

KEY INFORMATION

Ward Tay Bridges

Proposal

Change of use to support and rehabilitation centre with external alterations

Address

12 Rattray Street
Dundee

Applicant

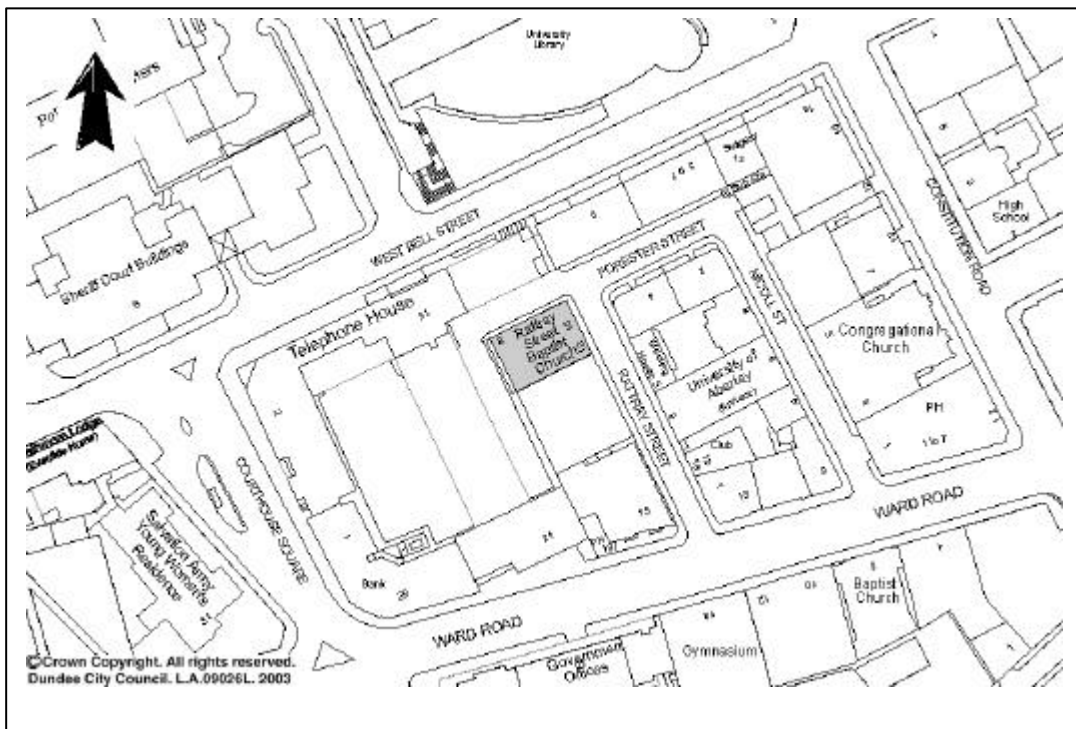
The Web Project
76 Bell Street
Dundee
DD1 1HF

Agent

Inglis & Carr
26 Marywell Brae
Kirriemuir
Angus DD8 4BJ

Registered 21 May 2005

Case Officer <insert name>



Proposed Rehabilitation Centre in Rattray Street

A Change of use to a rehabilitation centre with external alterations is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with the relevant policies regarding use of listed buildings in the Dundee Local Plan Review 2005, there are no specific policies directly applicable to the use, which is acceptable in the City Centre. The single objection is not supported. Accordingly, the application is Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the change of use of an existing former church building to a support centre for families, adults and young people and substance abuse rehabilitation. The premises comprise ground floor offices and drop in centre, first floor learning centre and meeting area and second floor offices and board room. New windows including velux roof lights will be installed.
- The site is at the corner of Rattray Street and Forester Street, off Ward Road in the City Centre. It is a former church which has been in use as additional meeting rooms and hall for the existing Baptist church on Ward Road. It has halls at ground floor with the former church at first floor and has a Gothic facade. The building is Category B Listed.
- The proposal complies with the relevant policies in the Dundee Local Plan Review 2005 in respect of alternative uses for and alterations to listed buildings. There are no relevant policies in respect of the use which is acceptable in the City Centre, outwith the shopping and University areas.
- One objection has been received on grounds of the potential impact of the users of the facility on the proposed new Tayside Institute of Health Studies in the adjacent University of Abertay building. As the use is acceptable in the City Centre, the centre is not residential and the likely impact is limited, the objection is not supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the change of use of an existing Church building to form a support centre for families, adults and young people and substance abuse rehabilitation. The development involves the creation of a new floor level in the former Church to provide accommodation comprising offices and drop in centre on the ground floor, a large open plan learning centre and meeting area on the first floor with offices and a board room on the second floor. The building will have new windows, velux windows will be formed on both sides of the roof and coloured glass will be used in the main windows to replicate the existing. The ground floor windows will have metal grilles.

SITE DESCRIPTION

The former Baptist Church lies at the corner of Rattray Street and Forester Street, off Ward Road in the City Centre. The building has halls at ground floor with the former Church on the upper floor and has been in use as additional accommodation for the Baptist Church on Ward Road. It has a Gothic facade with lancet windows. The surrounding uses are offices to the west and north, flats to the east, the Christadelphians Meeting House to the south east, and a car park to the south beyond which is a former church which has planning permission to change to residential flats.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 59: Alternative uses for Listed Buildings.

