

KEY INFORMATION

Ward West End

Proposal

Demolition of existing building and erection of replacement car showroom and workshop and alterations to existing building

Address

Barnetts of Dundee Ltd
Riverside Drive
Dundee DD2 1UG

Applicant

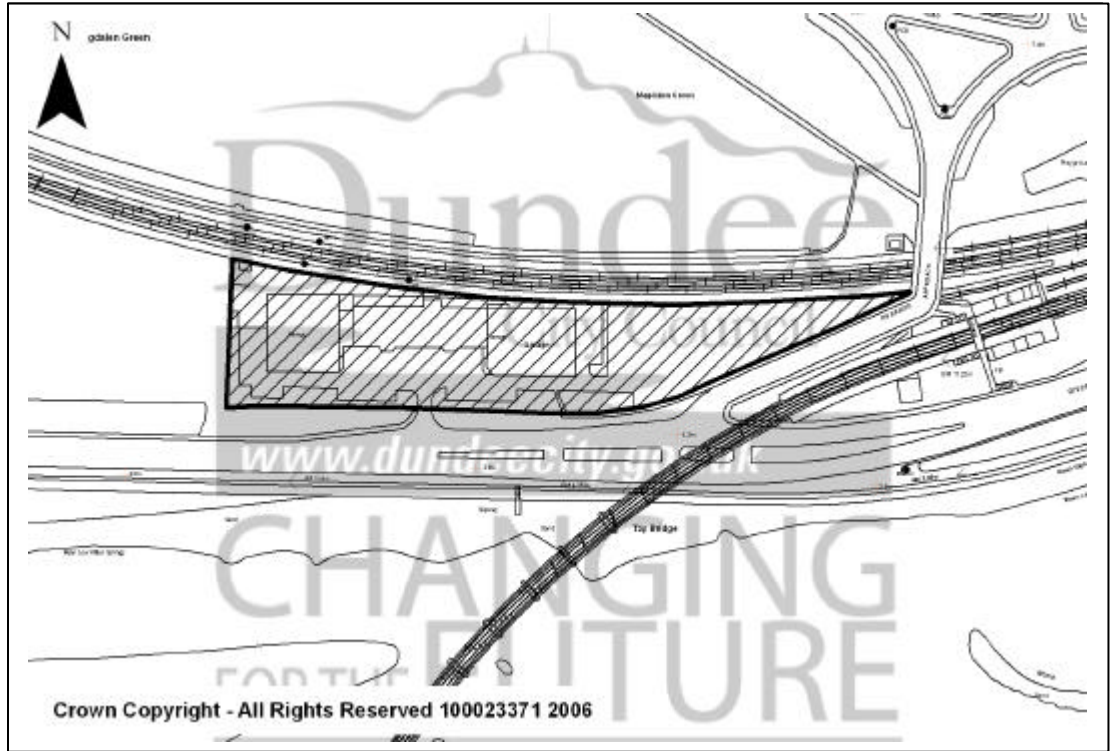
Barnetts Motor Group
Riverside Drive
Dundee DD2 1UG

Agent

Taybuild
Kinross House
175 Cocklaw Street
Kelty KY4 0DH

Registered 26 April 2007

Case Officer B Knox



Proposal to Rebuilt Car Showroom in Riverside Drive

The demolition of an existing building and erection of a replacement car showroom is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed works are considered to comply with Policy 55 of the Dundee Local Plan Review 2005. The objections are not supported in this instance. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the partial demolition of part of an existing car showroom and the replacement with a new building. The building will be smaller in footprint and up to 1 metre higher in places to accommodate a mezzanine level. A small workshop is also proposed as part of the development.
- The proposed development raises issues in terms of Policy 55 Urban Design of the Dundee Local Plan Review 2005.
- Four letters objection were received to the application, raising issues including the appearance of the development and the potential for parking problems.
- It is considered that the proposed development is in accordance with Policy 55 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure from the provisions of the development plan.

DESCRIPTION OF PROPOSAL

The proposal seeks permission for the demolition of part of an existing car showroom building and the replacement with a new showroom and workshop. It would result in a net loss of floor area but will be up to one metre higher than the existing building to allow for a mezzanine floor to part of the new building. The existing floor space of all the buildings is 3,110m² and the resulting floor space level will be 3,105m² after development. There are 150 parking spaces (to include parking and display) at present with a resulting 220 spaces (to include parking and display) after the development. The design of the building would be in keeping with the general appearance of the existing buildings and would be finished with silver cladding. There would be a mezzanine area to the replacement building to the west of the site which would incorporate staff facilities and a small café and climbing frame for waiting customers, a common feature in many new car showrooms.

