

KEY INFORMATION

Ward Maryfield

Proposal

Alterations to existing building and addition to form new church hall (seating capacity 150)

Address

Seventh Day Adventist Church
Rennell Road
Dundee

Applicant

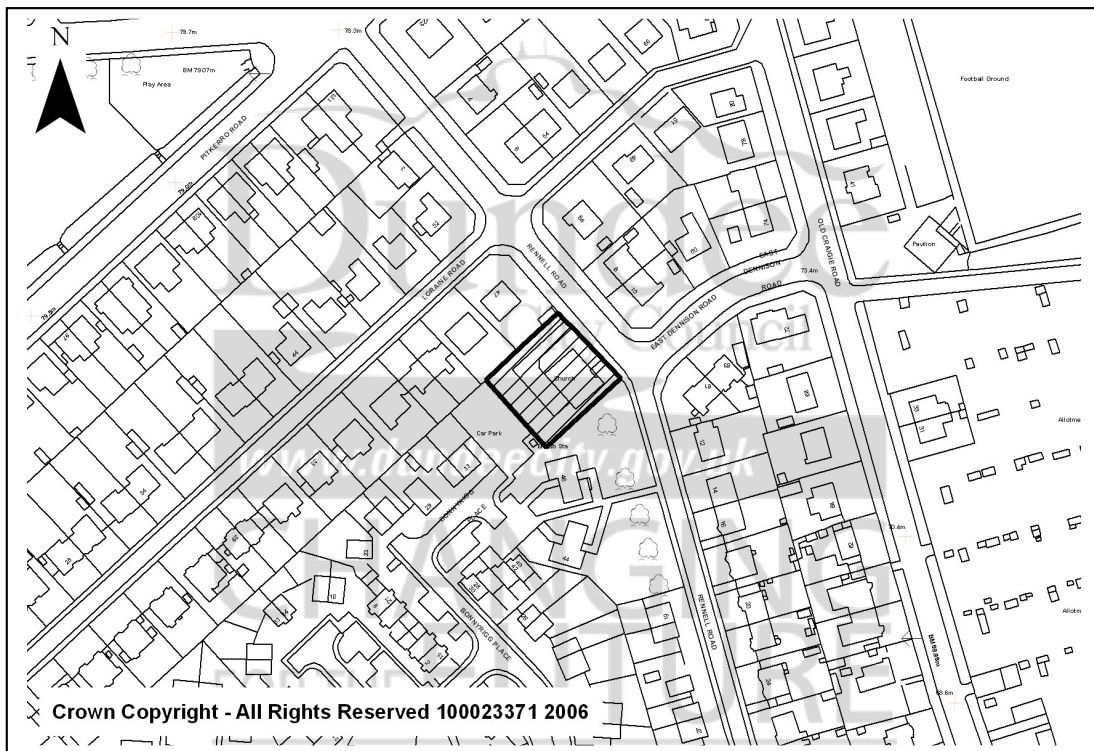
Seventh Day Adventist Church
c/o Pastor Marcel Ghioalda
27 Castlelaw Crescent
Abernethy

Agent

Thomson Roddick and Laure
Coleridge House
Shaddongate
Carlisle CA2 5TU

Registered 28 Nov 2007

Case Officer Paul Macari



New Church Hall Proposed In Rennell Road

The proposed alterations to an existing building and the addition of a new church hall are **RECOMMENDED FOR APPROVAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension to the SDA Church is considered to meet the criteria of Policy 1 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a refusal of planning permission contrary to the provisions of the Development Plan. It is therefore recommended that the application be **APPROVED** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of an extension to the existing SDA Church. The proposed extension will form a new church hall and additional storage facilities. Works ancillary to the proposed extension will also include a revision of the existing car park layout to form 13 parking spaces within the curtilage of the church.
- Policy 1 (Vibrant and Sustainable Communities) of the Dundee Local plan Review 2005 is relevant to the outcome of this planning application.
- 3 letters of objection have been received.
- The proposed development is considered to accord with the provisions of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the erection of an extension to the existing church hall to form a new church hall, vestry and storage facilities as well as the formation of additional car parking. The proposed extension will adjoin the south and eastern elevations of the existing church hall.

The existing church hall takes the form of a flat roofed block built building finished in brown roughcast with brown painted timber fascia boards and white PVCU framed doors on the east and west elevations. The building has several roof lights but has no elevational window openings.

SITE DESCRIPTION

The application site is located on the west side of Rennell Road and is bound to the south by an area of public open space, to the west by a public car park and to the north by the rear gardens of 2 storey flats. The boundaries of the application site are treated by a 1.5m high stone built wall to the north, a 2m high steel post and mesh fence to the south and west as well as a 1m high black painted steel post and rail fence to the east.

The application site comprises a flat roofed building with a floor area of 208m². The building is situated in the south eastern corner of the site with vehicle access to the site taken from Rennell Road along the northern boundary. The remainder of the site is used for car parking.