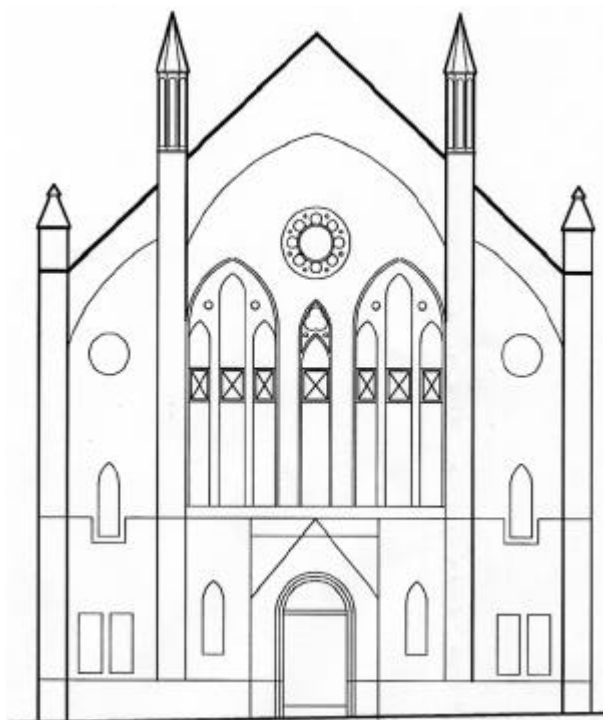
Policy 60: Alterations to Listed Buildings.

LOCAL AGENDA 21

The proposal complies with Key Theme 7, "Access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all".

SITE HISTORY

There is no planning history of relevance to this application. 05/00466/LBC is the current Listed Building application which has yet to be determined.



PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and one valid objection was received from the University of Abertay which has adjacent offices. The grounds of the objection are that the use of the premises for substance abuse rehabilitation will be likely to impact on the staff, students and visitors and may also result in damage to University property. The objection will be considered in the Observations below. A copy is available in Members Lounges.

CONSULTATIONS

There were no adverse comments from 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. There are no specific policies of direct relevance to the proposed use. The site lies within the City Centre but is outwith the shopping allocation and the further education area. There are no specific office use policies. The use is acceptable in this part of the City Centre which is accessible to staff and clients.

Policy 59: Alternative uses for Listed Buildings. The policy seeks to ensure that suitable alternative uses for Listed Buildings where this is necessary to secure their future. Adaptation of the fabric should be undertaken carefully and sensitively and have minimal impact on the architectural and historic interest, character and setting of the building. The proposed use will ensure the future of the building which has been used as additional halls for the nearby Baptist Church. A planning application for the erection of a new hall and meeting rooms has recently been lodged for the site immediately adjoining the existing Baptist Church on Ward Road which will provide this accommodation on a single enlarged site. It is considered that the proposal complies with the policy.

Policy 60: Alterations to Listed Buildings.

The issues relating to the acceptability of the internal alterations will be considered in the partner Listed Building application which will be referred to Historic Scotland. The proposed development will have limited impact on the external appearance of the building and includes new windows and doors. The beneficial use of the building will ensure its future.

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:

Objection.

One objection has been received from the University of Abertay which owns an adjacent building. The objection states that

there is already a significant provision in this part of the City for the support of people undergoing rehabilitation for substance abuse. The adjacent University premises at 9 West Bell Street will shortly be occupied by the Tayside Institute of Health Studies which provides teaching, research and consultancy on a wide range of healthcare issues. Part of the work will include counselling with the community outwith normal working hours. The University is concerned that staff, students and visitors may be at risk through the actions of clients to the proposed centre and that University property may be damaged. It is considered that such concerns may have a detrimental impact on the University campus generally and the potentially vulnerable users of the new counselling facility in particular. The University supports the development of additional provision within the City but considers that an over concentration of such facilities should be avoided in the immediate vicinity of the University campus.

The objection is in respect of the proposed clients of the facility not the use. The use to form a support centre for families, adults and young people and substance abuse rehabilitation is acceptable in planning terms and would be expected to be located within the City Centre where it is accessible to all. Whilst the perception of damage or harm from the users of a facility may be considered to be a valid objection, the Council must consider the weight which is accorded such an objection. The site is within the City Centre where there are a variety of uses with a range of opening hours of facilities which may be considered to be potentially damaging to vulnerable clients of the University.

The majority of the buildings in the University campus are accessed from Bell Street not Rattray Street, the

proposed centre is not residential and clients will be meeting project staff. It is considered there will be very limited impact on the functions of the University. The objection is not supported.

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

Design

The alterations to the building are predominantly internal with new windows and doors proposed to refurbish the external fabric of the Listed Building. The use of opaque glass to mask the formation of an additional floor in the former Church at the upper level will retain the appearance of the windows and the main window on the east elevation will have coloured glass to replicate the existing. The design of the alterations is sympathetic to the character and appearance of the building.

CONCLUSION

The proposed change of use complies with the relevant policies in the Dundee Local Plan Review 2005. The objection is not supported. It is therefore recommended that planning permission be granted with conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 The hours of operation of the unit shall be between 0830 hours to 2100 hours on Monday to Friday and 0900 hours to 1700 hours on Saturday and Sunday.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In the interests of the amenities of the occupiers of nearby properties.