

KEY INFORMATION

Ward Tay Bridges

Proposal

Retrospective Consent for formation of external steps

Address

Unit 3
Annfield Row
Dundee

Applicant

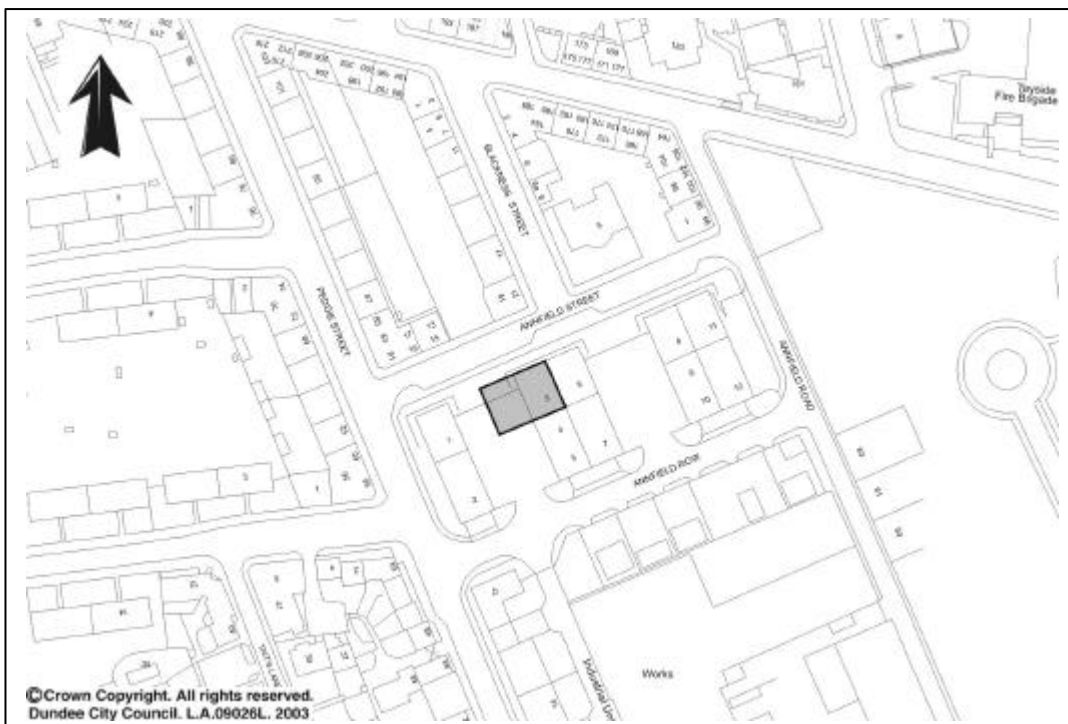
The Cairn Partnership
Unit 3
Annfield Row
Dundee
DD1 5JH

Agent

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White Lodge Studio
5 Margaret Crescent
Dundee
DD5 1ND

Registered 9 Feb 2006

Case Officer Eve Jones



Consent Sought for Steps at Annfield Row

Retrospective Consent for the formation of external steps is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policy 81 of the Dundee Local Plan Review 2005 as it will provide a safe and convenient pedestrian route to a busy local facility. There were no objections. Accordingly the application is Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the formation of external steps from an industrial estate car park at Annfield Row to Annfield Street to the north. Works have already been carried out but the steps are substandard. New steps are proposed to comply with building standards. There were no objections to the application and it is referred to Committee at the request of the Ward Councillor.
- The embankment was formerly landscaped with well established shrubs which have been cleared. There is a difference in height of almost 2.5 metres over a distance of 8.8 metres. Ground cover shrubs could stabilize the site whilst improving its appearance.
- Unit 3 Annfield Row is a busy hot food takeaway and bakers. There are on street parking bays on the south side of Annfield Street. They are heavily used by residents in the tenements on the north side of the street.
- "Policy 81 - Pedestrians" in the Dundee Local Plan Review 2005 states that; "All developments should consider ease and safety of pedestrian access as a priority over all other modes. In particular, the implementation of measures designed to improve pedestrian safety, including footpath/footway provision. . . will be encouraged."
- It is considered that the proposed steps will provide a safe and convenient route for pedestrians in accordance with Policy 81. Subject to an appropriate landscaping condition, the application is acceptable

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of external steps adjacent to an industrial estate car park. Works have already been carried out. However, these do not meet acceptable standards and it is proposed that the steps be reformed in accordance with the submitted plans

SITE DESCRIPTION

The site lies between the parking area at the industrial units, 3 Annfield Row and Annfield Street to the north. There is a difference in height of almost 2.5 metres over a distance of 8.8 metres. The embankment was formerly landscaped with well established shrubs which have been cleared. There are 9 concrete steps with a metal hand rail on one side. Unit 3 Annfield Row is a busy hot food takeaway and bakers. The south side of Annfield Street adjacent to the site has on-street parking bays. They are heavily used by residents in the tenements on the north side of the street.

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 81 - Pedestrians. The policy states that; "All developments should consider ease and safety of pedestrian access as a priority over all other modes. In particular, the implementation of measures designed to improve pedestrian safety, including footpath/footway provision. . . will be encouraged."

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

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 agenda 21 considerations of relevance to this application.

SITE HISTORY

The erection of the steps was investigated by the Enforcement Officer following an enquiry from the Ward Councillor. As the steps were considered to constitute engineering works, the landowner was advised that planning consent was required.

PUBLIC PARTICIPATION

The application has been the subject of statutory Neighbour Notification and no objections were received. The application is referred to Committee at the request of the Ward Councillor.

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.

Policy 81 supports the provision of facilities to enhance pedestrian access. The steps provide access to and from the adjacent hot food takeaway which operates 7 days a week, 24 hours a day. The alternative route for pedestrians is on the footway at Peddie Street to the west or Annfield Road to the east then through the car parking area, which does not have a footway.

The steps which have been formed without planning permission or a Building Warrant do not meet acceptable standards. The steps will be reformed in accordance with the submitted plans which show 13 steps.

The shrubbery on the embankment was not protected by any legislation and the trees have been retained. The embankment to the east of the hot food takeaway has been terraced with gravel. The embankment adjacent to the proposed steps is steeper and devoid of any landscaping. Ground cover plants could stabilize the slope, provide visual attraction without restricting views of the car park for security reasons. Subject to appropriate landscaping the proposal is considered to be acceptable.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

There are no other material considerations.

It is therefore recommended that planning permission

be granted with conditions.

Design

Landscaping will improve the bare appearance of the slope.

CONCLUSION

It is concluded from the foregoing that the proposal complies with Policy 81. Subject to appropriate landscaping the proposal is considered to be acceptable. 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 Within two months of the issue of this permission, a landscaping scheme for replanting of the embankment shall be submitted to Dundee City Council for approval and if approved, the works shall be carried out within 8 months thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of visual amenity and the appearance of the surroundings.