

KEY INFORMATION

Ward Balgillo

Proposal

Erection of double garage and boundary wall

Address

69 Chirnside Place
Dundee

Applicant

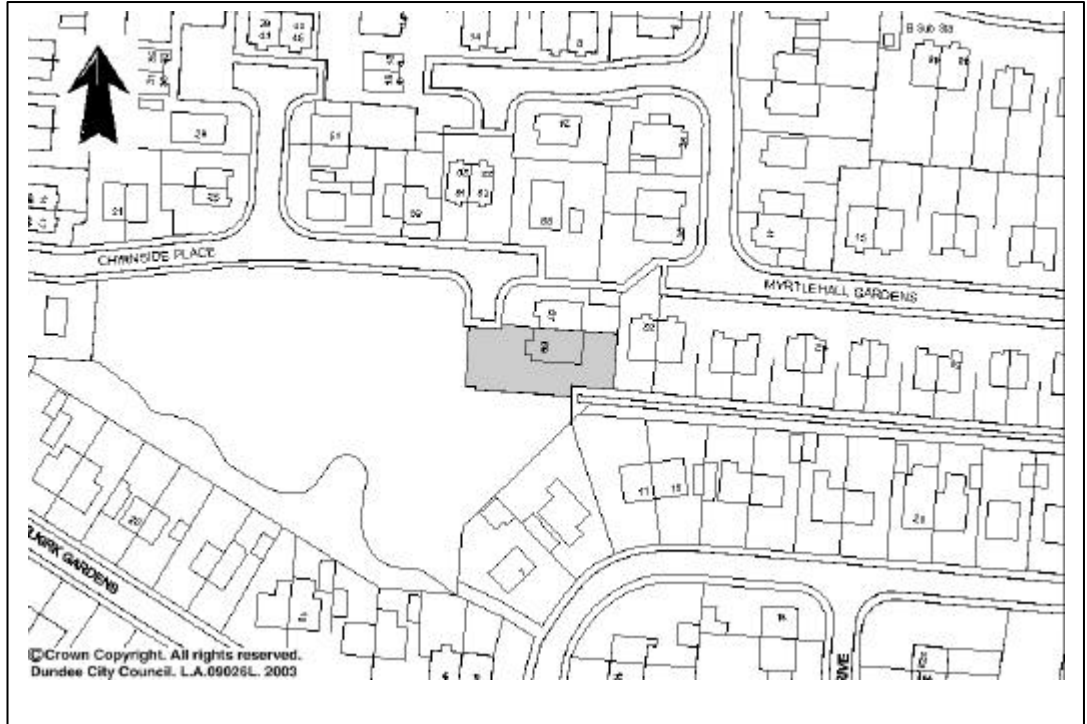
Mr & Mrs Dancer
69 Chirnside Place
Dundee DD4 0TE

Agent

Paul Doig
7 The Esplanade
Broughty Ferry
Dundee DD5 2EL

Registered 6 October
2005

Case Officer J Young



Proposed Garage in Chirnside Place

Erection of double garage and boundary wall is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policy 14 of the Dundee Local Plan Review 2005. The concerns raised by the objector are not considered to be of sufficient weight to merit refusal of the application. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a garage at the front of 69 Chirnside Place, Dundee.
- One letter of objection was received from an adjoining neighbour to the north on the grounds of impact on residential amenity of area, appearance of garage, inappropriate location at front of house and impact on natural environment.
- Policy 14 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application and it seeks to protect the residential amenity enjoyed by local residents.
- It is considered that the proposed garage is acceptable and will not adversely affect the amenity enjoyed by neighbouring residents.
- Therefore the application is recommended for **APPROVAL**.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a double garage to the west (in front) of the main dwelling at 69 Chirnside Place, Dundee. The garage will be finished in buff dry dash harled walls and brown tiled roof to match the existing house. The proposal also includes the erection of a 1.3m high multi-brown facing brick wall along the west boundary and 1.3m high access gate on the north boundary. The proposed garage has a floor area of 36sqm (6m by 6m).

SITE DESCRIPTION

The application site is located on the east side of Chirnside Place and it is at the end of a cul-de-sac. It is the southmost half of a pair of single storey semi-detached houses with dry dash and buff brick render and tiled roof. There is a large area of public open space to the south and west of the property. There is a timber fence less than 1m high along the west boundary, a 1.8m high timber fence along the north (mutual) boundary and trees and a hedge along the south boundary. An area of hardstanding is located in the south west corner and the footway is dropped for a car to access and park on this area.

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 14: Alterations and Extensions to Houses - proposals to alter or extend existing houses will only be permitted where:

- There is no adverse impact on the appearance of the prominent elevations of the house;
- There is no significant loss of sunlight, daylight or privacy to the occupants of the neighbouring properties;

- More than 50% of the original useable garden ground will be retained;
- The design and materials respect the character of the existing building.

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 the determination of the application and states that places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

There is no site history of direct relevance to the determination of the application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from an adjoining neighbour on the grounds of adverse impact on residential amenity, appearance of garage, inappropriate location of garage at front of house and impact on natural environment.

Copies of the objections are available for inspection in the Members' Lounges and the issues raised are discussed in the "Observations" section below.

CONSULTATIONS

No adverse comments were received from statutory consultees or other bodies.

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.

Policy 14 seeks to protect the amenity enjoyed by neighbouring residents. The site for the proposed garage is currently laid out as an area of hardstanding for parking a car and the adjacent footway has been dropped for this purpose. In addition, the garage

is located at the end of a cul-de-sac. Although the garage is proposed at the front of the house, there is no driveway elsewhere within the site. The garage has been designed to match the existing house with a tiled, pitched roof and dry dash render. It is considered the design and materials are appropriate for this location and will blend in with the existing house. The garage is located far enough away from neighbouring houses to have no impact on their amenity. As the site is currently used for parking, the amount of useable garden ground will not be significantly decreased.

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:

Objections

The objections raised are regarding the design of the garage, its location at the front of the property and its impact on the amenity of the area and natural environment. As discussed above, the design and materials for the garage will blend in with the existing house and are considered appropriate. The site for the garage is currently used for parking and this use will continue with the proposal. The garage is located sufficient distance from neighbouring properties to have no impact on their amenity and it faces onto a large area of public open space to the west.

Due to the proposed size of the garage, it is considered necessary to attach a condition to restrict its use for domestic purposes only.

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 garage will be finished in a dry dash render and tiled roof to match the existing house which is considered appropriate.

CONCLUSION

The proposed garage is acceptable and complies with Policy 14 of the Dundee Local Plan Review 2005. It is considered that the objection does not carry sufficient weight to merit refusal of the proposal. Therefore the application is recommended for APPROVAL.

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 garage shall only be used for domestic purposes, 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 garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties