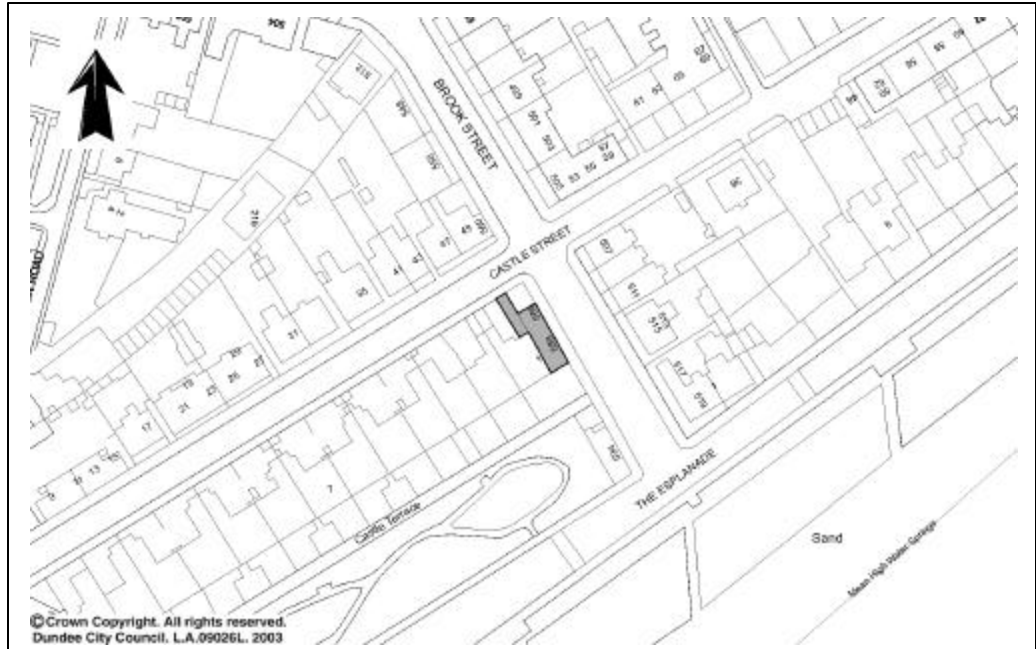


KEY INFORMATION**Ward** Broughty Ferry**Proposal**

Change of use and elevational alterations to form flat

Address586 Brook Street
Broughty Ferry
Dundee DD5 3EA**Applicant**Mr J Thomson
C/o Paul Doig Architectural
Services
7 The Esplanade
Broughty Ferry
Dundee**Agent**Paul Doig
7 The Esplanade
Broughty Ferry
Dundee DD5 2EL**Registered** 4 June 2004**Case Officer** J Robertson

Proposal to Convert a Shop into a Flat in Brook Street

The Change of use and elevational alterations to form flat is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies of the development plan and there are no material considerations that would justify refusal of the application contrary to the plan.

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

SUMMARY OF REPORT

- Planning permission is sought for a change of use from retail to residential at 586 Brook Street, Broughty Ferry.
- The proposal raises issues for consideration in terms of Housing Policy H10 of Dundee Local Plan 1998 and Policy 4 of the Finalised Dundee Local Plan Review.
- One letter of objection and a petition with 50 signatures was received from residents in the surrounding area raising concerns regarding loss of the shop.
- The original application was deferred from the Development Quality Committee 30 August 2004. The applicant subsequently submitted amended plans providing adequate private amenity garden ground and a drying area.
- It is considered that the proposed development is in accordance to Housing Policy H10 of Dundee Local Plan 1998 and Policy 4 of the Finalised Dundee Local Plan Review.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a change of use from a shop and associated elevational alterations to form a flat at 586 Brook Street, Broughty Ferry. The proposal will provide a 2 bedroom flat with kitchen, lounge and bathroom. The existing windows will be built up using stone to match existing and new timber windows will be used to match the existing windows on the east elevation.

