

OFFICERS REPORT

Application No: Y17/0780/SH
Location: 57 - 59 Sandgate Road Folkestone Kent CT20 1TU
Proposal Installation of Bank of Ireland ATM with Reflective Advertising Collar surround

ASSESSMENT

Performance data:-

Date application valid: 29.06.2017

Applicable 8 week target date: 24.08.2017

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? N

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit on 25.07.2017

The site and proposals were assessed from the public highway and the key features noted as set out in the report:

SITE

The application site is within the defined settlement boundary of Folkestone, along the main high street (Sandgate Road). The building is part of a terrace with retail units on the ground floor and mostly offices on the upper floors. The application property is a retail store and Post Office and is located within a primary shopping area.

HISTORY

Y17/0781/SH - Display of one reflective advertising collar to surround ATM. Pending consideration

Y16/0710/SH - Display of one internally illuminated fascia sign and internally illuminated projecting sign. Approved with conditions

97/0450/SH - Display of internally illuminated fascia sign. Approved with conditions

85/0956/SH - Display of an illuminated projecting sign. Approved with conditions

SH/78/272 - Display of illuminated fascia sign. Approved with conditions

PROPOSAL

This application seeks planning permission for the installation of one Bank of Ireland ATM with a reflective advertising collar surround. An application for advertisement consent has also been submitted for the reflective advertising collar surround. The proposed ATM would be made of a steel body with a plastic fascia (as confirmed by email correspondence with the agent, received 18th August 2017).

The proposed ATM would be located within the right hand window of the retail unit (when looking at the unit from Sandgate Road) and would be accessed from Sandgate Road. The ATM (not including the reflective collar) would have a height of approximately 1 metre and would be positioned approximately 0.75 metres from ground level.

CONSULTATION RESPONSES

Folkestone Town Council - no response received. Expiry 27.07.2017

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 27.07.2017

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1

Shepway Core Strategy Local Plan: DSD

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL

The proposed ATM would be installed into an existing shopfront, in a primary shopping area with numerous banks in close proximity which already have external ATMs. The proposed ATM is therefore not considered to look out of place within the streetscene as it is not uncommon for ATM's to be present on the outside of retail units. The proposed ATM is considered to be in keeping with the retail character of the area and on balance would not have a significant impact on the appearance or character of the host building or surrounding area.

It is considered that neighbour amenity will not be affected by this proposal due to the small scale of the development and the position of the ATM.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance

between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer: B Lennon

Report and draft decision notice completed and passed to senior officer.

Name: B Lennon Position: Planning Officer Date: 18.08.2017

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: D.Campbell Position: DM Team Leader Date: 24.08.17