

4 PLANNING APPEAL DECISION – LAND TO THE EAST OF BROWNHILL PLACE AND NORTH OF BROWNHILL STREET - BLACKWOOD HOMES AND CARE (AN18-2021)

Planning Application Reference 20/00250/FULL sought planning permission for the erection of 12 flats including associated access, parking and landscaping on land to the east of Brownhill Place and north of Brownhill Street, Dundee DD2 4JR. This application by Blackwood Homes & Care was refused by the Planning Committee at its meeting on 14th December, 2020. The Committee refused the application on the following grounds:

- The proposal is contrary to Policy 10 and Appendix 4 (Design of New Housing) of the Dundee Local Development Plan 2019. The proposal does not comply with the minimum parking standards required by Appendix 4 and would not provide an acceptable level of parking provision; and
- The proposal is contrary to Policy 54 (Safe and Sustainable Transport) of the Dundee Local Development Plan 2019. The proposal would have a detrimental effect on the safe functioning of the existing road network.

Planning appeal reference PPA-180-2062 was submitted and the Reporter appointed by Scottish Ministers issued a decision on 21st May, 2021. The Reporter's decision is to ALLOW the appeal and GRANT PLANNING PERMISSION subject to 13 planning conditions.

The Reporter noted that the proposal would provide sufficient on-site parking to meet the direct needs of the occupants of the 12 flats, including three disabled spaces. Whilst wheelchair users might be highly dependent on the private car for their transport needs, it is possible that not all potential tenants will actually own their own vehicle.

Whilst an increased demand for on-street parking caused by visitors to the development may result in some inconvenience to existing residents, the Reporter was not convinced that this would result in a serious loss of residential amenity.

The Reporter was not persuaded that the shortfall of parking spaces based on the Appendix 4 requirement, which relates to provision for visitors, would significantly exacerbate the existing situation in the area.

Lastly the Reporter was not convinced that the amount of traffic generated by this modest development would be so large as to significantly exacerbate traffic conditions on this short section of road; although it was recognised that the increased number of turning movements associated with the parking spaces would be likely to cause some delay and inconvenience to other residents.