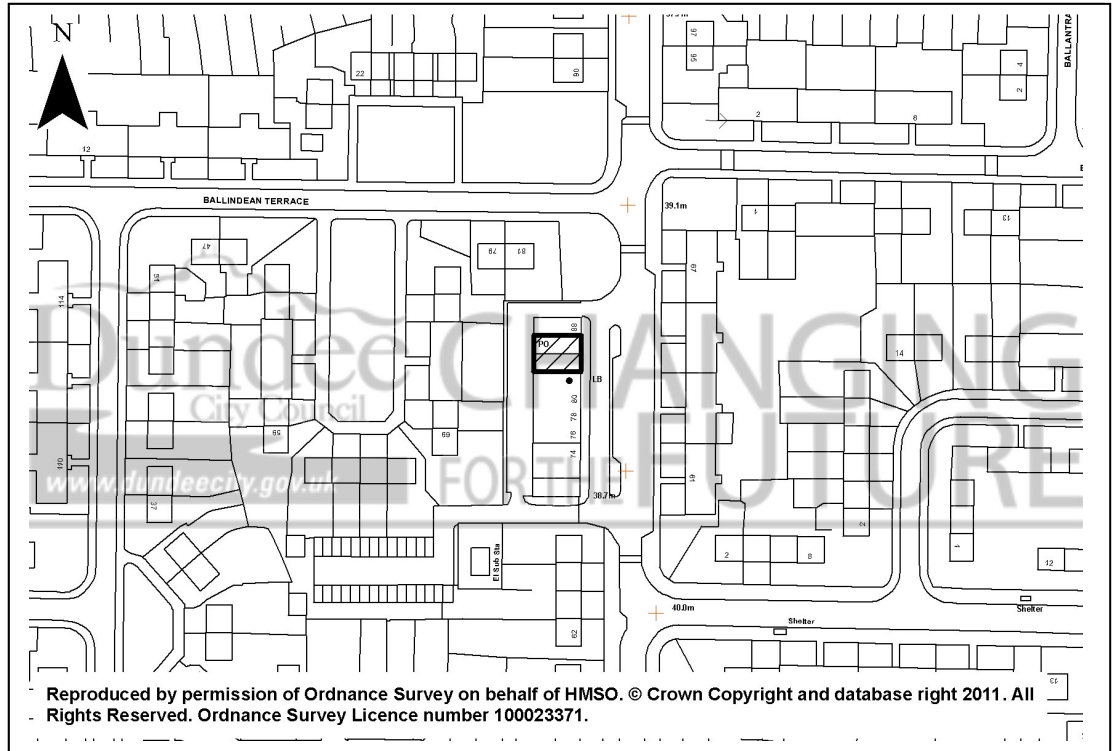


KEY INFORMATION**Ward** East End**Proposal**

Installation of shopfront

Address82-84 Ballindean Road
Dundee
DD4 8NU**Applicant**Mr N Mahmood
c/o 82/84 Ballindean Road
Dundee
DD4 8NU**Agent**G D Architectural Services
Unit 2
8 Discovery House
Gemini Crescent
Technology Park
Dundee
DD2 1SW**Registered** 27 Oct 2011**Case Officer** P Frickleton

New Shopfront at Ballindean Road

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

RECOMMENDATION

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

SUMMARY OF REPORT

- This application seeks planning permission for the installation of a replacement shopfront at 82-84 Ballindean Road.
- 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 proposal accords with the requirements of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the installation of a replacement shopfront at 82-84 Ballindean Road.

The shop units at 82 and 84 Ballindean Road are being merged to form a single shop unit. The proposed shopfront will replace the two individual shopfronts with a single frontage. The proposed frontage consists of an aluminium framed glazed frontage and door. The existing roller shutters and signage are to be removed and the roller shutter box lifted and concealed behind the new signage box. The existing brickwork wall is to be repainted. The property at 84 Ballindean Road is to have a new facing brick stall riser and concrete sill installed which will be painted to match the remainder of the frontage.

In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee because the Council owns the application site.

SITE DESCRIPTION

The application site is located on the western side of Ballindean Road and takes the form of mid terraced single storey flat roofed commercial units in a small parade of shops. The shopping parade is centrally located within a residential area. There is a small service yard to the rear of the shops. Vehicular access to the rear of the shops is taken from Ballindean Road. The adjoining unit to the north is a hot food takeaway and the 3 adjoining units to the south consist of a Spar, pharmacy and bakers.

The application site as existing has a mixture of cream painted brick frontage and aluminium glazing. The timber fascia boards are painted grey and red with red plastic fascia signs displayed on the front of the building. The roller shutter box sits below the fascia signage.

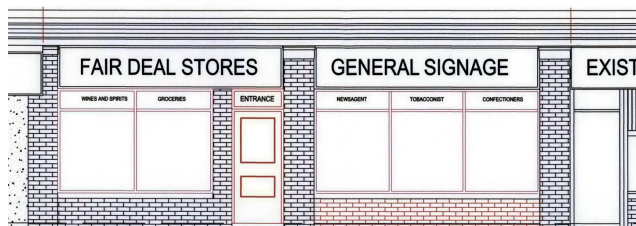
POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:



Policy 1: Vibrant and Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and 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

The Council's Head of Environmental Protection has requested that should the Committee be minded to grant planning permission, a condition should be imposed restricting the total noise from the mechanical and electrical plant.

This application is for a replacement shopfront which does not involve the installation of any mechanical or electrical equipment.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other 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 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 design is. The replacement shopfront will enhance and modernise the appearance of the existing units. The concealment of the shutter box behind the fascia sign will provide security without detracting from the appearance of the building or 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 approved.

Design

The design of the proposed shopfront will enhance the level of environmental quality afforded to the local shopping parade while also modernising the appearance of the units.

CONCLUSION

The proposed replacement shopfront 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.

There are no conditions to be applied to this application.