

KEY INFORMATION

Ward Bowbridge

Proposal

Ground floor alterations to convert storage areas to training room, workshop and ancillary facilities

Address

Alexander House
22 Mid Road
Dundee
DD3 7RP

Applicant

PCC Scotland
Sangobeg House
4 Frances Street
Dundee
DD3 8HH

Agent

Wellwood Leslie Architects
Fort Street House
Broughty Ferry
Dundee
DD5 2AB

Registered 12 Feb 2003

Case Officer C Walker



Offices and Training Facility Proposed at Mid Road

Ground floor alterations to convert storage areas to training room, workshop and ancillary facilities is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed use of the premises is broadly similar to the previous use and will not lead to parking or traffic movement difficulties such as to adversely impact on the amenities enjoyed by nearby residents. It is therefore recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Planning permission is sought to change the use of the premises to form a ground floor training area. This area was formerly a storage area. The upper floor offices remain unchanged, as will the 5 parking spaces in front of the building.
- A letter of objection was received from the occupiers of a nearby house stating concerns about traffic, access and parking problems.
- The development complies with the Council's parking standards for premises of this size. It is also close to public transport routes. It is considered that the proposed use will not lead to any significant rise in the demand for parking spaces such as to create residential amenity problems. In these circumstances it is concluded that the proposal complies with the provisions of the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought to change the use of the premises to form a ground floor training area, meeting room, workshop and toilets. The training area indicates the potential for a total of 10 computer outlets. The ground floor was formerly a storage area. The upper floor offices remain unchanged. The elevational alterations required to implement these changes involve the replacement of a roller shutter door with a door and window. The 5 parking spaces in front of the building remain unchanged.

PCC Scotland, a computer firm, intends to occupy the premises. They state that their business involves computer sales, training and servicing off site at client's premises. They have 9 members of staff of whom 5 would be based at the premises. They anticipate that staff would use 4 parking spaces and that there would be approximately 2 deliveries per day by transit type van. Training will be for groups of 5 to 6 people (although there is potential for a maximum of 10), principally in the evenings from 6 to 8pm.

SITE DESCRIPTION

The site comprises a modern 2 storey building finished in reconstituted stone and tiles. The ground floor is a store accessed by a roller shutter door and the upper floor is laid out as offices. It is set back 5 metres from the footway to provide 5 parking spaces in front of the building which are surfaced in paviers. The building is currently vacant.

The site is surrounded to the north, south and west by housing and to the east by lock up garages. Mid Road is a narrow street linking Mains Road and Strathmartine Road. There are parking restrictions on both sides of the road between the site and the junction with Strathmartine Road

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

The site is allocated as part of an existing housing area and Policy H1 seeks to protect residential amenity.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan 2003

The following policies are of relevance:

Policy 1 of this plan seeks to promote vibrant and sustainable communities and contains a similar protection of



residential amenity as the adopted Plan.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

LOCAL AGENDA 21

The proposed development reuses an existing building and it considered to be sustainable.

SITE HISTORY

In August 1993 planning permission was granted to Reid and Ross of 37 Strathmartine Road to erect this building for use as stores and offices - application ref. no D18553 refers. Conditions were imposed on the consent limiting it to use as stores and offices in connection with the applicants business only.

The premises were subsequently taken over and used by a mailing company for many years. No application was made to continue to use the premises by occupiers other than the original applicants.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from the occupier of a nearby house (copy available for inspection in the Members Lounges). The objector is concerned about traffic, access and parking plans, pointing out that Mid Road is a congested narrow street and that there will be safety problems for children and residents due to the lack of parking facilities for the workforce of the premises. These points are considered in the Observations section of this Report.

CONSULTATIONS

No adverse comments on the development were received from Statutory Consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application is Policy H1 specified in the Policy background section above. This policy does not preclude commercial developments in

residential areas but rather seeks to ensure that they do not adversely affect residential amenity by virtue of design, layout, parking and traffic movement issues, noise or smell.

In this case the application involves an existing building so issues of design and layout are not relevant. The nature of the proposed use does not suggest that there will be any issue regarding noise or smell, and certainly nothing that would be any different from the previous use of the building.

With regards to traffic and parking, this issue has been investigated with the applicants, PCC Scotland. They have provided information that would suggest that in terms of deliveries the proposed use of the premises would be better than the previous use. The mailing business involved a significant amount of deliveries to the building (an average of 6 per day according to the previous occupants). This would decrease to an average of 2 per day with the current proposals, as might be expected by the nature of the current use.

In terms of parking, there are 5 spaces in front of the building, although 1 of these would be for smaller vehicles only due to the presence of a disabled ramp at the building. The applicants consider that this level of provision will be adequate for their needs. Clearly when training takes place during the day or a group of 10 trainees arrives at anytime in separate vehicles then there would not be enough spaces on site. The applicants state that when training takes place on their premises they usually lay on taxis for those attending. If people decide to use their own cars, their experience is that people (who invariably come from the same company) will tend to share cars. Often training will take place at other locations if this is preferable for the company involved. PCC Scotland state that they have 3 parking spaces available to them at their current premises and that this provision has been adequate for their purposes.

It is considered that the level of provision at 5 spaces is quite good for a small site close to the District Centre at Strathmartine Road. It complies with the Council's parking standards for premises of this size. It is adequate for staff needs. In terms of visitors to the site for training, the site is close to public transport routes and therefore

convenient for those who choose not to travel by car. The applicants statements about arranging taxis and car sharing reinforce the view that demand for spaces at the site will not be high. If cars arrive at the site and parking is not available, then although it is accepted that Mid Road provides little opportunity for parking, there is ample parking available nearby on other streets. It is therefore considered that the proposed use will not lead to a significant rise in the demand for parking spaces such as to create residential amenity problems. In these circumstances it is concluded that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are Policy 1 of the Finalised Draft Plan and the letter of objection. Policy 1 is framed in similar terms as Policy H1 of the adopted Plan and therefore there are no further issues to be considered.

The objector raises issues already considered in the assessment of the proposed development against Policy H1 of the adopted Plan. The objector foresees danger to residents and children because of the lack of parking for the workforce at the application site. In fact 5 spaces are available which are sufficient for the 5 members of staff based at the premises. If the 5 spaces do not satisfy the demand for parking by staff members or visitors to the site, then there should not be a problem of parking on Mid Road as there are parking restrictions adjacent to the application site. Instead additional parking is likely to take place on nearby streets. Furthermore safety matters should improve with the lessening of the number of deliveries to the site.

It is concluded from the foregoing that insufficient weight can be accorded to the letter of objection such as to justify the refusal of planning permission of the proposed development. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed elevational alterations are very minor in scale and are of satisfactory design.

CONCLUSION

The proposed use of the premises is broadly similar to the previous use and will not lead to parking or traffic movement difficulties such as to adversely impact on the amenities enjoyed by nearby residents.

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

Reason

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