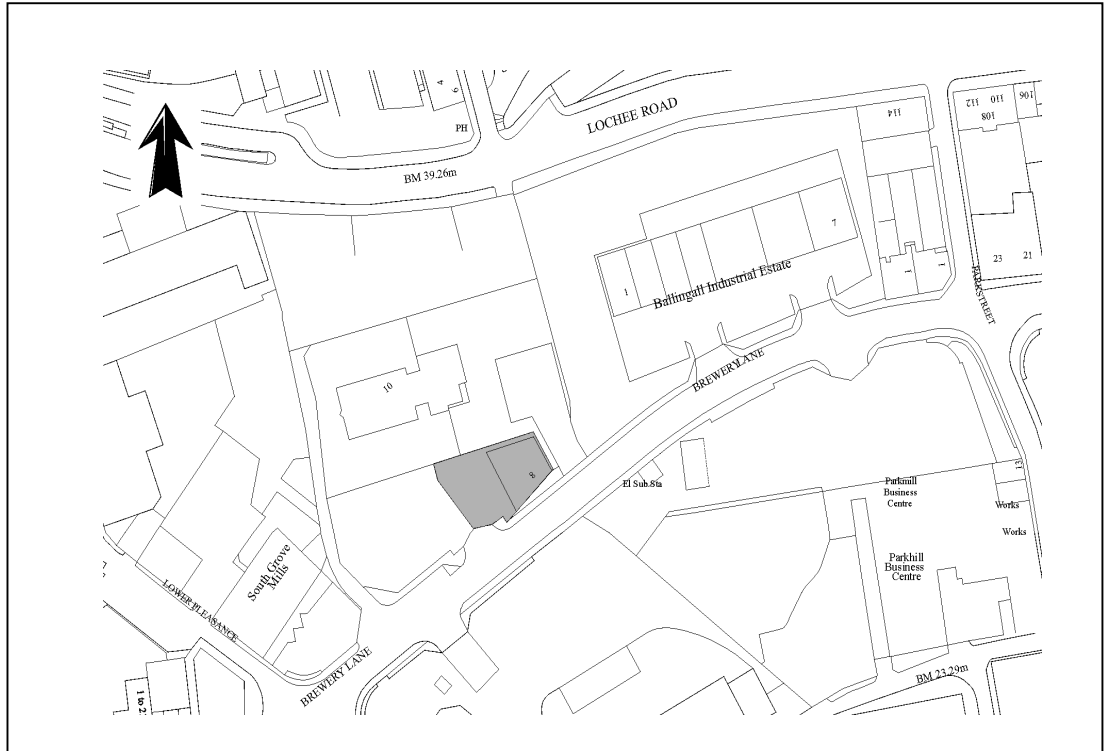


**KEY INFORMATION****Ward** Law**Proposal** Two Storey  
Extension to form additional  
office and storage space**Address**  
18 Brewery Lane  
Dundee  
DD1 5QW**Applicant**  
Stewart Small & Son  
8 Brewery Lane  
Dundee DD1 5QW**Agent**  
Paul Doig  
7 The Esplanade  
Broughty Ferry, Dundee  
DD5 2EL**Registered** 13 November  
2002**Case Officer** K Clark

# Workshop Extension proposed in Brewery Lane

The two storey extension to form additional office and is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered the proposal for a two storey extension to an existing business premises is in accordance with the development plan policies.

The application is recommended for **APPROVAL** subject to a condition regarding the hours of operation.

**SUMMARY OF REPORT**

- The application is for an extension to an existing painter and decorators workshop and yard. The extension will comprise a two storey structure accommodating a storage area at ground floor level and office accommodation on the upper floor.
- One letter of objection was received from the Cyrenians located to the north of the application site. The objection expressed concerns with regard to the potential loss of privacy and daylight and increased emissions from the premises. It is considered that the proposed extension will not have a detrimental impact on the existing residential amenity as the development is adjacent to the service block and there are no windows proposed in the north elevation of the extension. Furthermore, there is no anticipated increase in the intensity of the use. Therefore the level of emissions will not change.
- The application site is located within a EU1 Industrial Area, is this location the planning authority will encourage the establishment and retention of industrial and business uses.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two-storey extension to an existing painter and decorator's workshop and yard. The proposed extensions will comprise a two-storey building accommodating a store area on the ground and office on the upper floor. The area of new floorspace created will extend to approximately 84 square metres. The extension will be finished in a render to match the existing building with mono-pitched roof finished in metal sheeting.

