

KEY INFORMATION

Ward Riverside

Proposal

Formation of vehicle access and parking area

Address

344 Blackness Road
Dundee
DD2 1SD

Applicant

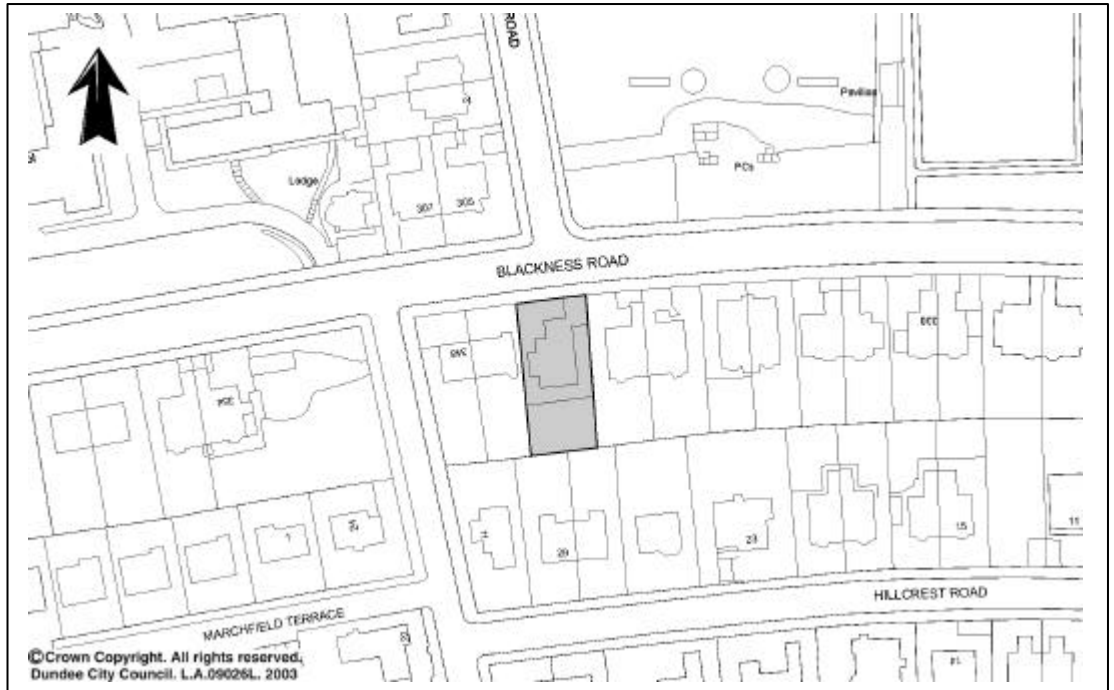
Mr and Mrs Tennant
344 Blackness Road
Dundee
DD2 1SD

Agent

Paul Doig
7 The Esplanade
Broughty Ferry
Dundee
DD5 2EL

Registered 19 Jan 2005

Case Officer J Robertson



Proposed New Vehicular Access in Blackness Road

The formation of a new vehicle access and parking area 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. It is considered that the material considerations provide insufficient weight to warrant refusal of the application. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the formation of a vehicle access and parking area at 344 Blackness Road.
- The proposal raises issues for consideration in terms of Housing Policy H1 and Built Environment Policy BE11 of the Dundee Local Plan 1998 and Policy 1 and Policy 61 of the Finalised Dundee Local Plan Review.
- One letter of objection was received from neighbouring resident raising issues of concern with regards to parking and traffic movement.
- It is considered that the proposal is in accordance with Policy H1 and Policy BE11 of the Dundee local Plan 1998 and Policies 1 and 61 of the Finalised Dundee Local Plan Review. It is considered that the material considerations provide insufficient weight to warrant refusal of the application contrary to the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of a vehicle access and parking area. The proposal includes alterations to the existing northern boundary wall. The vehicle access will be defined by a double cast iron gate, which requires the removal of a section of the existing, stonewall. The timber gate beside the existing garage is to be built-up re-using stone from the existing wall removed to form the gateway.

SITE DESCRIPTION

The application site is located on the south side of Blackness Road opposite Jedburgh Road, with Marchfield Road to the west and Hillcrest Road to the south. The application property is a traditional stone built two-storey detached house. The property has an existing garage to the north east of the house, which is accessed immediately off Blackness Road. The house has an amenity area on the north elevation and a south facing private garden ground on the south elevation. Victoria Park is located to the northeast of the site with the surrounding area primarily in residential use. The site is located within the West End Suburb Conservation Area.

