

KEY INFORMATION

Ward Craigiebank

Proposal

Change of use from open space ground to parking bays

Address

Lands to the North of
16a Greendykes Road
Dundee
DD4 7NA

Applicant

Anne McAulay
14 Greendykes Road
Dundee
DD4 7NA

Agent

Registered 24 Oct 2003

Case Officer Gordon Reid



Proposal for Parking Bays at Greendykes Road

A change of use from an open space to parking bays is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed development is not in accordance with the policies of the development plan in this instance.

The application is recommended for Refusal.

SUMMARY OF REPORT

- Planning permission is sought for the formation of 4 car-parking bays at land to north of 16A Greendykes Road, Dundee.
- The proposed development raises issues for consideration in terms of Housing Policy H1 of the Dundee Local Plan 1998 and Policy 1 of the Finalised Dundee Local Plan Review.
- A single letter of objection was received to the proposed development from an adjacent neighbour. The main concern related to the loss of an area of landscaping and a mature tree and its replacement with an unattractive area of car-parking.
- It is considered that the proposed development is not in accordance with Housing Policy H1 of the Dundee Local Plan 1998 and Policy 1 of the Finalised Dundee Local Plan Review. It is considered that there are no material considerations that would justify departing from the policies of the development plan in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of 4 car-parking spaces on land to the north of 16A Greendykes Road, Dundee.

SITE DESCRIPTION

The application site is located to the north of 16A Greendykes Road and is to the south of Noran Avenue. The site is currently an area of landscaping bounding the properties along Noran Avenue and Dean Avenue. The site is laid out in grass with a mature Rowan Tree and shrubs. All the surrounding uses are residential.

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:

Housing Policy H1 Existing Residential Areas. This Policy seeks to safeguard the environmental quality of the existing residents in 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 1 Vibrant and Sustainable Communities. This Policy seeks to safeguard the environmental quality of the existing residents in 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 the application.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and a single letter of objection was received from an adjacent neighbour. The main



grounds of concern are that the proposal would result in the loss of a mature Rowan Tree and a green area which are assets to this part of Noran Avenue and replace them with an ugly area of car parking.

CONSULTATIONS

The Director of Leisure and Arts advised that the proposal would result in the loss of a small area of public open space and a mature rowan tree.

No adverse comments were received from any of the other statutory consultees.

OBSERVATIONS

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

- a whether the proposals are consistent with the provisions of the development plan; and if not

- b 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 application site is located in an area where there is no specific policy designation. As such Housing Policy H1 applies and seeks to resist developments that would adversely affect the environmental quality enjoyed by existing residents by virtue of design, layout, parking and traffic movement issues, noise or smell. The site forms part of a landscaped strip along the boundary of Noran Avenue and then into Dean Avenue. The landscaping takes the form of grassed areas, trees and shrubs. The proposal would result in the loss of an area opposite the gable of 16A Greendykes Road including a mature rowan tree. While this is a small area of landscaping it is visible from Greendykes Road. It is considered that the loss of this area of landscaping would be detrimental to the visual amenity of the surrounding area and adversely affect the environmental quality enjoyed by existing residents. This would be the first breach into this landscaped area and if approved may well encourage further proposals from other residents. The cumulative effect of further parking bays and loss of landscaping would have a significant adverse affect on the visual quality and setting of this area.

In addition, to the above it is considered that the formation of car parking spaces at this location would introduce traffic movements that would raise issues of traffic safety. The proposal is close to the junctions of Noran Avenue with Dean Avenue and Noran Avenue with Greendykes Road. In order to utilise these spaces cars would have to reverse in to them or out of them. It is considered that this movement close to two junctions would result in issues of concern regarding traffic safety.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

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

- a Policy 1 of the Finalised Dundee Local Plan Review. This Policy sets out similar criteria to Housing Policy H1 of the Dundee Local Plan 1998. It is considered that for the reasons already set out under Housing Policy H1 the proposed development is not in accordance with Policy 1 of the Finalised Dundee Local Plan Review.
- b A single letter of objection was received from an adjacent neighbour. The main grounds of concern are that the proposal would result in the loss of a mature Rowan Tree and a green area which, is an asset to this part of Noran Avenue and replace it with an ugly area of parking. As already outlined above it is concluded that the loss of this area of landscaping and the mature rowan tree would adversely affect the environmental quality enjoyed by residents in the area.

It is concluded from the foregoing that material considerations all weigh against the grant of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

Design

The proposal is for an area of hardstanding for four car-parking spaces and will result in the loss of an area of landscaping and mature tree. It is considered that the proposal would adversely affect the visual appearance of the area.

CONCLUSION

It is considered that the proposed development is not in accordance with Housing Policy H1 of the Dundee Local Plan 1998 and Policy 1 of the Finalised Dundee Local Plan Review. In addition, it is considered that there are no material considerations that would justify departing from the policies of the development plan in this instance.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

Reason

- 1 The proposed development is contrary to Housing Policy H1 of the Dundee Local Plan 1998 and Policy 1 of the Finalised Dundee Local Plan Review as it would detract from the existing environmental quality enjoyed by residents due to the adverse affect on the visual appearance of the surrounding area and have an adverse affect on traffic safety in the area. There are no material considerations that would justify departing from the policies of the development plan in this instance.