## SITE DESCRIPTION

The application site is located to the north of Brewery Lane. The site currently accommodates a painter and decorators workshop and yard. The premises currently operate providing a base for the painters business and includes a spray painting box. The surrounding area is industrial with a variety of primarily industrial uses in close proximity. However, to the north is the Cyrenians facility, which provides support for people with drug and alcohol problems.

## POLICY BACKGROUND

There are no National Planning Policy Guidelines or Structure Plan policies of relevance to the current application.

Dundee Local Plan 1998

The premises are located within an area allocated as EU1 General Industrial Areas. In areas such as this the planning authority will encourage the establishment and retention of industrial and business uses.

## LOCAL AGENDA 21

Key Theme 4 seeks to ensure that local needs are met locally. The proposal will ensure that an existing business continues to operate within an appropriate location.

## SITE HISTORY

Planning permission for a 3-metre flue on the flat roof of the existing building was approved subject to conditions on the 28 August 2001, 01/30221/FUL refers.

## PUBLIC PARTICIPATION

The applicant's agent has completed the required neighbour notification procedure. One letter of objection was received from the Cyrenians located directly to the north of the application site. The objection highlighted concerns with regard to the height of the proposed extension and the perceived impact on the privacy and daylight currently enjoyed. The objection further expressed concerns with regard to the possible increase in fumes emanating from the premises. A copy of this letter is available for inspection within the Members Lounges. The issues raised will be addressed within the "Observation" section of this report.



## CONSULTATIONS

The required consultees have been notified of the application no objections have been received. The Director of Environmental and Consumer Protection, whilst not objecting to the proposed extension, recommended the use of a condition restricting the use of the premises to daytime hours. It was recognised that this is an industrial area where industrial uses should be permitted to operate relatively unimpeded. However, the use of the proposed condition would protect the amenity of the Cyrenians unit during the evening and early morning. The applicant has agreed the imposition of the condition.

## OBSERVATIONS

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

- 1 The proposed development is in accordance with the Employment policies within the Dundee Local 1998.
- 2 The proposal will have an unacceptable impact on the existing residential amenity of the residents to the north by virtue of loss of privacy, daylight and an increase in fumes or noise emanating from the expanded premises.

The application is for an extension to an existing industrial unit. The site is situated within an area allocated as EU1, General Industrial Areas. In areas such as this the establishment and retention of employment uses is encouraged. The proposed retention and expansion of an existing painters and decorators business therefore complies fully with policy.

As indicated the application site is located within an identified employment area. The premises are located at a slightly lower level than the objectors' premises. The proposed two-storey extension will be constructed to the south east of the neighbouring Cyrenians unit, at its closest point approximately 12-metre distance. In addition, the section of the objectors' property that directly overlooks the application site accommodates the stairs and service block. The proposed extension does not include any windows in the north elevation. Consequently, it is not considered that the proposal will result in a loss of privacy or daylight to the neighbouring supported unit.

With regard to noise and fume emissions. The proposed extension will accommodate a store and administration office, the Director of Environmental and Consumer Protection has recommended the use of a condition limiting the hours of operation to day time only. The applicant has accepted this condition. It is not anticipated that the proposed store or office will result in any increase in fumes from the premises.

## Design

The surrounding area includes a variety of building types including traditional stone mills and more modern purpose built industrial units. The proposed extension will be constructed in a style and finish to match the existing industrial unit.

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## CONCLUSION

It is considered that the proposed extension to an existing industrial unit fully complies with the adopted development plan. Furthermore, subject to a condition limiting the hours of operation of the extension to daytime hours only, it is not considered that the proposal will result in a loss of residential amenity Cyrenians unit located to the north.

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## 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 Use of the yard and store shall be restricted to Monday-Friday 0700-1800 and weekends between 0900-1700

## Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 The premises are closely adjoined by residential properties and it is considered necessary to strictly control the nature and intensity of the use of the premises in the interests of the amenities of the area