Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0094
1 Lintot Square, Fairbank Road, Southwater, West Sussex, RH13 9LA

DESCRIPTION:
ATM surround

RELEVANT PLANNING HISTORY:

DC/16/2275	Erection of 2x externally illuminated fascia signs and 1x externally illuminated projecting sign	Application 30.11.2016	Permitted on
DC/16/0844	Change of use from a vacant bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other external alterations.	Application 27.07.2016	Permitted on
DC/15/2344	Installation of 1x ATM illuminated surround	Application 21.12.2015	Permitted on
DC/15/2343	Removal of existing ATM to the front elevation, removal and repositioning of ATM to the side elevation, installation of a new access door, new aperture for ATM	Application 21.12.2015	Permitted on
DC/11/0955	Installation of 1 No. additional ATM machine to the existing branch frontage	Application 07.07.2011	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 14- Shop Fronts and Advertisements
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Southwater Neighbourhood Development Plan (2019-2031):

Horsham District Local Plan 2030-2040 (Regulation 19):
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 22: Shop Fronts and Advertisements

Southwater Parish Design Statement 2011

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
None received

Parish Comments:
Southwater Parish Council raises no objection to the proposal

Representations:
None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application relates to the installation of an ATM surround advertisement panel for the NatWest ATM at 1 Lintot Square, Fairbank Road, Southwater, RH13 9LA.

The application site is located within the built-up area boundary of Southwater. Lintot Square, where the application site forms a part of, is a contemporary mixed-use development built in the early 21st Century. The ground floor of 1 Lintot Square currently houses a hot food takeaway and a NatWest Bank Automated Teller Machine.

Character and Appearance

Policy 14 of the HDPF is the main policy against which proposals for advertisements are considered. It states that advertisements will be permitted where they respect the character of the buildings or location of which they for a part, which would include the use of appropriate materials, colours and illumination. Furthermore, the policy confirms that advertisements should be of an appropriate size and siting and should not impair pedestrian or highway safety; or result in, or compound, the perception of clutter on the street scene.

Policies 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the build surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

The proposed ATM surround would be installed at the location of the existing NatWest ATM at the ground floor west elevation of the building at the application site. The existing ATM fronts a pedestrian pavement and a mixed-use building, The Mead House, is located opposite the ATM. According to proposed elevations received by the council, the proposed ATM surround would accommodate a replacement ATM, and the surround would be displayed until 14 January 2030. However, this application relates solely to the installation of the ATM surround.

The proposed ATM surround would be 55 centimetres above ground level and be located 33 centimetres to the left of the existing door providing access to the existing ATM room. Additionally, it would have a width of 1 metre, height of 1.5 metres and thickness / depth of 44 millimetres.

It would be purple in colour, consisting of an aluminium body and a clear acrylic face panel, and there would also be a NatWest logo located approximately 5 centimetres below the top edge of the proposed surround panel.

Considering its location as part of a mixed-use complex with retail and commercial facilities on the ground floor and a number of advertisements and fascia signs on site, the proposed ATM surround is considered appropriate in size and appearance, and would relate sympathetically with the character of build surroundings.

Other Matters

Taking into consideration the siting and a thickness of less than 5 centimetres, with further email correspondence on 26 February 2025 confirming the proposed the proposed ATM surround panel would not be illuminated, the proposal is not considered to impact pedestrian or highway safety, or result in an adverse impact to the street scene.

Conclusion

It is considered that the proposed ATM surround would accord with Policies 14, 32 and 33 of the Horsham District Planning Framework (2015).

Recommendation: Application Permitted

Conditions:

2 **Advert Condition**: No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
b) obscure, or hinder, the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
c) hinder the operation of any device used for purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In the interests of the visual amenities of the locality.

NOTE TO APPLICANT
This permission relates to the ATM surround only and does not grant consent for the replacement of an ATM. It is advised that planning permission is required for the replacement of an ATM.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0094

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		1206-16_88	21.01.2025
Block plan	Existing and Proposed	1206-16_88	21.01.2025
Details plan	Surround Detail	1206-16_D-88-05	18.02.2025
Details plan	ATM	5560-WKS-00009-088	18.02.2025
Photos	Photo montage	1206-16-67	18.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 09.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2025