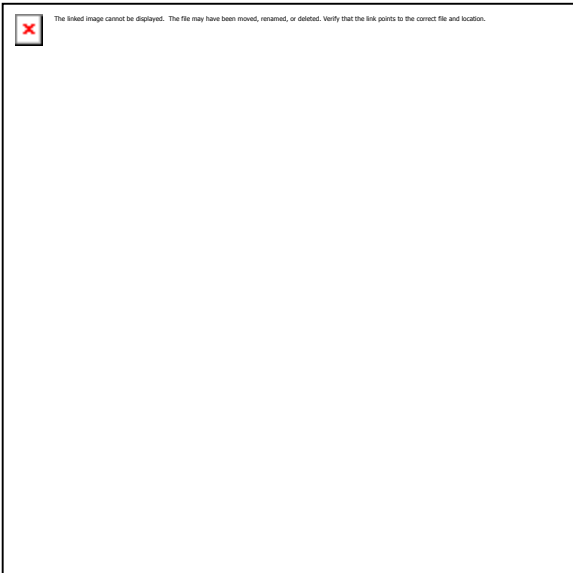




Delegated Report

Householder Planning Application

Planning Application No: 20220624

Location: Costcutter 127 Rochester Road Gravesend Kent

Description: Retention of ATM installed through a secure panel to the right hand side of the shop front

Applicant: Mr James Williams, Notemachine UK Ltd

Site Visit Date: 23/06/2022

Submitted Documents/Plans

- Application Form;
- Site Location Map;
- Drawing Ref: T020805_AI (As installed Plans and Elevations);
- Drawing Ref: NM-GA-6626 (General Site Installation Arrangement);
- Drawing Ref: T020805_PE (Pre Existing Plan and Elevation).

Relevant Planning History

Reference	Description	Outcome	Decision Date
19801037	Display of internally illuminated fascia box sign	Refused	09.03.1981
19950780	Display of an internally illuminated double sided projecting 'National Lottery' box sign to replace the existing 'Coca-Cola' sign on the front elevation at first floor level.	Consent	02.12.1996

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

KCC - Heritage Conservation

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 5th July 2022 and no comments were received.

Analysis

Proposal

The proposal seeks retrospective consent for the installation of an ATM in the front elevation of the shopfront. The ATM measures some 0.69m wide, 1.43m high. The ATM is placed in the right side of the shop front and is positioned 0.9m from the ground level.

Character and Appearance

The application site is a two storey mid terraced property which is situated within a parade of shops with residential accommodation above. The site seeks retrospective consent for an ATM which was installed on 31st January 2022.

There is not an external ATM within the current parade of shops and given the varying nature of shop fronts it would not be an out of character addition. Whilst it is accepted that the footpath is narrow the ATM is not liable to result in a material obstruction on the footpath given the limited nature of pedestrian traffic on this parade.

Furthermore the installation of security bollards would not be feasible in this location due to the proximity of the footpath and road.

On balance the proposal is deemed acceptable in terms of design.

Neighbouring Amenity

Due to the nature of the proposal and the location of the proposed it would not impact the amenity of surrounding properties or businesses.

Highways

The proposals impact on the highway network is not considered an issue in this instance.

Conclusion & Recommendation

The proposal is considered to be acceptable and does not harmfully impact the appearance of the surrounding area or associated property, nor will it adversely affect neighbouring amenity. The application is considered to be in keeping with local and national planning policies.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd June 2022	Dated:	22 July 2022