

KEY INFORMATION

Ward East End

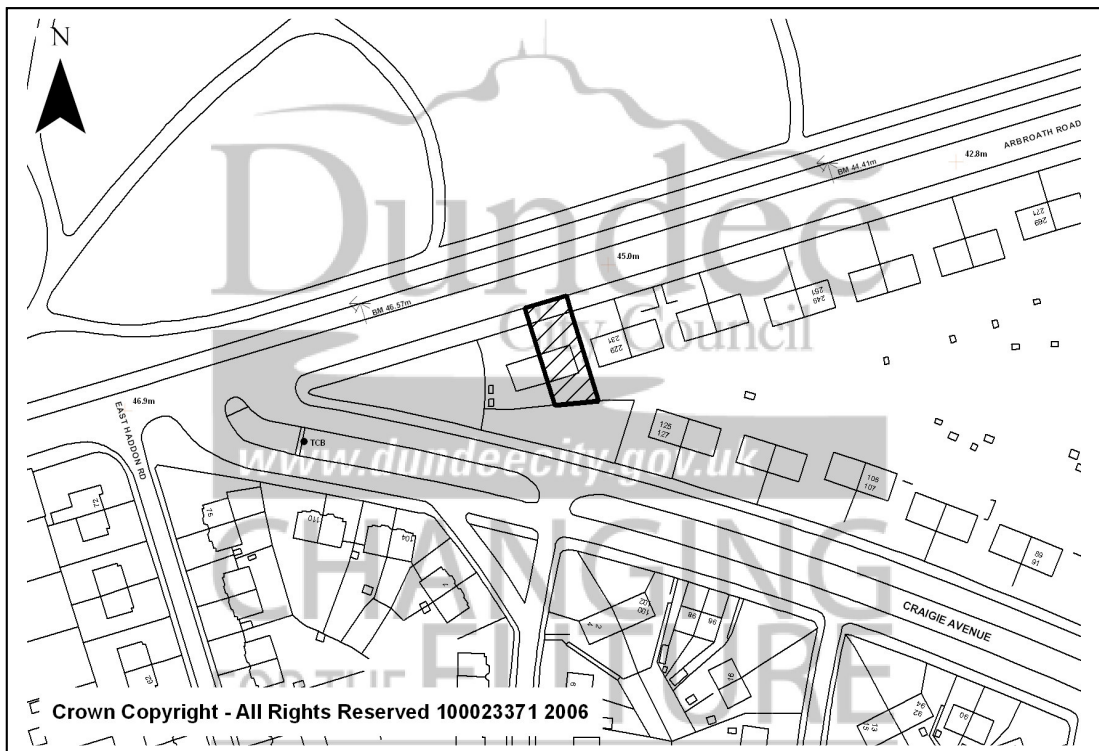
Proposal

Formation of driveway and pavement crossing

Address227 Arbroath Road
Dundee
DD4 7PT**Applicant**Mrs A Burns
227 Arbroath Road
Dundee
DD4 7PT**Agent**B S Design
4 Grove Road
Broughty Ferry
Dundee
DD5 1JL

Registered 10 Aug 2007

Case Officer Wendy Ferry



Proposed Driveway to House in Arbroath Road

The formation of a driveway and pavement crossing is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed driveway and pavement crossing are contrary to Policy 1 of the Dundee Local Plan Review 2005, therefore the application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for the formation of a driveway and pavement crossing at 227 Arbroath Road, Dundee.
- The proposed development raises issues for consideration in terms of Policy 1 of the Dundee Local Plan Review 2005.
- Four letters of objection were received to the application from neighbouring properties. The main issues relating to public, road and health safety, traffic and parking issues, drainage, noise, overlooking, security, works already having started, access problems, vehicles running onto the path and concerns that the path will not cope with the heavy load.
- It is considered that the proposed development is not in accordance with Policy 1 of the Dundee Local Plan Review 2005 due to parking and traffic movement issues and noise. There are no material considerations including the submitted objections that would justify approval of this application in this instance.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of a driveway and pavement crossing at 227 Arbroath Road, Dundee. The front garden is to have mono block concrete paving and there is to be a new steel fence and gates to match in height and design to the gardens to the east and west. The fence has been removed and the garden has been cleared, ready for the hardstanding. There is room for 1 to 2 vehicles to access and egress the site in a forward moving gear.

