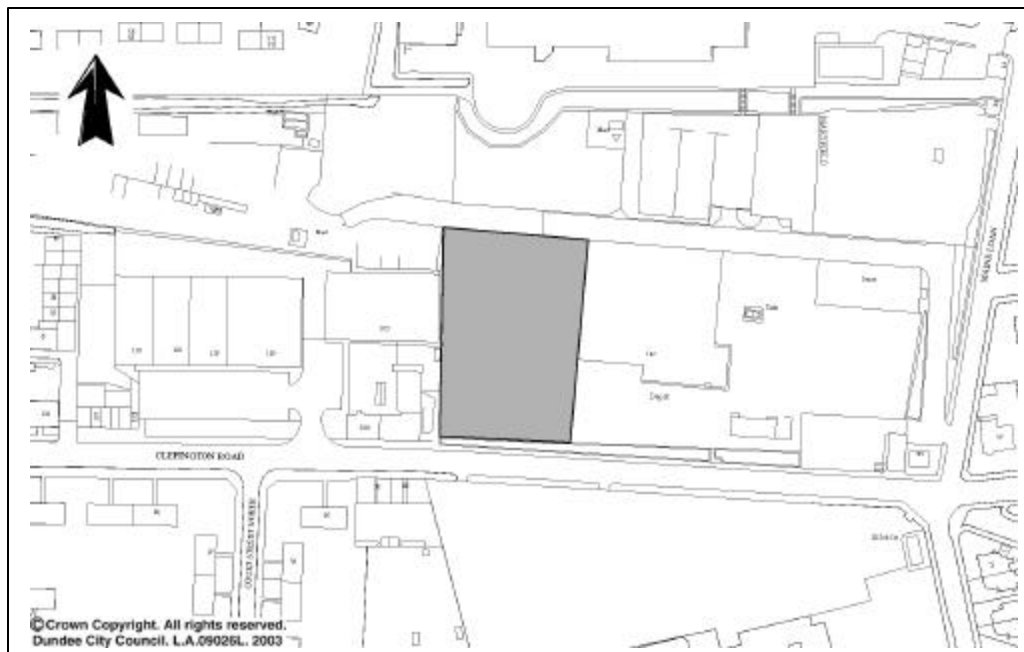


**KEY INFORMATION****Ward** Stobswell**Proposal**Installation of additional  
Storage units on upper levels**Address**Land to the West of  
101 Clepington Road  
Dundee  
DD4 7DF**Applicant**Castlecroft Securities Ltd  
Friarton House  
Friarton Road  
Perth  
PH2 8BB**Agent**Andrew Black Design  
36 Main Street  
Invergowrie  
Dundee  
DD2 5AA**Registered** 21 Oct 2003**Case Officer** Gordon Reid

# Proposed Addition to Storage Facility in Clepington Road

The installation of additional storage units on upper levels is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposals are considered to be acceptable in terms of the policies of the development plan.

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

**SUMMARY OF REPORT**

- Planning permission is sought for the installation of additional storage units and associated steps and walkways at Land to west of 101 Clepington Road.
- The proposal raises issues for consideration in terms of the Housing Policies of the Dundee Local Plan 1998 and Policy 1 of the Finalised Dundee Local Plan Review.
- Two letters of objection were received from neighbours in the tenement block to the west. The main concerns raised related to potential overshadowing and disturbance from noise.
- It is considered that the proposals are acceptable in terms of the Housing Policies of the Dundee Local Plan 1998 and Policy 1 of the Finalised Dundee Local Plan Review. In addition it is considered that the concerns raised are of insufficient weight to warrant refusal of the application.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the installation of additional storage units at land to west of 101 Clepington Road, Dundee.

The additional units are to be located on top of some of the existing units in the northern part of the site. Associated stairs and walkways are also to be erected to provide access to the new units.

## SITE DESCRIPTION

The application site is located on the north side of Clepington Road and is on land to the west of 101 Clepington Road. The site extends to approximately 0.46 hectares and is currently occupied by Castlecroft Securities. There are storage container units throughout the site.

## 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 advises that developments within residential areas will be permitted where they do not adversely affect the environmental quality enjoyed by local residents.

### 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 advises that new development should be in accordance with other policies of the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents.

## Scottish Planning Policies, Planning Advice Notes and Circulars

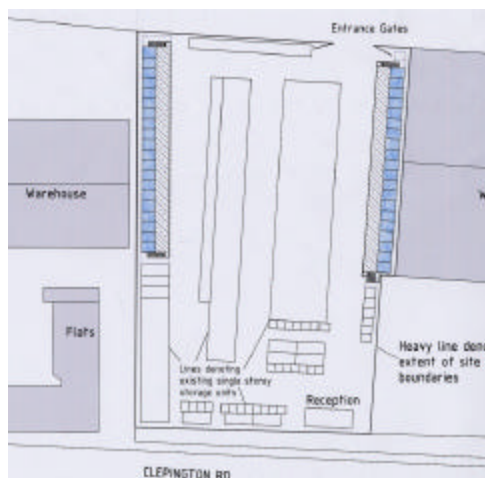
There are no statements of Government policy relevant to the determination of this application.

## 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 the application



## SITE HISTORY

Formation of Storage Centre on land to the East of 103 Clepington Road, Dundee. Approved subject to conditions on 30 September 1999.

## PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and two letters of objection were received from residents in the tenement property immediately to the west of the application site. The main concerns raised to the proposed development were that it would result in the overshadowing of the windows and gardens of the properties to the west and result in an increase in disturbance from noise.

Copies of the letters of objection are available in the Members' Lounges and the issues raised are addressed in the "Observations" section of this Report.

## CONSULTATIONS

No adverse comments were received from any of the 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 are specified in the Policy background section above.

The planning application is for the installation of additional storage container units on top of some of the existing units within the site. The additional units are to located only in the northern part of the site and to the west and east boundaries. In order to access the new units steps and walkways are to be installed. No new units are to be installed in front of the tenement block immediately to the west of the site.

The site is located within an area that has no specific designation and therefore Housing Policy H1 of the Plan applies. Policy H1 advises that developments within residential areas will be permitted where they do not adversely affect the environmental quality enjoyed by local residents. As none of the new units are to be located in front of the tenement there will be no increase in overshadowing of these properties as a result of the proposal. No other aspect of the existing use is to be changed as a result of the proposal. While there will be an increase in activity with the additional storage units it is considered that this should not lead to a significant increase in disturbance over that which exists at present. The proposed development is considered to be in accordance with Housing Policy H1 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 Policy 1 Vibrant and Sustainable Communities of the Finalised Dundee Local Plan Review. This Policy advises that new development should be in accordance with other policies of the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents. It is considered that for the reasons set out in the consideration of the proposal against Housing Policy H1 the application complies with Policy 1 of the Finalised Plan.
- b Two letters of objection were received from residents in the tenement property immediately to the west of the application site to the proposal. The main concerns raised to the proposed development were that it would result in the overshadowing of the windows and gardens of the properties to the west and result in an increase in disturbance from noise. The proposal does not include any new units opposite the tenement property to the west. Therefore, no overshadowing of this property will occur as a result of the proposals. In addition, it is considered that given the scale of the increase there should be no significant increase in disturbance from noise over and above that which exists at present.

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 units that are proposed are of the same style as those presently within the site. The new units are to be located in the northern part of the site and on the west and east boundaries. The visual appearance of the proposal is considered to be acceptable.

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## CONCLUSION

It is considered that the proposed additional units are 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 the objections raised are of insufficient weight to warrant refusal of the application.

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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

## Reason

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