

KEY INFORMATION

Ward Riverside

Proposal

Erection of single storey kitchen to coffee shop

Address

Botanic Gardens
Burnaby Street
Dundee
DD2 1QH

Applicant

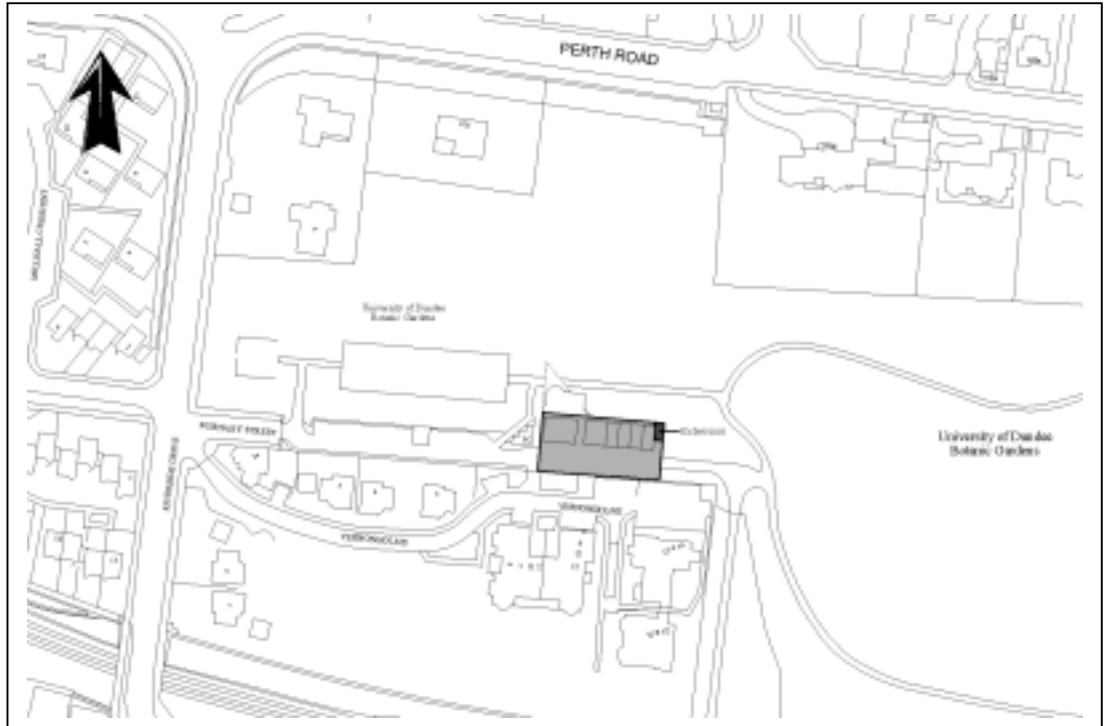
University of Dundee
Estates & Buildings Office
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Agent

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Broughty Ferry
Dundee

Registered 5 Aug 2002

Case Officer D Gordon



Kitchen Extension Proposed at Botanic Gardens' Coffee Shop

The erection of a single storey kitchen extension to coffee shop is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed kitchen extension is considered to be of an acceptable design that will not detract from the character of the surrounding conservation area. The proposal will not significantly impact on the environmental quality enjoyed by the local residents.

The application is recommended for approval subject to conditions

SUMMARY OF REPORT

- This report considers a planning application for the erection of a small kitchen extension to the east side of the existing coffee shop located to the west of Burnaby Street.
- Three letters of objection have been received from local residents who have raised concerns, amongst other things, on the impact the development will have on the environmental quality enjoyed by surrounding occupiers and on the road traffic safety of the area.
- The appearance of the extension is considered acceptable and will not adversely affect the character of the surrounding conservation area. The small scale of the development will not significantly impact on the residential amenity of the area or the traffic safety of the local road network.
- The proposals are considered to be in accordance with the relevant development plan policies for the area and there are no material considerations that would justify refusal of the application.

