



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 8<sup>th</sup> April 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2014/0188:** Single-storey front extension and repositioning of ATM machine at Goldings Supermarket, Unit 2, Prentice Court

**WARD:** Talavera

**APPLICANT:** Mr R Sidhu  
**AGENT:** Mr Ali Ay

**REFERRED BY:** Head of Planning  
**REASON:** Council own land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 APPROVAL** for the following reason:

The proposed development would not have an undue detrimental impact on the residential amenity of the area and would be of a design and scale in keeping with the existing building and wider area to comply with Policies E20 and E40 of the Northampton Local Plan and aims of the National Planning Policy Framework.

**2. THE PROPOSAL**

**2.1** Permission is sought for erection of a single storey flat roof front extension to an existing supermarket. The proposal also includes re-location of an existing cash machine (ATM) from the side façade of the shop to the side façade of the proposed extension. The proposed extension would be constructed in materials to match the original shop and measures 7.3m long, 5m wide and 2.9m high.

### **3. SITE DESCRIPTION**

- 3.1 The application site is located in the Goldings Local Centre and forms a block of 2 units including a hot food takeaway (Unit 1, Prentice Court) and is adjacent to a vacant former public house (The Silver Horse). There is a public car park adjacent to the block suitable for parking approximately 20 cars off road.

### **4. PLANNING HISTORY**

- 4.1 N/2009/0535 Installation of ATM to shop front - Approved.
- 4.2 N/2008/1124 Change of use of Unit 1 from Class A1 retail to hot food takeaway – Approved.

### **5. PLANNING POLICY**

#### **5.1 Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises the Northampton Local Plan.

#### **5.2 National Policies**

National Planning Policy Framework (NPPF)

#### **5.3 Northampton Local Plan**

E20 - Design of New Development  
E40 - Crime and Vandalism

#### **5.4 Supplementary Planning Guidance**

Planning out Crime in Northamptonshire SPG 2004

### **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **Environmental Health** - no objections.
- 6.2 **Police Crime Design Advisor (NCC)** Raises concern as the new position of the ATM is set close to the new front door and the door provides opportunities for users to have their PIN numbers compromised by persons walking close to them when entering and leaving the shop. The new position does not provide sufficient space to ensure privacy for users.

- 6.3 Would recommend that a “privacy zone” is created for the ATM users which would comprise an area designated on the pavement which will reduce opportunities for anti-social activity.

## **7. APPRAISAL**

- 7.1 The main issues to consider are the design and visual appearance of the extension /cash machine as well as the effect on neighbours living conditions and security.

### **Impact on appearance and character of building and wider area**

- 7.2 The proposed extension is of modest size and the flat roof design is in keeping with the host building and would tie in with the flat roof on the existing canopy covering the front of the shop. The proposed materials would match the existing building and would provide a satisfactory external appearance. The existing ATM would be relocated to the side elevation of the extension and the proposed design and scale would be in keeping with the existing unit. The development would comply with Policy E20 of the Northampton Local Plan which seeks to encourage good design and paragraph 56 and 57 of the NPPF.

### **Impact on neighbouring amenity**

- 7.3 In terms of the effect on surrounding properties, given the scale of development and fact that the proposed extension is almost 30 metres from the nearest residential properties, it is not considered that the proposed development would impact on residential amenity. The Council’s Environmental Health Officers raise no objections to the proposal.

### **Security and Crime Prevention**

- 7.4 There is an existing ATM on site. The repositioning of this ATM would have neutral impact in the immediate area.
- 7.5 The Northants Police Crime Advisor has been consulted on the application and raises concern that the repositioned ATM would result in loss of privacy to users as it is within 2.5 metres of the centre of the main front doors into the shop potentially allowing shoppers to invade the privacy of those using the ATM. Whilst the ATM in the proposed position is closer to the door than existing it is considered that there would be sufficient room to provide users with privacy, furthermore being adjacent to the entrance will result in it being difficult for people to invade privacy of those using the ATM as they would also be obstructing the entrance. Furthermore, the location would allow for greater general surveillance resulting in a less likely invasion of privacy as there will be more passing pedestrians. In addition, the ATM can be surveilled by a nearby CCTV camera which would assist in preventing crime at the site.

## **Parking**

- 7.6 The application will have no adverse impact on existing parking arrangements given that it is located within walking distance to a large number of residential properties and is adjacent to a car park.