The applicant submitted amended plans providing an area of private amenity garden ground to the rear of the property with a designated drying area.

SITE DESCRIPTION

The application site is located on the west side of Brook Street with Castle Street to the north, The Esplanade to the south and Castle Terrace to the west. The application property is on the ground floor of a 2-storey 19th Century building finished in stone and with a slate roof. On the upper floor of the building is residential use. The property is a small corner shop in a predominantly residential area. There are however a small number of other uses in the area such as a restaurant and office use.

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 H10: Design of New Housing sets out the guidelines for the design and layout of any new housing. The guidelines set out for Central Broughty Ferry are:

- a For a small site the development may be a flat with at least 75% to have 2 or more bedrooms.
- b Amenity space - 10 square metres/flat of private useable garden ground.

- c Outdoor drying space to be provided in addition to the amenity space.
- d Privacy - 18 metres between facing habitable rooms
- e Parking - 100% parking provision

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 4: Design of New Housing, Appendix 1 sets out guidelines for design and layout of new housing.

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

Key Theme 13 is relevant to this application and seeks to ensure that places, spaces and objects combine meaning and beauty with utility. It is considered that the proposed development is in accordance with the aims of this key theme.

SITE HISTORY

There is no recent site history of relevance to this application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the application was advertised in the "Dundee Courier and Advertiser" as affecting the setting of a Conservation Area on 16 June 2004. In relation to the original application, one letter of objection was received from a neighbouring resident to the west of the site and a petition with 50 signatures was also received from residents in the surrounding area raising concerns regarding loss of a local convenience shop.

Neighbours were re-notified following the submission of the amended plans and no objections were received.

Copies of the objections are available for viewing in the Members' Lounges and the issues raised will be 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

- 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 proposal is for a change of use from retail to residential at 586 Brook Street. One letter of objection and a petition of 50 signatures were received from residents in the surrounding area.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

Housing Policy H10 sets out the local plan guidelines for new housing. The policy seeks to ensure that in Central Broughty Ferry the proposal meets the

relevant criteria in terms of house type, amenity space, outdoor drying facilities, privacy and parking. The proposed development meets the criteria in terms of house type and privacy. There are 10 square metres of private garden ground available as well as a designated drying area. There is no designated parking space for the flat therefore on street parking would be expected. There are no current parking restrictions within the area and there is also lock-up garages in close proximity to the site which would provide secure parking for the property. In addition there is no provision for visitor parking. Given the proposed change of use from retail to residential it is likely that on-street parking related to this property will have a less of an impact. The proposal is considered to meet the criteria as set out in Housing Policy H10.

The alterations proposed to facilitate the use as a flat are designed to match the existing stonework and reflect the proportions of the existing residential elevation.

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:

Finalised Dundee Local Plan Review

Policy 4: Design of New Housing advises that all new development should be of a high quality and will be required to conform to the Design Standards set out in Appendix 1 of the Local Plan. In terms of the standards set out for new housing in Central Broughty Ferry it is considered that the proposed change of use complies with Policy 4.

Objections.

One letter of objection and a petition of 50 signatures were received from residents in the surrounding area raising concerns regarding loss of a local convenience shop. The shop is not located within the existing Broughty Ferry district shopping centre. The shop therefore does not benefit from protection through any of the retail policies. While the loss of the shop would affect the access to a local facility it would not warrant

refusal of the application in this instance.

It is concluded from the foregoing that there are no material considerations that would justify a departure from the policies of the development plan and therefore is recommended that planning permission be granted.

Design

The proposed elevational alterations are proposed to match the existing building and would therefore have no significant detrimental visual impact on the surrounding area.

CONCLUSION

The proposed development is considered to be in accordance with the Housing Policies of the Dundee Local Plan 1998 and Policy 4 of the Finalised Dundee Local Plan Review. It is considered that the concerns raised by the objectors are insufficient grounds for refusal.

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