DESCRIPTION OF PROPOSAL

The proposal involves the erection of a single storey kitchen extension on the east side of a coffee shop located to the south boundary of the University Botanic Gardens. The extension will measure approximately 2.7m x 7.1m and will sit back 4.0m from the existing building frontage. A small existing extension on the east side of shop is to be demolished. The new extension will be finished in render with deep timber fascia boarding to match the existing structure. A ramp is proposed for the south elevation to provide service and disabled access into the new kitchen.

The new kitchen will accommodate a gas range / fryer / griddle with an extract hood, sinks and shelving.

SITE DESCRIPTION

The site is located to the east of Riverside Drive and Burnaby Street on the south boundary of the Botanic Gardens area. The new residential development of Vernonholme is located to the south and is separated from the site by a stone boundary wall. The car parking area for the Gardens and coffee shop is located to the west. Access to the site is taken from Burnaby Street.

The existing coffee shop is single storey structure finished in timber and render. A deep wooden fascia board runs along the frontage of the building. The south elevation of the building faces onto open courtyard area that accommodates plants for sale. To the east and north there exists a stone boundary wall located some 1m - 2 m distant.

The site is located within the West End Suburbs Conservation Area.

POLICY BACKGROUND

There are no national land use policies of direct relevance to this application.

Tayside Structure Plan 1993

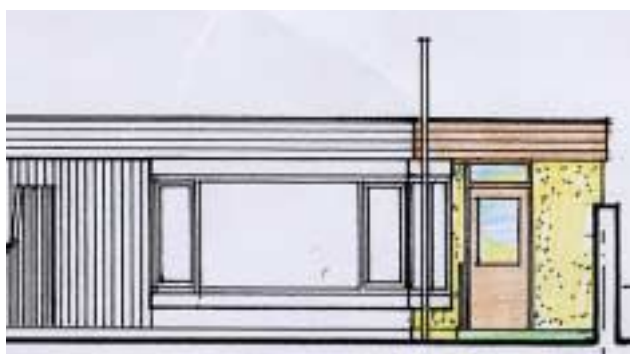
Tourism, Recreation and Sport Policy 1 – Encouragement will be given to the sustainable development of the tourist industry in Tayside and support proposals that inter alia:-

- 1 extend the tourist season including appropriate proposals for new and improved visitor attractions
- 2 offer the potential for providing local employment and income and,
- 3 are suitable for resident as well as visitor use.

Dundee local Plan 1998

Policy EU19 - The Local Authority will encourage appropriate business and research developments and supporting uses associated with Higher Educational Institutions in "campus" locations, as identified EU19 on the Proposals Map.

Policy LT3 - The Council will encourage the development of new facilities that extend the range and choice of attractions to visitors in line with the other policies contained in the Plan.



Policy LT8 (Reviewed 1998) - No licensed premises and no premises selling hot food is acceptable within 30 metres of existing and proposed housing if the outlet does not exceed 150 sq. m. gross floorspace or within 45 metres if the 150 sq.m. figure is exceeded.

Policy LT9 (Reviewed 1998) - Where small scale hot food carryout premises and snack bars / cafes / tea rooms are proposed which would not meet the requirements of Policy LT8, these may be permitted subject to conditions limiting the hours of opening and the type of food which is to be sold.

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and where they are in

accordance with the policies and proposals found elsewhere in the Plan.

Policy BE11 - Within conservation areas all development proposals will be expected to complement and enhance the character of the surrounding area.

Dundee - The Urban Design Guide

This document sets out a series of basic design principles for developments in the City. This report is a material consideration in the determination of planning applications.

LOCAL AGENDA 21

Key aims of Local Agenda 21 relevant to this application are that health is protected by creating safe, clean, pleasant environments and places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

D23254 - Change of Use of Service Building to form Visitors Facility and Fast Food Restaurant - Approved 28.03.1998

D23899 - Extension to Car Park - Approved 09.04.1999

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants in addition to the proposal being advertised in the local press under Section 34 of the Act (bad neighbour development).

Three objections to the proposed development have been received from local residents. The main relevant issues raised by the objectors relate to:

- 1 The proposed development will adversely impact on the road traffic and pedestrian safety of the local area
- 2 There is insufficient off street parking to accommodate the proposed extension to the premises
- 3 The proposed development will adversely affect the amenities of the local residents and the surrounding conservation by virtue of an increase in noise and fumes.