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, seeks to ensure development does not adversely affect the environmental quality enjoyed by local residents.

Built Environment Policy BE11: Development in Conservation Areas, expected to complement and enhance the character of the surrounding area.

Dundee Urban Nature Conservation Subject Local Plan 1995

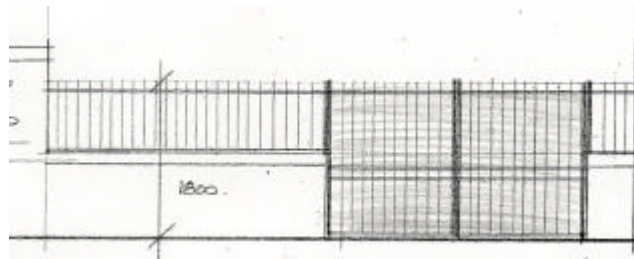
There are no policies relevant to the determination of this application.

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities, seeks to minimise any effect on the environmental quality enjoyed by local residents.

Policy 61: Development in Conservation Areas, expected to preserve or enhance the character of the surrounding area.



SITE HISTORY

There is no site history of relevance in this instance.

PUBLIC PARTICIPATION

The applicant carried out statutory neighbour notification and one letter of objection was received from a neighbouring resident raising issues of concern with regards to impact on parking and traffic movement within the area.

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.

Housing Policy H1 seeks to ensure that new development does not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. In terms of design, the proposed works on the northern boundary use materials that match the existing stone wall and cast iron gates. The layout within the site provides two off street car parking spaces, which are considered appropriate. In terms of parking and traffic movement, the proposal will provide two off street car parking spaces in addition to the existing garage. Given the location and size of the vehicle access it is unlikely that it will have a significant impact on the existing on street parking within the area and is likely to result in the loss of

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 of relevance to this application, which seeks to ensure that places, spaces and objects combine meaning and beauty with utility. It is considered that the proposed development is in compliance with the aims of this key theme.

one space. A number of the surrounding properties have similar parking arrangements which in addition to unrestricted on street parking provides adequate parking arrangements for surrounding residents. It is considered that there will be no adverse issues in terms of noise and smell. The proposal is considered to be in accordance with Housing Policy H1.

Built Environment Policy BE11 Development in Conservation Areas. The policy requires that developments complement and enhance the character of the area. Given the design and proposed materials it is considered that the proposed development is in keeping with the character of the surrounding area. The re-use of stone within the development is considered appropriate and helps to preserve the existing northern boundary. It is considered that the development would not have an adverse impact on the character of the surrounding area. It is therefore considered that the proposal is in accordance with Built Environment Policy BE11.

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:

Policy 1: Vibrant and Sustainable Communities reiterates Housing Policy H1 of the Dundee Local Plan 1998. Therefore with reference to the reasons set out for Housing Policy H1 of the Dundee Local Plan 1998 the proposal is considered to comply with Policy 1.

Policy 61: Development in Conservation Areas reiterates Built Environment BE11 of the Dundee Local Plan 1998 and therefore with reference to the reasons set out for Policy BE11 of the Dundee Local Plan 1998 the proposal is considered to comply with Policy 61.

The Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997. Section 64 of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. As noted above the proposal complies with this requirement.

Objection

One letter of objection was received raising concerns with regards to parking and traffic in the area. These issues have been addressed with reference to Housing Policy H1 of the Dundee Local Plan 1998 and it was considered that they would not have a detrimental affect on the surrounding residents.

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 proposed development has been designed using materials, stone and cast iron, in keeping with the original boundaries. It is considered that the design of the proposed works help to preserve the character of the surrounding area and do not have a negative visual impact.

CONCLUSION

The proposed development is considered to be in accordance with Housing Policy H1 and Built Environment Policy BE11 of the Dundee Local Plan 1998 and Policies 1 and 61 of the Finalised Dundee Local Plan Review. There are no material considerations that outweigh the development plan in this instance. It is therefore recommended that planning permission be granted with conditions.

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.
- 2 The parking area shall be used only for a purpose incidental to the use of the application property.

Reasons

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

- 2 To ensure that the parking area is not used in a manner prejudicial to the amenities of nearby residents.