

KEY INFORMATION

Ward Broughty Ferry

Proposal

Erection of mini satellite dish at rear of property

Address

1/1, 23 King Street
Broughty Ferry
Dundee
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Applicant

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Agent

Registered 21 Aug 2002

Case Officer J Finlay



Proposed Relocation of Mini Satellite Dish in King Street

Erection of mini satellite dish at rear of property is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with national and local plan policies as it does not have an adverse impact on the appearance of the immediate and surrounding area. Accordingly, the application is recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- The proposed satellite dish is to be located on the rear elevation of residential properties at 23 King Street, Broughty Ferry, Dundee.
- The proposal does not impact adversely on the setting of the Conservation Area as the dish will be located on the rear elevation and out of public view.
- The proposal complies with national and local policies and is therefore recommended for approval.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a satellite dish, with a diameter of 64cms and with a dark grey mesh finish. It will be located on the rear elevation of the building at 23 King Street, Broughty Ferry, Dundee.

SITE DESCRIPTION

The application site is located on the north side of King Street and it is a first floor flat within a 3 storey terraced block of flats. It is a sandstone building with slate roof and sash and case windows, with some replaced with Upvc replicas. A mini satellite dish has been attached to the stonework on the front elevation.

POLICY BACKGROUND

Dundee Local Plan 1998

BE11: Within Conservation Areas all development proposals will be expected to complement and enhance the character of the surrounding area.

The Memorandum of Guidance on Listed Buildings and Conservation Areas, Historic Scotland, 1998 provides advice on the installation of satellite dishes in Conservation Areas.

LOCAL AGENDA 21

Key theme 15 of Dundee's Local Agenda 21 states that diversity and local distinctiveness should be valued and protected.

SITE HISTORY

Planning permission was refused on 10.06.2002 for the installation of the satellite dish on the front elevation of the building (ref: 02/00289/FUL).

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received stating concerns about the appearance of the satellite dish on the Conservation Area.

CONSULTATIONS

No adverse comments have been received from statutory consultees.

OBSERVATIONS

The determining issues for the Committee in this instance are whether the proposal complies with the policies in the Dundee Local Plan 1998 and whether it will have an adverse impact on the setting of the Conservation Area.

Policy BE11 of the Local Plan indicates that development affecting Conservation Areas should complement and enhance the character of the surrounding area. The Memorandum of Guidance on Listed Buildings and Conservation Areas sets out the Government's advice on the installation of satellite dishes on buildings in Conservation Areas. Para 1.7.1 states that dishes should be installed where they will not affect elevations fronting onto public spaces in Conservation Areas.



The proposed satellite dish will be located on the rear elevation and can only be seen when standing within the back garden areas of the properties. The dish is presently situated on the front of the building and planning permission was refused for this proposed location. If permission is granted, the dish will be moved to the rear elevation. It is considered that the proposal complies with Policy BE11 as the proposal will not have an adverse impact on the visual amenity of the area due to its location out of public view. The Council provide advice on the location of satellite dishes and the rear elevation is most recommended in a Conservation Area. Therefore the proposal complies with the Council's advice. There are no material reasons that would justify refusal of the application. Therefore the application is recommended for APPROVAL subject to conditions.

Design

The design of the proposed dish is acceptable and will not be located on a public elevation.

CONCLUSION

The proposal complies with Policy BE11 in the Local Plan and it will have no adverse impact on the visual amenity of the immediate or surrounding area. There are no material considerations that would justify refusal of the application in these circumstances.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1 The development hereby permitted shall be commenced within five years from the date of this permission

2 In the event that equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the planning authority within 3 months

Reasons

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

2 To minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard