

**KEY INFORMATION**

Ward Balgay

**Proposal**

Installation of ATM on shopfront

**Address**

97-99 Charleston Drive  
Dundee  
DD2 2HB

**Applicant**

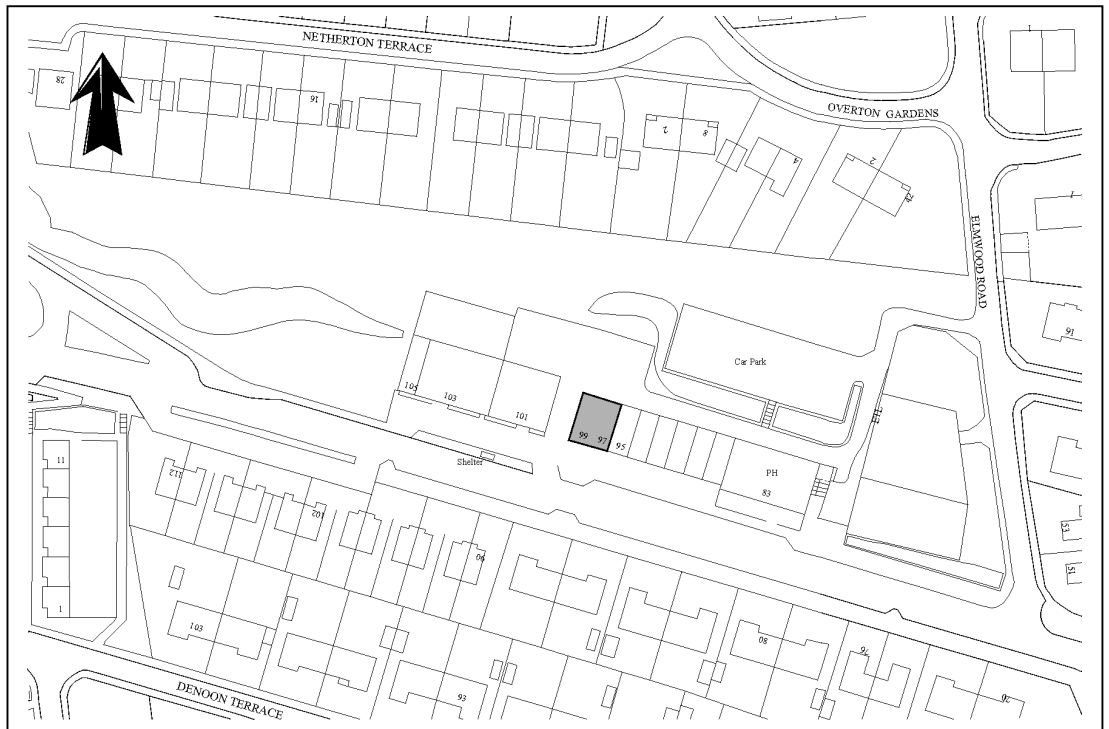
HBOS Plc  
Trinity Road  
Halifax  
HX1 2RG

**Agent**

Burnet Bell  
180 Hope Street  
Glasgow  
G2 2UB

Registered 2 Aug 2002

Case Officer D Gordon



## Proposed Cash Machine at Charleston Drive Shops

The installation of an ATM on shopfront is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposals are in accordance with the relevant policies of the development plan. The application is therefore recommended for **APPROVAL** subject to the conditions specified at the end of this report

**SUMMARY OF REPORT**

- This application is for the installation of an Automated Teller Machine (ATM) on the south elevation of a small retail unit located in a local shopping centre in Charleston Drive.
- Objections to the proposals have been submitted by 2 local residents on the grounds that the facility will lead to an increase in parking problems in the area and a reduction in residential amenity by virtue of associated noise nuisance during evening hours.
- It is considered that the proposed elevational alterations will not be detrimental to appearance of the building and that the development will not adversely affect the environmental quality of the local area. Matters relating to illegal parking fall to be enforced through legislation other than planning legislation.
- The proposal is considered to be acceptable in planning terms.

## DESCRIPTION OF PROPOSAL

The proposal involves the provision of an Automated Teller Machine (ATM) on the south elevation of a small convenience store located within a parade of shops in Charleston Drive. The ATM will measure approx. 705mm x 775mm. The resultant minor alterations to part of the shop front will involve the removal of an existing mullion and replacing 2 sections of glass with a laminate faced plywood security panel coloured to match the existing shop (blue).

## SITE DESCRIPTION

The site is located on the north side of Charleston Drive. The property is a single storey convenience store situated within a parade of single storey shops. A lay-by extends along part of the frontage of the unit and along the remainder of the parade. To the south there are residential properties which do not have parking within their curtilages. However, kerbside parking bays and a lay-by have been provided.