## **8. CONCLUSION**

- 8.1 The proposed development would be acceptable and not result in significant impact to visual or residential amenity and is in line with Development Plan and national policies.

## **9. CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 29.14/01, 02, 03, 04.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity to comply with Policy E20 of the Northampton Local Plan.

## **10. BACKGROUND PAPERS**

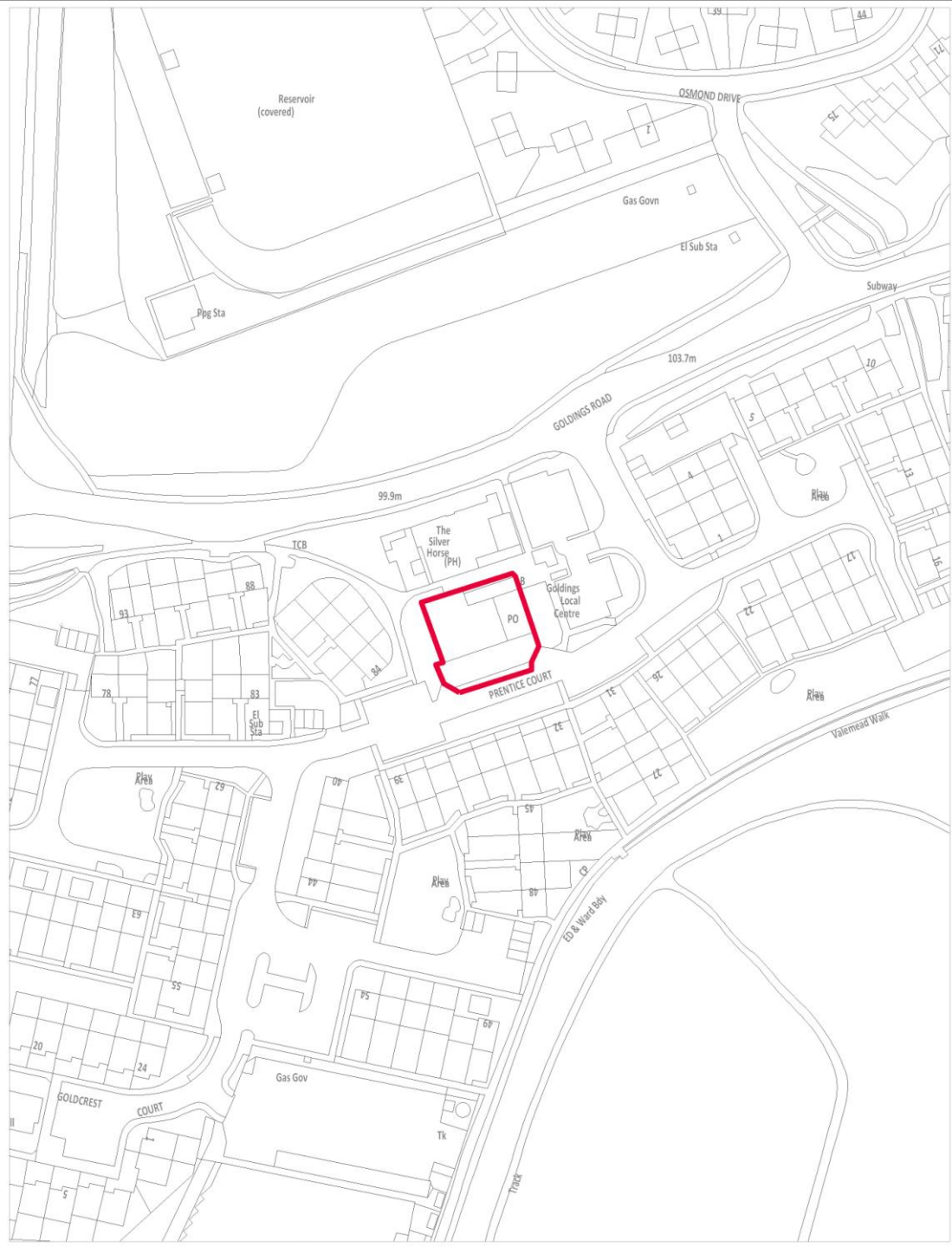
- 10.1 N/2014/0188

## **11. LEGAL IMPLICATIONS**

- 11.1 None

## **12. SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Planning  
 Date: 13th March 2014  
 Scale: 1:1250  
 Dept: Planning  
 Project: Committee

Title  
**Unit 2, Prentice Court**

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