

KEY INFORMATION**Ward** Stobswell**Proposal**
Extension to Existing
Hospitality Lounge**Address**
Dens Park
Sandeman Street
Dundee**Applicant**
Dundee Football Club
Dens Park
Sandeman Street
Dundee
DD3 7JY**Agent**
Leadingham Jameson
Rogers & Hynd
18 South Tay Street
Dundee
DD1 1PD**Registered** 13 Feb 2007**Case Officer** C Walker

Extension to Hospitality at Dens Park

The extension to existing hospitality lounge is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension to the hospitality lounge is of an acceptable scale and will not lead to any unacceptable adverse impact on the amenities enjoyed by nearby residents. It is in compliance with Policy 1 of the Dundee Local Plan Review 2005. The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to extend the Penman hospitality lounge under the main stand at Dens Park by some 86 sq. metres.
- Policy 1 of the Local seeks to ensure that development does not have an adverse impact on residential amenity. Policy 53 sets out amenity distances for new licensed premises.
- A letter of objection was received from a local resident concerned about parking, noise from traffic and anti social behaviour at closing time.
- Taking into account the relatively modest scale of the extension, the fact that the extension is within the covered grandstand area and not visible from housing and the fact that other than an entrance doorway there are no openings from the lounge area to the street, it is considered that there will be no adverse impact on the amenities of adjoining residents.

DESCRIPTION OF PROPOSAL

Planning permission is sought to extend the Penman hospitality lounge at Dens Park by some 86 sq. metres. The extension would take place under the cover of the main stand occupying a level area between the seating and the pitch. The proposed extension is an elongated flat roofed structure (almost 22 metres long by 4 wide) and it is proposed to finish the structure with facing brick and a felt roof. The extension will only be visible from within Dens Park.

SITE DESCRIPTION

The application site is Dens Park football ground bounded to the north, west and south by Sandeman St, Provost Road, Dens Road and to the east there are tenement flats, industrial premises and a car park. The surrounding area is predominantly residential with tenement flats on Sandeman Street being very close to the main stand.

Underneath the main stand on Sandeman Street are the club offices and facilities including hospitality lounges. The Andy Penman Lounge is at the western extremity of the main stand and has a direct pedestrian access from Sandeman Street. Its floor area (excluding toilets and kitchen areas) is some 115 sq metres.

The 4 storey tenement flats on Sandeman Street are situated some 15 metres from the entrance to the Andy Penman Lounge. There are no openings from the lounge to the street other than the entrance door.

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 site is in an existing housing area and Policy 1 Vibrant and Sustainable Communities encourages the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the

environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 53: Licensed and Hot Food Premises outwith the City Centre. This Policy states that in general, outwith District Centres no licensed premises are acceptable within 30 metres of existing or proposed 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.



SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no relevant planning history. However a public house licence was recently granted to Dundee Football Club and they have indicated that they intend to operate the Andy Penman Lounge as a public house with typical public house hours.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and a letter of objection was received to the

proposal on behalf of the occupier of a tenement flat on the north side of Sandeman Street.

The objector states that there are severe problems at present with the operation of the football ground and difficulties for local residents to park in the street and to come and go as they please. The objector feels that the current proposal will worsen these problems and will lead to an increase in noise from traffic and anti social behaviour at closing time.

Copies of this letter are available in the Members' Lounges and the issues raised are addressed in the Observations section of this report.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has no objections to the development on noise grounds based on its small size and the fact that it extends towards the football pitch.

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.

The proposal seeks to extend an existing hospitality lounge, not quite doubling its floor area. Policy 1 seeks to protect the environmental quality enjoyed by local residents by virtue of a number of matters, the relevant ones in this case being noise, traffic movement and parking. It is not considered that issues of design, layout or smell arise in this case as the extension will not be seen from outwith the ground and no additional kitchen facilities are proposed.

Policy 53 of the Plan contains a presumption against licensed premises within 30 or 45 metres (depending on

size) of existing or proposed housing. It does not specifically address the situation of extensions to existing facilities. In this case the existing hospitality lounges, including the one subject to the currently proposed extension, are well within the 30 metres distance. Although this policy is not directly relevant in that the premises already exist, it does give a clear indication that the negative impacts of such uses need to be carefully considered.

Taking Policies 1 and 53 together it is clear that the impact of the development on residential amenity needs to be assessed. In this case, taking into account the relatively modest scale of the extension (when compared with the overall size of the football club and the many functions taking place at Dens Park), the fact that the extension is within the covered grandstand area and not visible from housing and the fact that other than an entrance doorway there are no openings from the lounge area to the street, it is considered that there will be no adverse impact on the amenities of adjoining residents. The alteration to the scale of the lounge will not result in any appreciable increase in traffic movement or parking congestion.

It is concluded that Policy 1 is not contravened. It is considered that the terms of Policy 53 are not directly relevant to the current proposal but that in any event the development will not result in an adverse impact on the amenities of neighbours.

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:

A. The letter of objection.

The concerns of the objector relate to parking problems, traffic noise and anti social behaviour. The issues of noise, parking and traffic have already been considered in the context of Policy 1 of the Local Plan and it has been concluded that there will not be any significant adverse impact. In terms of anti social behaviour, it is not considered that there will be any appreciable impact on the amenities of neighbours given the small scale of the extension and that there are other hospitality areas under the main stand. It seems clear that the principal

concerns of the objector relate to the fact that the operation of Dens Park as a football ground cause severe parking problems on match days and the proposed development will not have any impact on that situation.

B. The Views of the Head of Environmental Health and Trading Standards

The Head of Environmental Health and Trading Standards has no objections to the development on noise grounds based on its small size and the fact that it extends towards the football pitch.

It is concluded from the foregoing that insufficient weight can be given to the concerns of the objector such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted.

Design

The design of the proposed extension is satisfactory taking into account the context that it is entirely constrained by the available space under the covered grandstand and the need to ensure that it does not affect spectators view of the playing surface.

CONCLUSION

The proposed extension to the hospitality lounge is of an acceptable scale and will not lead to any unacceptable adverse impact on the amenities enjoyed by nearby residents. It is in compliance with Policy 1 of the Dundee Local Plan Review 2005.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition:

- 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.