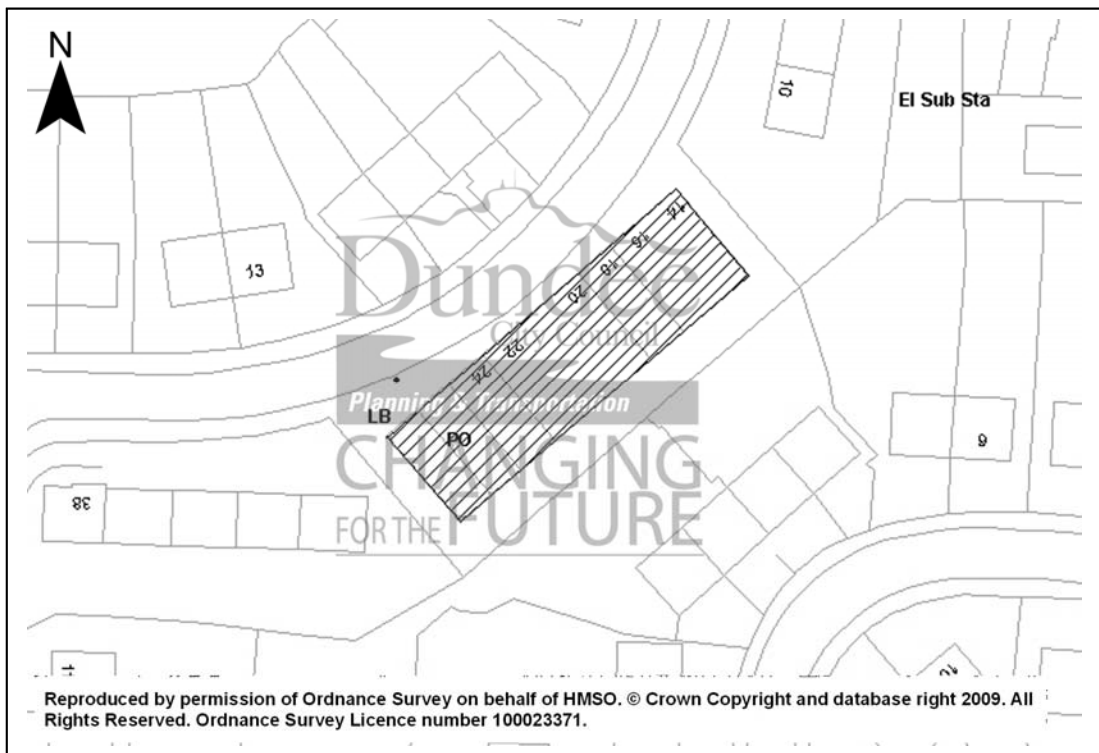


KEY INFORMATION

Ward Strathmartine

Proposal

Installation of replacement shopfronts

Address14-28 St Giles Terrace
Dundee
DD3 9JQ**Applicant**M McLauchlin
City Development
Department
3 City Square
Dundee
DD1 3BA**Agent**City Architectural Services
Officer
Dundee City Council
Floors 11/12 Tayside House
Dundee
DD1 3RQ**Registered** 17 Dec 2009**Case Officer** Eve Jones

New Shopfronts Proposed in St Giles Terrace

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

RECOMMENDATION

Policy 42: Local Shopping of the Dundee Local Plan Review 2005 and the material consideration of improved disabled access support the grant of planning permission. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the installation of replacement shop fronts on a small parade of local shops at St Giles Terrace in St Mary's. The shop fronts will be blue powder coated aluminium with integral security shutters and the doors will operated by sensor or push pads.
- Dundee Local Plan 2005 - Policy 42: Local Shopping supports measures for the upgrading of existing shopping provision.
- There were no objections and no adverse comments from consultees.
- Council policy generally seeks to improve facilities for those with mobility restrictions. The new shop fronts improve accessibility with automatic doors and level thresholds.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the installation of replacement shop fronts on a small parade of local shops at St Giles Terrace in St Mary's. The shop fronts will be blue powder coated aluminium with integral security shutters and the doors will operated by sensor or push pads. The application is made by the Council on land which is in the ownership of the Council. In this respect, the application is prohibited from being determined by an "appointed officer" under the Council's Scheme of Delegation.

SITE DESCRIPTION

The site lies on the south east side of St Giles Terrace, close to its junction with St Kilda Road. The units comprise a newsagent/grocer, hairdresser, mini-supermarket, chemist, Post Office and hot food shop. The units have flat roofs and are finished in a range of colours with varied signage.

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 42: Local Shopping - amongst other matters this policy supports measures for the upgrading of existing shopping provision.

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.

Dundee City Council Development Quality Committee

SUSTAINABILITY ISSUES

The following sustainability issues arise from this application:



Built Environment - the development will enhance the local environment through on-going regeneration.

SITE HISTORY

There is no relevant site history.



PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and there were no representations or objections.



CONSULTATIONS

There were no adverse responses from consultees.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

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 42 supports the upgrading of existing shopping provision as demonstrated by this application. There are no other relevant policies and the application is considered to comply with the provisions of the Development Plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Council policy generally seeks to improve facilities for those with mobility restrictions. The new shop fronts improve accessibility with automatic doors and level thresholds.

The material consideration supports the granting of planning permission.

Design

The shop fronts will provide a new, colourful elevation to these local shops which will improve the appearance of the street.

CONCLUSION

It is concluded that the development plan and the material consideration support the grant of planning permission. It is therefore recommended that planning permission be granted with conditions.

15 February 2010

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.

Reasons

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

