Being situated in the Hedge Town Centre Character Area; ATM's are a common feature of the town centre setting. The proposed ATM is consequently in keeping with the local area and will not detrimentally affect the character of the host building or the area.

The proposal's impact on the layout and design of the site and the host building
The proposed ATM, although an addition to the elevation facing Lower Northam Road, is considered to be a proportional addition to the host building. Its materials are also deemed sympathetic to the host building helping to retain as much of the existing glazing panels as possible and sensibly locating the small paper bin on the existing brickwork on the side of the elevation closest to the shop's entrance. Its location on the elevation facing Lower Northam Road is a sympathetic placing; being near to both the shop entrance and the bus stop nearby yet without being close enough to cause any problems from groups queuing to use the machine. The ATM is a very visible location which aids natural surveillance of the machine in the interests of security and crime prevention. The display screen is also carefully shielded from ambient lighting to prevent uses experiences glare and reflection.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Overall, following the reasons outlined in the above report, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

It is therefore recommended that planning permission be granted for the proposed development subject to relevant conditions being applied.