SITE DESCRIPTION

The application site is located to the south side of Arbroath Road, close to the junction with Craigie Avenue. The property is the upper floor flat within a two storey semi detached flatted block. There is no current off street parking, and there is limited on street parking as this is a busy road. This is mainly a residential area with similar types and styles of dwellings to the application site. There is a hedge to the west elevation of the garden approximately 1m in height.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 1: Vibrant And Sustainable Communities - the City Council will promote vibrant communities, encouraging 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.

Scottish Planning Policies, Planning Advice Notes and Circulars

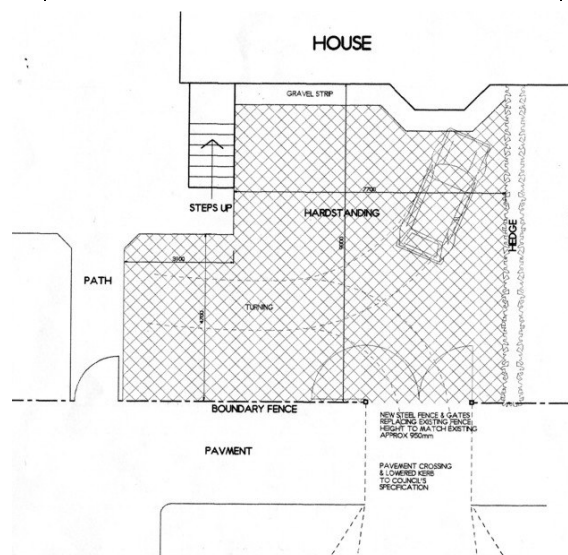
There are no statements of Government policy relevant to the determination of this application

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 site history relevant to the application site.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and four letters of objection were received from neighbouring residents.

The grounds of objection are:

- 1 Public and Road Safety;
- 2 Loss of a parking space;
- 3 Drainage problems;
- 4 Noise and overlooking into neighbouring properties;
- 5 Health Risks;

- 6 Security;
- 7 Works having already started;
- 8 Access problems; and
- 9 Vehicles running onto the path and concerns that the path will not cope with the heavy load.

CONSULTATIONS

No adverse comments were received from statutory bodies.

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 proposal under consideration involves the formation of a driveway and pavement crossing. It is considered that the proposed alterations are of a design that

will not adversely impact on the prominent elevations of the house and will not detract from the character of the surrounding area.

With regard to the impact the development will have on adjacent occupiers it is considered that, due to the location of the site and the scale of the alterations, there will be no significant loss of daylight or sunlight for the neighbouring properties. However, it is also considered that the privacy of these properties may be significantly prejudiced as the access and egress of a vehicle will include lights shining into the front windows of the ground floor flat and there will also be noise issues as any vehicle will be close to the ground floor windows. There will be a loss of one car parking space on the main road to accommodate the access for the

development. It is considered that this will not have a detrimental effect on parking in this area. There is sufficient space for one or two vehicles to enter and exit the driveway in a forward gear and therefore it is considered that vehicles will not require to encroach on the path to the east of the site. It is considered that there will be no significant impact on public and road safety and security will not be a concern as there are to be steel gates to the access of the driveway. There are no concerns regarding drainage of the site.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Four letters of objection were received in respect of this application. The main issues relating to the loss of parking space, public and road safety, drainage, noise, overlooking, security, works already having started, access problems, vehicles running onto the path and concerns that the path will not cope with the heavy load have been discussed and discharged in the Observations section above.

It is concluded from the foregoing that there are no material considerations such as to justify the grant of planning permission contrary to the development plan. It is therefore recommended that planning permission be refused.

Design

It is considered that the design of the proposed driveway and pavement crossing including the fencing is acceptable to the character and appearance of the existing house and that of the area.

CONCLUSION

The proposal does not comply with Policy 1 of the Dundee Local Plan Review 2005. The objections also carry sufficient weight to merit refusal of the application.

RECOMMENDATION

It is recommended that consent be REFUSED for the following reason:

Reason

- 1 The proposal is contrary to Policy 1 of the Dundee Local Plan Review 2005 due to the adverse visual impact of the proposed driveway on the surrounding area by virtue of the positioning and noise which will affect the ground floor flat. There are no material considerations that would justify approval of the application contrary to the provisions of the Development Plan.