

KEY INFORMATION

Ward Broughty Ferry

Proposal
Installation of satellite dish

Address
28 Camperdown Street
Broughty Ferry
Dundee DD5 3AB

Applicant
Mr Stephen Bruce
28 Camperdown Street
Broughty Ferry
Dundee DD5 3AB

Agent

Registered 12 Mar 2003

Case Officer Gordon Reid



Retrospective Consent Sought for Satellite Dish in Broughty Ferry

The installation of satellite dish is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**.
Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal is in accordance with the policies of the development plan in this instance.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the installation of a satellite dish at 28 Camperdown Street, Dundee.
- The application raises issues for consideration in terms of the Built Environment Policies of the Dundee Local Plan 1998 and Policy 61 of the Finalised Dundee Local Plan Review.
- A single letter of objection was received to the proposed development. The ground of objection was that the satellite dish should be located elsewhere on the property and not the south face of the building.
- It is considered that the proposal complies with the Built Environment Policies of the Dundee Local Plan 1998 and Policy 61 of the Finalised Dundee Local Plan Review. In addition, it is considered that the objection raised by the neighbour is not of sufficient weight to warrant refusal of the application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the installation of a satellite dish at 28 Camperdown Street, Dundee.

The satellite dish has already been installed on the south (rear) elevation of this sub-divided property.

SITE DESCRIPTION

The application site is located on the south side of Camperdown Street and is to the west of the junction with Harley Street. The property is a large stone built house with natural slates to the roof. The property has been sub-divided both vertically and horizontally. There is garden ground to the south of the house. The application property is ground floor to the south but has both floors to the north.

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:

Built Environment Policy BE11 Development in Conservation Areas: this policy advises that within conservation areas all development proposals will be expected to complement and enhance the character of the surrounding area.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 61 Development in Conservation Areas: advises that all development proposals will be expected to preserve or enhance the character of the surrounding area.

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

There are no Key Themes of relevance to the consideration of this application.



SITE HISTORY

There is no site history of relevance to the consideration of this application

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and a single letter of objection was received to the proposed development. The ground of objection was that the satellite dish should be located elsewhere on the property and not the south face of the building.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees to the proposed satellite dish.

OBSERVATIONS

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

- 1 whether the proposals are consistent with the provisions of the development plan; and if not
- 2 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 are specified in the Policy background section above.

The satellite dish in the location proposed would normally be permitted development with no requirement for planning permission. However, in this instance the application property is located within the Grove Conservation

Area which has an Article 4 Direction attached to it which removes the permitted development rights of householders. Therefore an application for planning permission is required.

Built Environment Policy BE11 Development in Conservation Areas is relevant and advises that within conservation areas all development proposals will be expected to complement and enhance the character of the surrounding area. The satellite

dish is to be located on the rear elevation of the house and will not be visible from any public vantagepoint. It is considered that the location chosen by the applicant has been sited with the minimum of visual intrusion. In light of this it is considered that the proposal is acceptable in terms of Built Environment Policy BE11 of the Dundee Local Plan 1998.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

- a Does the proposal comply with Policy 61 of the Finalised Dundee Local Plan Review. This Policy sets out similar criteria to Built Environment Policy BE11 of the Dundee Local Plan 1998. Given that the proposal is considered to be acceptable in terms of Policy BE11 it is considered that for the

reasons outlined above the proposal is also acceptable in terms of Policy 61 of the Finalised Dundee Local Plan Review.

- b A single letter of objection was received to the proposed satellite by an adjoining neighbour. The main ground of objection was that the satellite dish should be located elsewhere on the property and not the south face of the building. It is considered that the location is acceptable, as it would not be visible from any public vantagepoint and that it has been sited with the minimum of visual intrusion.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The satellite dish has been located on the rear of the property and as a result does not detrimentally affect the appearance of the surrounding conservation area.

CONCLUSION

It is considered that the proposal complies with the Built Environment Policies of the Dundee Local Plan 1998 and Policy 61 of the Finalised Dundee Local Plan Review. In addition, it is considered that the objection raised by the neighbour is not of sufficient weight to warrant refusal of the application in this instance.

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