Comments on these issues can be found in 'Observations' below. Copies of these objection letters are available for inspection in the Members Lounges.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals. The following comments have been received:-

The Director of Environment and Consumer Protection has no adverse comments to make as any noise emitted from the extract vent as proposed will have little or no impact in noise terms on the houses in Vernonholme to the south. He is also satisfied that an extract hood is to be provided for the range / griddle / fryer which should be sufficient to reduce any smells from the extension to an acceptable level.

OBSERVATIONS

The determining issues for the Committee in this instance are: -

- 1 Whether the proposed development is in accordance with the relevant policies of the development plan and if not are there any material considerations that would justify approval of the application contrary to these policies;
- 2 Whether the proposed development would adversely the character of the conservation area;
- 3 Whether the proposals would adversely impact on the environmental quality of the area currently enjoyed by local residents.

The proposal involves the erection of a single storey extension to the east side of an existing coffee shop to form a new kitchen area. The new structure will measure approximately 2.1m. x 7.1m and, externally, match the appearance of the existing building. The applicants have advised that the present cooking area within the coffee shop is rather restricted with hot soups etc being prepared at the servery. The kitchen extension will allow the food to be prepared away from the public and will offer the opportunity to improve the range and service to the customers of the coffee shop. The

proposal does not accommodate additional floorspace for seating purposes. The building has been designed to meet the needs of disabled persons and a ramp is proposed at the new kitchen entrance which will provide a safe access for staff in wheelchairs. The applicants have advised that the identified 'Al Fresco' area to the east of the coffee shop is not a formal proposal at this time and its use as a sitting out / eating area is not a part of the current consideration of this application.

From a visual point of view, the new extension will be located approximately 4 metres behind the front elevation of the existing facility and is unlikely to be seen by the majority of the visitors to the coffee shop. The extension will be overlooked by the new residential properties located approximately 30 metres to the south ie Vernonholme. As the design and finishing materials of the new structure will match those of the existing building, it is considered the external appearance of the extension is acceptable and accordingly, the proposal will not detract from the character of the surrounding conservation area.

With regard to the impact the proposal will have on the residential amenities of the area, the applicants advise that an extract hood is to be fitted over the griddle / fryer / range to be provided within the extension. A small vent grille is to be positioned to the rear of the property. It is considered that the method of extraction is appropriate for the scale of the facility proposed and that any noise and / or smell from the new kitchen should not significantly affect the residential properties to the south.

To the west there exists the off street car parking spaces for the coffee shop and the Botanic Gardens. These have operated in a satisfactory manner since their provision a number of years ago. The proposed development involves an increase in floor area for kitchen purposes only and does not involve an increase in the seating capacity of the coffee shop. The intention of the applicant is to improve the range and service to the customers and in this respect, it is considered that the minimal increase in traffic movements generated by such a small scale development will not adversely impact on the road traffic safety of the area.

Taking into account the above, it is considered that the proposals are in line with the relevant development plan policies for the area. The site is to be used for purposes associated with a higher educational establishment, the development will not significantly impact on the environmental quality of the surrounding occupants by virtue of a significant increase in noise and smell, the facility will not detract from the character of the conservation area and the small scale nature of the proposal will not detrimentally impact on the road traffic safety of the area. It is also considered that the proposal will enhance the current visitor facility.

With regard to the various matters raised by the objectors, it is considered that the relevant issues have been discharged above.

Design

The proposed extension will match the exiting building in terms of design and finishing materials and will be located approximately 4 metres behind the front elevation of the coffee shop. The external appearance of the new structure is considered acceptable in this location within the West End Suburbs Conservation Area.

CONCLUSION

The submitted details are in accordance with the requirements of the development plan. The new facility proposed is not intended to increase the seating capacity of the coffee shop but improve the internal operations of the premises resulting in a better range and service for the customers. There are no material considerations that would justify the refusal of this application.

RECOMMENDATION

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

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

Reason

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