## POLICY BACKGROUND

There are no National or Structure Plan policies of relevance to this particular proposal.

### Dundee Local Plan 1998

The Plan identifies the parade of shops as being in a Local Shopping Centre.

Policy S11 - In or adjacent to local centres, increases in shopping floorspace should contribute to the viability of such centres; should not overly compete with other centres; and should be of a scale appropriate to the catchment area of the centre in which it is proposed. New floorspace that does not meet these criteria will not be acceptable.

Policy S12 - In or adjacent to Charleston Drive local centre a new supermarket with gross floorspace of between 400sq.m. and 1400sq.m will be acceptable.

Policy EU13 - The Council will generally permit office uses within

district and local centres, provided that they comply with retail policies found elsewhere in the Plan.

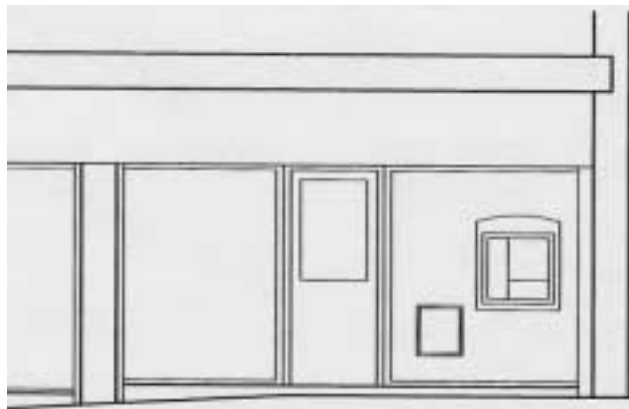
Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and where they are in accordance with the policies and proposals found elsewhere in the Plan.

## LOCAL AGENDA 21

The proposed development does not have any implications for Agenda 21 policies.

## SITE HISTORY

D09910 - Change of use of Wholesale use to Commercial use - Approved 12.06.2002.



## PUBLIC PARTICIPATION

The statutory neighbour notification procedure was undertaken by the applicants. Two objections to the proposal have been submitted by local residents. The main issues raised by the objectors relate to:

- 1 The proposal will adversely impact on the residential amenity by virtue of the noise generated by late night users of the ATM.
- 2 The ATM will lead to an increase in traffic that will further exacerbate the current parking problems in the local area.

## CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposal and no adverse comments have been received.

## OBSERVATIONS

The determining issues for the Committee in this instance are whether the application details are in accordance with the policies and proposals of the development plan and if not, are there any material considerations that would justify the setting aside of these policies and granting permission for the development.

The proposal involves the provision of an ATM on the front elevation of shop premises located on the north side of Charleston Drive. The ATM will measure approx. 705mm x 775mm and will be positioned in the window on the east side of the shop. A mullion is to be removed along with 2 sections of glass which is to be replaced with laminate-faced plywood finished in a colour to match the existing shop front (blue).

With regard to the impact the proposal will have on the appearance of the existing shop premises, it is considered that the details submitted for determination will have little or no significant impact on the facade of the building. The alterations will also have no adverse impact on the appearance of the units located to the east and west.

The local shopping centre in Charleston Drive, of which the application site forms part, is generally lively and can generate a steady amount of commercial and private traffic during the day and early evening hours. There is a lay-by that extends along the front of most of the parade that is used by both visitors and services to the shops. The provision of an ATM facility of the scale proposed, it is considered, will not result in an increase in traffic movement sufficient to create additional car parking problems in the local area to the detriment of road traffic and pedestrian safety. Whilst car borne customers may park illegally to access the ATM this clearly constitutes a traffic offence which is a matter to be dealt with by

other means. It is also considered that any noise generated by any additional traffic (either pedestrian or vehicular) attracted to ATM during the evening hours is unlikely to seriously detract from the environmental qualities currently enjoyed by local residents, the nearest of which are located approximately 32 metres to the south.

While the concerns expressed by the objectors about parking and noise are valid in planning terms, the matters they raise do not have enough weight in this instance to offer resistance of the application.

## **Design**

The elevational alterations proposed for the existing retail unit in order to accommodate the new ATM are minor in nature and will not detract from the appearance of the south elevation of the building or the adjacent properties to the east and west.

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## **CONCLUSION**

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The proposals do not contravene the relevant policies of the development plan. The new facility is appropriate in a local shopping centre and its location relative to neighbouring properties is such that the proposal will not significantly impact on the environmental quality enjoyed by local residents.

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## **RECOMMENDATION**

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

## **Reason**

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.