

**Full Planning Application
at
116 Polwarth Gardens
Edinburgh
EH11 1LH**

**Development Quality Sub-Committee
of the Planning Committee**

Proposal: Installation of 24 hour ATM cashpoint
Applicant: The Co-operative Bank.
Reference No: 04/01641/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The site is a modern four-storey building comprising retail premises at street level with three floors of residential flatted properties above. The site is located on the south side Polwarth Gardens, close to its junction with Polwarth Grove. Tenement properties lie adjacent to the north and east, traditional stone villas lie to the rear (south) and formal open space incorporating tennis courts and a bowling green lie to the south and west.

The property is not listed nor is it located within a conservation area.

Site history

Erect 12 flats and convenience shop (as amended) - granted 27/08/97.
Shop fitting contract of vacant shell unit (under construction) including new shopfront and external roller shutter - granted 23/08/99.
Erect signage - granted 16/11/99.

Development

This proposal concerns the installation of an ATM machine within the existing shop frontage. The proposal will occupy approximately a quarter of the existing window frontage that forms the easternmost frontage. As part of this proposal the surrounding window is to be infilled with a steel reinforced laminate panel that will be coloured to match the existing surround. A used slip box will be fixed onto the shop frontage wall adjacent to the proposed ATM location.

Consultations

No consultations undertaken.

Representations

Four individual letters of objection have been received. Those concerns raised are summarised as follows:-

- 1) increase in litter and anti social behaviour
- 2) no additional need for a cash machine as one already exists in the nearby vicinity.
- 3) increase parking difficulties
- 4) increase in noise leading to disturbance to sleep during the night.

Policy

Central Edinburgh Local Plan - Housing and Compatible Uses.

Relevant Policies:

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Non-statutory guidelines 'AUTOMATIC TELLER MACHINES' supplement local plan conservation and design policies, providing guidance on the siting and design of such machines.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are;

- do the proposals comply with the development plan?
- if the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- if the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider whether:

- a) there will be any adverse effect on the visual amenity of the area
- b) there will be any adverse effect on the residential amenity of neighbouring properties
- c) there will be any traffic or road safety implications.

a. The proposed ATM will fit sympathetically within the existing window opening. This will result in a minor change to the glazing pattern, resulting in two smaller vertical panes. The steel reinforced laminate panel is to be coloured to match the existing frontage surround and therefore this is considered acceptable in visual terms, particularly as the frontage and the building to which it relates is modern.

b. A small litterbin for used slips is to be provided as part of the proposal. Although this is not designed as part of the ATM, as advocated by the non-statutory guidance, it is fixed on the wall to the side and it is of a scale that would not detract from the overall frontage in visual terms. Although this facility will be available over 24 hours, it is not anticipated that it will generate activity and noise to a degree that would harm residential amenity and merit refusal.

c. A parking bay for two vehicles exists immediately adjacent to the proposed site. The proposal will be located on the street frontage adjacent to the public footway which is 2 metres wide and the two space-parking bay. Road and pedestrian safety is unlikely to be prejudiced.

The issue raised by neighbours concerning the need for the ATM is not a material planning consideration.

In conclusion, the proposed installation of the ATM is visually acceptable and will not have a detrimental effect upon the amenity of neighbours or highway safety.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Ian Dryden on 0131 529 3464 (FAX 529 3717)

Ward affected 45 -Merchiston

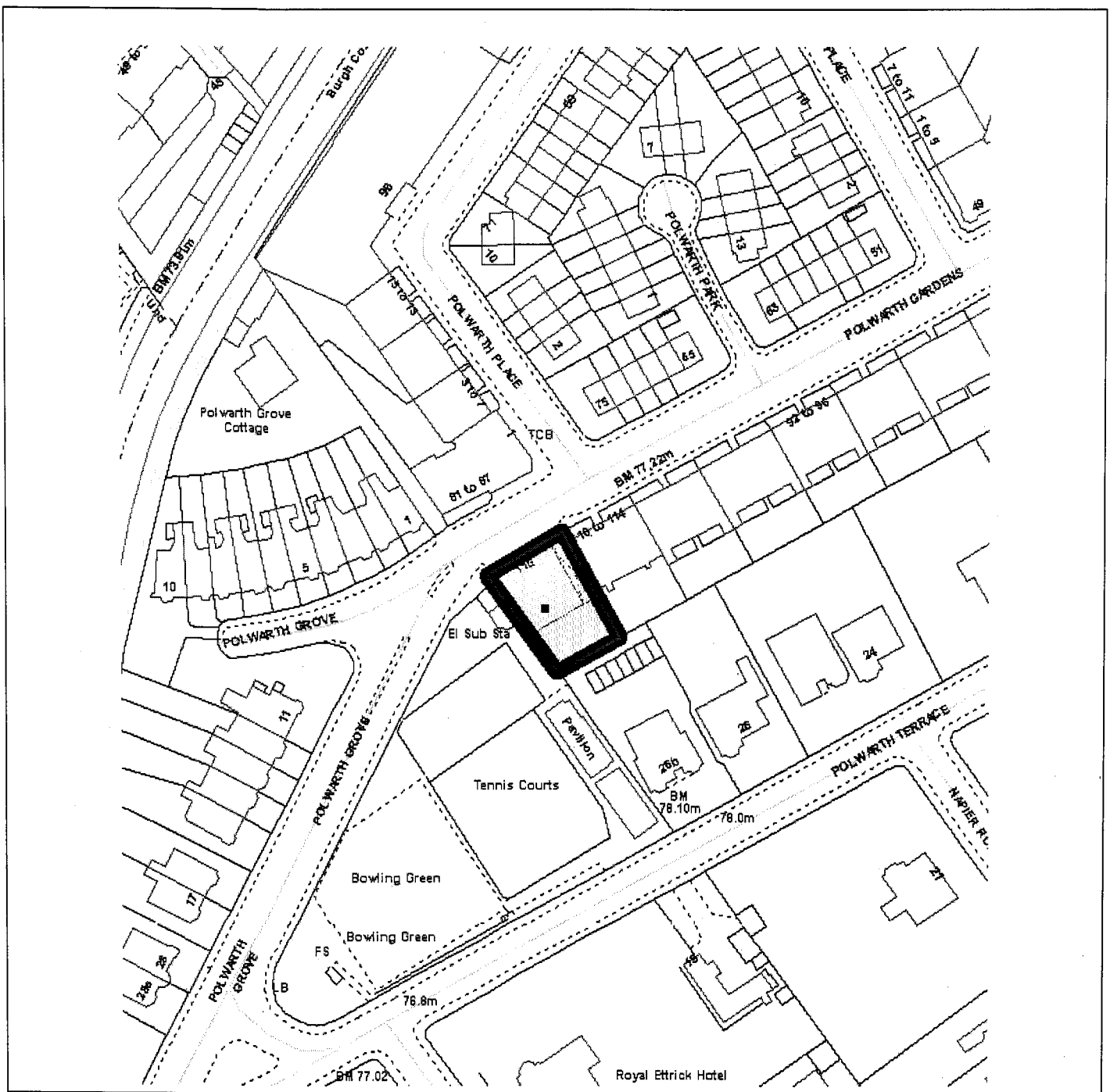
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 19 May 2004

**Drawing numbers/
Scheme** S1: 01-03
Scheme 1



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PLANNING APPLICATION

Address	116 Polwarth Gardens, Edinburgh, EH11 1LH		
Proposal	Installation of 24 hour ATM cashpoint		
Application number:	04/01641/FUL	WARD	45- Merchiston
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			