

## **OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY**

**APPLICATION NO:** P0331.22

**WARD :** Upminster

**Date Received:** 28th February 2022

**ADDRESS:** 28 STATION ROAD (COSTCUTTER)  
UPMINSTER  
HAVERING

**PROPOSAL:** RETENTION OF AN AUTOMATED TELLER MACHINE AND  
ASSOCIATED SIGNAGE

**DRAWING NO(S):** NW0043  
SLP  
NW0093  
E024303

**RECOMMENDATION :** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **SITE DESCRIPTION**

Application site comprises of one half of a detached pair of commercial units located in the Primary frontage of the Upminster District Centre. The site is neither listed, nor within a conservation area.

### **DESCRIPTION OF PROPOSAL**

Consent is sought retrospectively for the installation of an ATM machine and associated shopfront alterations to facilitate this. Advertisement consent is sought separately under reference: A0007.22.

### **RELEVANT HISTORY**

### **CONSULTATIONS/REPRESENTATIONS**

Neighbouring properties were notified of the proposal at the application site and there have been no letters of objection.

The Highway Authority was consulted, but no response was received.

### **RELEVANT POLICIES**

Policies 7 (Residential design and amenity), 13 (Town centre development) and 26 (Urban Design) of the Havering Local Plan (2016-2031). London Plan 2021 Policy D6 (Public Realm).

The National Planning Policy Framework is relevant.

### **MAYORAL CIL IMPLICATIONS**

Not liable for Havering or Mayoral CIL.

### **STAFF COMMENTS**

The issues arising from this application are the impact upon character and appearance of streetscene, the impact upon residential amenity and highways considerations.

## DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 13 of the Havering Local Plan states that the Council will support development proposals within town centres that fundamentally provides high quality shop front design and signage that enhances the character and appearance of the town centre.

The site is located within the Upminster District Centre within the primary frontage as designated by the HLP 2016-2031. The provision of a "cashpoint" is not considered to form an incongruous addition the street-scene. More broadly, the siting and appearance of the installation is not regarded as detracting from the appearance of the commercial unit. Officers consider the scale and design to be appropriate to the intended service and in keeping with the locale and the character of the Upminster District Centre.

Officers do not consider that there would be any adverse effect on visual amenity and that the proposals are compliant with the objectives of the Local Plan, specifically Policies 13 and 26 as well as Policy D6 of the London Plan (Public Realm).

## IMPACT ON AMENITY

It is not considered that the installation would result in any significant increase in the levels of noise and disturbance over and above what is currently experienced by residents, thus would not detract from residential amenity. This is reinforced by the absence of any letters of representation. There are not considered to be any amenity grounds with which to withhold permission.

## HIGHWAY/PARKING

No objection has been made by the Highway Authority and accordingly it is not considered that there are any grounds to withhold permission.

## KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations APPROVAL is recommended accordingly.

## RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### 1. SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### 2. SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

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## INFORMATIVES

### 1 **Approval - No negotiation required**

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

### 2 **Non Standard Informative 1**

Notwithstanding any details shown on the approved plans, this permission relates solely to the provision of an ATM and associated signage and no other shopfront alterations or fixtures not set out in the development description.

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| <b>Authorising Officer:</b> Habib Neshat | 25-04-2022 |
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