SITE DESCRIPTION

The site is located on Riverside Drive close to the Riverside Approach road and the Tay Rail Bridge. To the immediate north of the site is the railway and beyond this is Magdalen Green, a large grassed park area. To the south of the site is Riverside Drive and beyond that is the River Tay. There are existing car showroom buildings on site which would partly be demolished. The existing section to be demolished has a pitched roof and is finished in grey sheeting. The site is out with the adjacent conservation area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

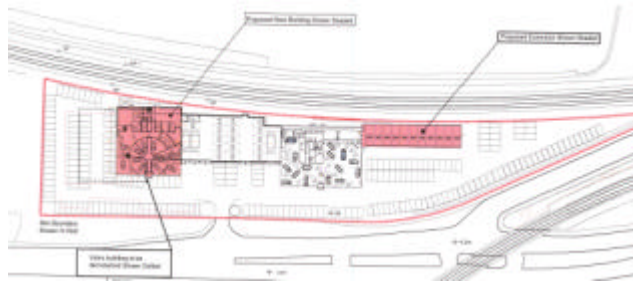
Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 55: Urban Design - for all new developments the emphasis will be on

design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on

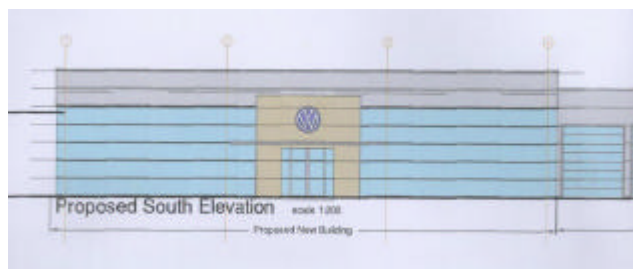


significant sites.

All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

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

The Urban Design Guide (Dundee City Council).

SUSTAINABILITY ISSUES

The proposal re-uses an existing brownfield site, which is considered to be sustainable.

SITE HISTORY

The following application is of relevance:

Planning Application: 03/00797/FUL
Erection of 6 bay car workshop & alterations to showroom.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and four letters of objection were received from residents of the nearest dwellings. The main grounds of concern are:

- 1 Adverse environmental impact with regard to parking problems.
- 2 Materials and overall design.
- 3 Appearance of development within a conservation area.
- 4 Effect on a Listed Building and its setting.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has pointed out that there may be contamination on this site and that investigation needs to be carried out to ascertain the extent of contamination. Given that the proposed use will be for commercial purposes, it is considered that a suitably worded condition should be applied if Members are minded to support the recommendation.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b 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 site is not allocated a specific land use under the terms of the Dundee Local Plan Review 2005.

Under the terms of Policy 55, new buildings and extensions should be well designed and present a design solution appropriate to the site and context. The extension will replace an old section of the building which is currently finished in grey sheeting with a shallow pitched roof. It is considered that a new building on the site will help to improve the appearance of the overall development. The proposed replacement building to the west of the site is smaller in footprint than the existing building which it is to replace and is approximately 7 metres high. The existing building in this part of the site is 6 metres high. This represents a small change in overall height but is considered to be acceptable given that the floor area is reduced. In this respect, it will not be an overly dominant feature when viewed from the road.

It would be finished with metallic silver cladding which in principle is considered to be an appropriate type of material. It is considered appropriate to obtain further details of the type of cladding prior to the commencement of development. It is therefore recommended that a condition be applied in the event of the application being approved.

The central section of the existing building is to be re-clad using the above material and this is considered to be appropriate in order to provide the new build aspect of the proposal unity with the existing building.

A small extension is proposed to the eastern side of the existing buildings to accommodate a workshop area. It would incorporate a large amount of glazing to the doors and would utilise white cladding to match the existing main building. This is considered to be acceptable in terms of appearance.

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

- 1 Adverse environmental impact with regard to parking problems - the workshop will encroach onto

an area which is currently laid with parking spaces. However, due to the fact that the extension at the west of the site is smaller than the existing footprint, it is possible to provide replacement parking in this area. There are 150 parking spaces (to include parking and display) at present with a resulting 220 spaces (to include parking and display) after the development. This increase in the number of parking spaces available within the site will help to alleviate pressure upon the parking available that is experienced at present and given that this is a net increase in the provision of parking, it is considered to be acceptable.

- 2 Materials and Overall Design - This issue has been discharged in the Observations Section above.
- 3 Appearance of development within a conservation area - the application site is not located within a conservation area and in this respect the views of the objectors are dismissed.
- 4 Effect on a Listed Building and its setting - the nearest Listed Building is the Tay Rail Bridge which is a Category A Listed building. It is considered that although the bridge is in relative close proximity to the site, it is visually removed and does not

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 design is considered to be appropriate for the site and will help to improve the overall appearance of the development. The scale of the new buildings is in keeping with the existing buildings and will not dominate the site.

CONCLUSION

It is considered that the proposed development is in accordance with Policy 55 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a

departure from the provisions of the Development Plan.

RECOMMENDATION

It is recommended that consent 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 prior to the commencement of development, full details of the proposed finishing materials to be used shall be submitted to and approved in writing by the Planning Authority.
- 3 Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:
 - a the nature, extent and type(s) of contamination on the site.
 - b Measures to treat / remove contamination to ensure the site is fit for the use proposed.
 - c Measures to deal with contamination during construction works.
 - d Condition of the site on completion of decontamination measures.

Before any part of the new buildings are occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

- 4 No development shall take place until there has been submitted to and approved by the planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to ensure a satisfactory standard of appearance.
- 3 In order to ensure that the site is fit for the use proposed.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.