

**Full Planning Application 06/03129/FUL  
at  
142 Saughton Road North  
Edinburgh  
EH12 7DS**

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

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**1 Purpose of report**

To consider application 06/03129/FUL, submitted by Bank Machine Ltd.. The application is for: **Installation of an automated teller machine**

It is recommended that this application be **GRANTED** subject to the conditions below.

**2 The Site and the Proposal**

**Site description**

The property is a newsagent and post office located at the northern end of a shopping parade on the west side of Saughton Road North. The building is two storeys in height, above the shops are flatted properties.

**Site History**

An application for advertisement consent for a "cash" sign above the ATM was granted on 13 October 2006, reference 06/03129/ADV.

## **Description of the Proposal**

It is proposed to install an automated teller machine (ATM) in the frontage of the retail unit. The majority of the ATM would be located within the unit, however the ATM frontage would occupy 0.75m x 0.85m of the window and include a litter bin below.

## **3 Officer's Assessment and Recommendations**

### Determining Issues

- 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, are there any compelling reasons for approving them?

### **ASSESSMENT**

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

- a) the principle of an ATM in this location is acceptable;
- b) there will be an adverse impact upon visual or residential amenity, and,
- c) there will be an impact on road safety.

a) The proposed installation of an ATM will complement the unit's use and provide an additional financial facility in the area. The positioning within a parade of shops is appropriate.

b) The proposed ATM integrates well into the existing shopfront and given the modern design of the shopfront and the discreet size, design and form of the ATM, the addition on the exterior of this property is considered acceptable. It will not adversely impact on the character or appearance of the original property or the area.

The installation and operation of an ATM would not result in undue noise generation. The behaviour of people using the ATM cannot be controlled by planning legislation. An ATM is an acceptable feature within the parade of shops and is not considered to be detrimental to residential amenity.

c) The pavement outside the Post Office is 4.0m wide and so the proposal will not result in pedestrian congestion. A lay by provides parking for this parade of shops. Transport have advised that they have no objections to the proposal.

To conclude, the location of the ATM is acceptable and will not unduly affect visual or residential amenity or road safety. There are no material planning considerations which outweigh this assessment. It is recommended that the Committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Kevin Murphy on 0131 529 3794
<b>Ward affected</b>	24 - South East Corstorphine
<b>Local Plan</b>	North West Edinburgh
<b>Statutory Development Plan Provision</b>	Residential Area
<b>Date registered</b>	15 August 2006
<b>Drawing numbers/ Scheme</b>	1-3 Scheme 1

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal : [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Helen Martin on 0131 529 3517. Email: [Helen.martin@edinburgh.gov.uk](mailto:Helen.martin@edinburgh.gov.uk)

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

### Consultations

#### Transport

*No objections.*

### Representations

Seven letters of representation have been received. The material points of objection/concern are:

- a) Transport issues, taken account of in assessment c.:
  - parking problems.
- b) Residential amenity issues, taken account of in assessment b.:
  - noise

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

#### Planning Policy

The proposal lies within an area allocated for residential purposes in the North West Edinburgh Local Plan area where existing residential character and amenities are to be protected. The site is similarly allocated in the Draft Edinburgh City Local Plan.

## Relevant Policies:

### North West Edinburgh Local Plan

Policy H5 states that within areas of predominantly residential character, the establishment or extension of a non-residential use will not be permitted if likely to lead to an unacceptable loss of amenity through increased traffic, unsightliness or noise.

Policy E5 states that new buildings, in terms of design, materials and landscaping, should make a positive contribution to the overall quality of the environment and regard should be had to their setting and neighbouring development.

### Draft Edinburgh City Local Plan

Policy Des 9 - Alterations and Extensions

Policy Des 10 - Shopfronts

### Non-Statutory Guidelines

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

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Conditions/Reasons associated with the Recommendation

**Recommendation**

It is recommended that this application be **GRANTED**

**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.

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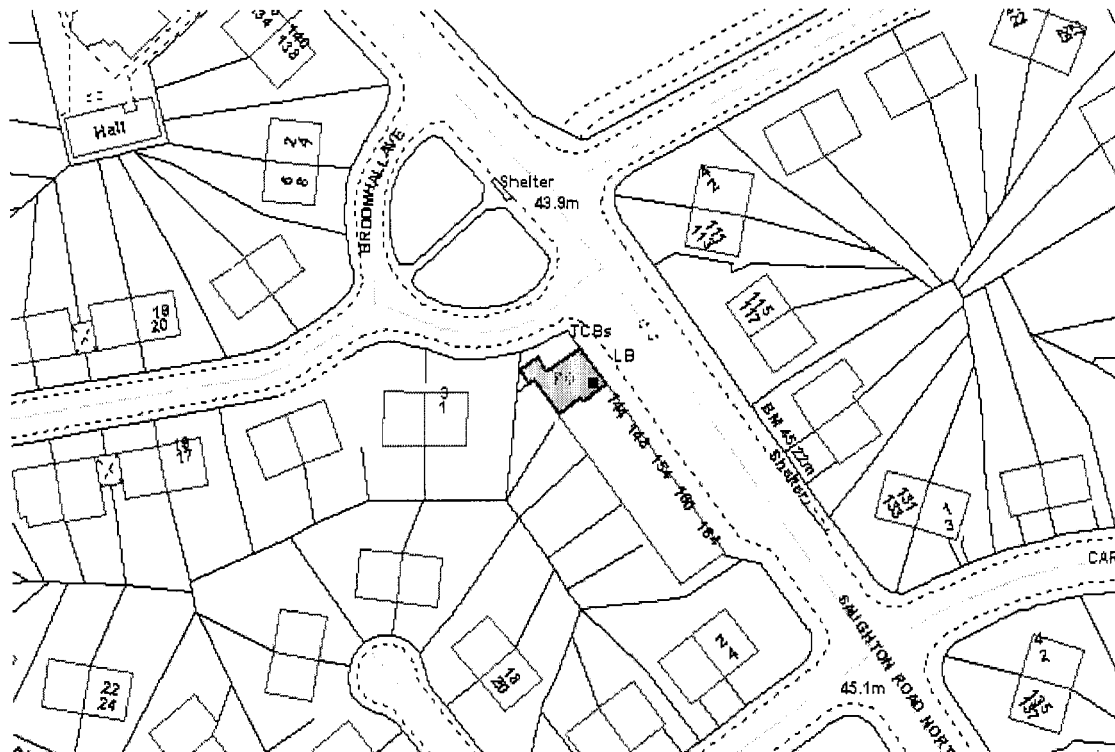
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### Location Plan

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