

KEY INFORMATION

Ward East End

Proposal

Installation of replacement shopfront

Address

3 Mauchline Avenue
Dundee
DD4 8HU

Applicant

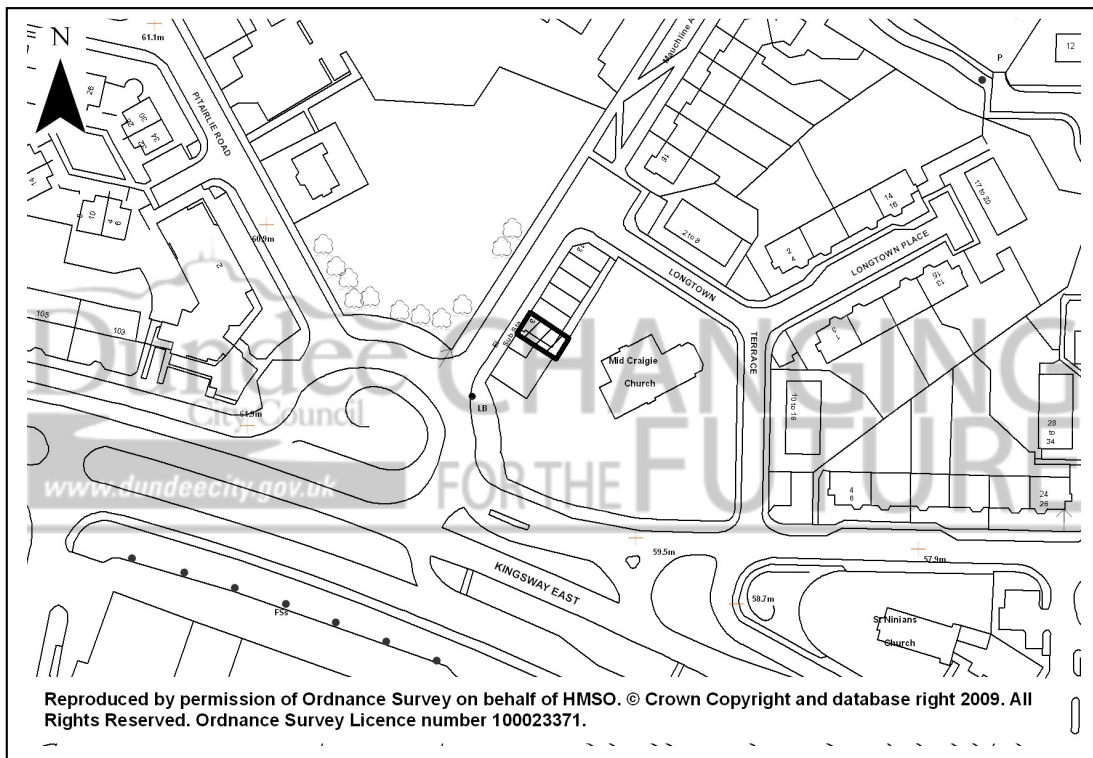
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Agent

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Registered 12 Aug 2009

Case Officer Paul Macari



Proposed New Shopfront in Mauchline Avenue

The installation of a replacement shopfront is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development

RECOMMENDATION

The proposed replacement shopfront complies with the requirements of Policy 1 (Vibrant and Sustainable Communities) and of the Dundee Local Plan Review 2005. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission for the installation of a replacement shop front at 3 Mauchline Avenue Dundee.
- Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005 is relevant to the outcome of this application.
- No letters of objection have been received in relation to the proposed development.
- The proposals accord with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the installation of a replacement shop front at 3 Mauchline Avenue Dundee.

The proposed shop front will replace the existing timber framed shop front with a glazed frontage and door with blue powder coated aluminium framing. The existing timber shutters will be replaced by a roller shutter. The shutter box is to be concealed behind a new fascia sign. The fascia sign will be located in the same position as the existing sign with the existing externally mounted lights replaced by concealed fascia down lighters.

The level of the doorway into the existing hot food takeaway will be ramped to provide disabled access to premises.

The existing gate to the north of the building which provides access to the rear will also be replaced with a new black painted galvanised steel gate of a similar design as existing.

In accordance with the Scheme of Delegation of Dundee City Council as approved by Scottish Ministers on 2 July 2009, this application is being reported to the Development Quality Committee as the Council is the applicant.

The proposed replacement fascia sign requires to be assessed against the criteria of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984. Should the Committee be mindful to grant planning permission for the replacement shop front the issue of advertisement consent will be overcome through an informative attached to the decision notice.

SITE DESCRIPTION

The application site is located on the eastern side of Mauchline Avenue and takes the form of an end terraced single storey flat roofed commercial unit in a small parade of shops. There is a small service yard to the rear of the shops. Vehicular access to the rear of the shops is taken from Longtown

Terrace. There is a large detached building to the south of the application site which houses a hot food takeaway. To the east the site is bound by Mid Craigie Church and to the west by Rowantree Primary School. To the north the site is bound by a vacant retail unit with large greengrocers occupying the remaining units in the terrace.



The application site as existing has a red painted timber framed glazed shop front with a red plastic coated aluminium roof. There is a blue painted fascia band behind the existing plastic fascia sign displayed on the front of the building. The remainder of the frontage is finished in white painted brickwork.



Between 1 and 3 Mauchline Avenue there is a small black painted steel gate.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 1: Vibrant And Sustainable Communities - the policy is supportive of development which will enhance the level of facilities and services available to the local communities. Such proposals should also seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no planning history of relevance to the outcome of this application.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been carried out. No letters of objection have been received in relation to the proposed development.

CONSULTATIONS

No adverse comments have been received from consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the Development Plan relevant to the determination of this application are specified in the Policy Background section above.

Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005 seeks to promote development which seeks to enhance or maintain the level of environmental quality afforded to the locale by virtue of design, layout, parking and traffic movement, noise disturbance and smell. While issues of parking and traffic movements, noise disturbance and smell are not relevant to the proposed development, the replacement shop front will enhance and modernise the appearance of the existing hot food takeaway while also providing facilities for disabled access. Further, the provision of roller shutters and the concealment of the shutter box behind the fascia sign will provide additional security without detracting from the appearance of the shopping parade. On this basis the proposals are considered to comply with the requirements of Policy 1.

It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.

Other Material Considerations

There are no other material considerations relevant to the outcome of this planning application.

It is concluded from the foregoing that there are no material considerations that would justify the refusal of

planning permission contrary to the provisions of the Development Plan. It is therefore recommended that planning permission be granted with conditions.

Design

The design of the proposed shop front will enhance the level of environmental quality afforded to the local shopping parade while also modernising the appearance and level of security afforded to the application site.



CONCLUSION

The proposed replacement shop front complies with the requirements of Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005. There are no other material considerations that would justify laying aside the provisions of the Development Plan to withhold planning permission.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

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

Reason

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