The buildings surrounding the application site are mainly of stone construction with slate roofs. However, there are examples of new build dwellings on Bonnyrigg Place that are finished in red facing brick and buff roughcast with concrete roof tiles.

POLICY BACKGROUND

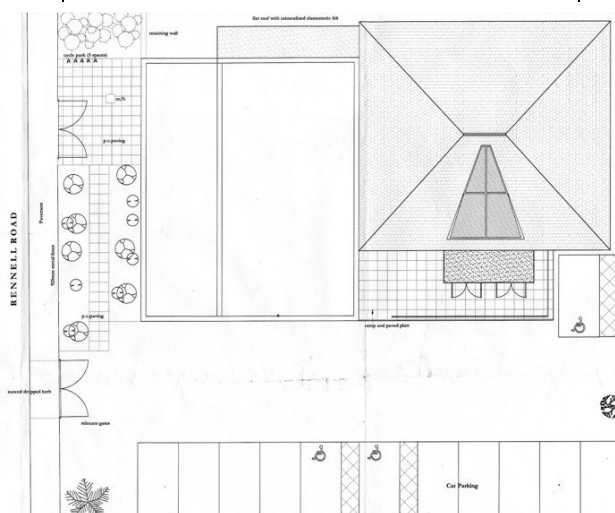
Dundee and Angus Structure Plan 2001-2016

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 developments 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 planning history of relevance to the outcome of this application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure. 3 letters of objection have been received raising concerns about:

- overlooking;
- overshadowing;
- anti-social behaviour/personal crime;
- dust/ pollution;
- noise disturbance;
- traffic congestion/loss of parking;
- electrical hazard; and
- loss of value.

CONSULTATIONS

No adverse comments have been received from consultees.

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

With regard to Policy 1 of the Dundee Local Plan Review 2005, by virtue of design and layout the proposed extension to the SDA Church will have a positive impact upon the streetscape of Rennell Road and the outlook of neighbouring dwellings that bound the site. Further, the proposed extension to the SDA Church will not impact upon neighbouring properties through overshadowing. This is because the height of the proposed extension combined with the distance from neighbouring properties is such that no significant shadows will be cast over neighbouring land or buildings. With

regard to privacy, the proposed extension will not overlook neighbouring properties. This is because there will be no elevational window openings.

The revision to the existing access and parking layout will maximise the usability of the site while also providing a landscaped area that is visually pleasing given the proportion of the existing site that is given over to hard landscaping. The site is bound to the west by a public car park that serves the residents of Bonnyrigg Place, whilst the car park can be used by members of the congregation the creation of 12 parking spaces within the application site will significantly reduce on-street car parking on Rennell Road, East Dennison Road and Loraine Road. The formation of additional parking will also ease traffic congestion in Bonnyrigg Place.

The design and finish of the proposed extension and existing flat roof building will give the church as a whole a modern and contemporary appearance that will blend well with the traditional dwellings bounding the site to the north and east as well as the newly built dwellings bounding the site to the west.

The proposed extension to the SDA Church is considered to meet the criteria of Policy 1 of the Dundee Local Plan Review 2005.

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:

Concerns of Objectors - concerns relating to overshadowing, overlooking, traffic congestion and loss of parking have already been discussed in the Observations section of this report. Although the concerns of the objectors are acknowledged, these issues are not considered to hold sufficient weight to justify a refusal of planning permission contrary to the provisions of the Local Plan.

Concerns raised about noise disturbance and dust from construction do not fall within the remit of current planning legislation. As such any complaints of noise disturbance or impact upon amenity through dust during the period of construction

should be addressed by this Council's Environmental Health and Trading Standards Department.

Although personal safety and crime/anti-social behaviour are material considerations, the proposed development through competent design and massing will not exacerbate existing levels of crime and anti-social behaviour in the area. No adverse comments have been received from Tayside Police Architectural Liaison Officer with regard to an increased opportunity for anti-social behaviour as a result of the proposed development.

Concerns relating to loss of value of neighbouring properties as a result of the proposed development are not considered to be material to this planning application.

Although the application site adjoins an electrical sub-station, the owners have been notified and no objections have been received. Further, there is currently no planning legislation to investigate the possibilities of structural damage caused to neighbouring properties through development. Such issues are therefore considered to be civil matters between the parties involved and are not material to the outcome of this planning application.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify a 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 of the proposed extension to the SDA Church is very complimentary to both the existing streetscape and existing building. The proposed extension incorporates modern architecture with traditional finishing materials and so blends well with the mixture of 1930's and 1980's new build housing bounding the application site.

CONCLUSION

The proposed extension to the SDA Church is considered to meet the criteria of Policy 1 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a refusal of planning permission

contrary to the provisions of the Development Plan. It is therefore recommended that planning permission be granted subject to conditions.

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.