

Proposed Vehicle Access and Parking Area Off Macnabb Place

KEY INFORMATION

Ward Maryfield

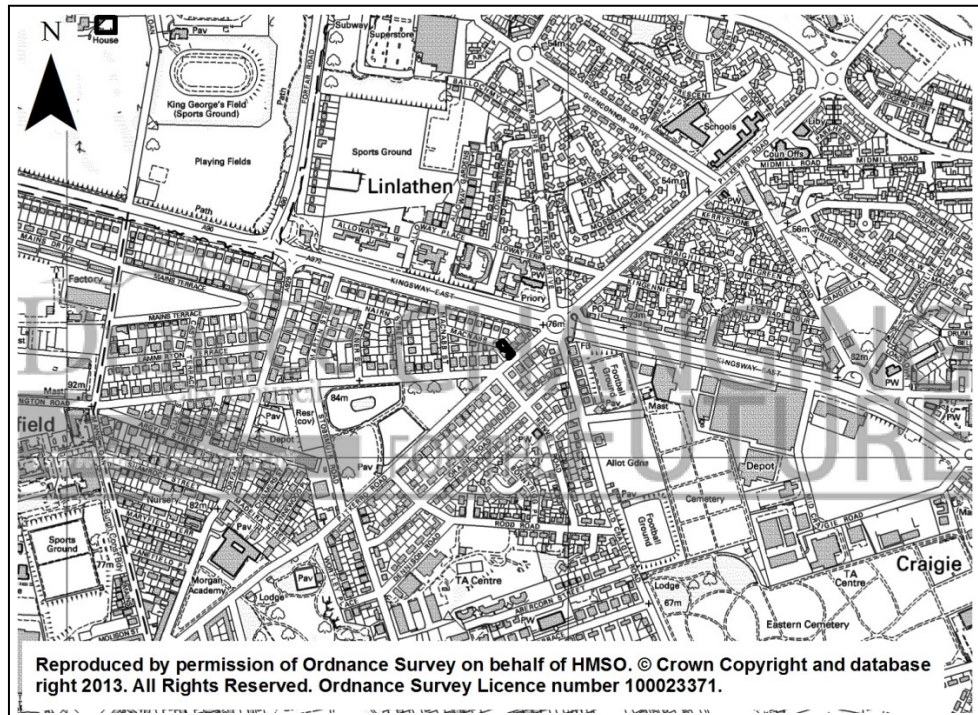
Address
34A Pitkerro Road
Dundee
DD4 7EG

Applicant
Mr John McCulloch
34A Pitkerro Road
Dundee
DD4 7EG

Agent

Registered 3 July 2013

Case Officer Beverley Knox



SUMMARY OF REPORT

- The application proposes the formation of a new vehicular access to the north boundary wall of an existing property to allow for off street parking. As part of these works, the application also seeks permission for the erection of driveway and entrance gates.
- The statutory neighbour notification procedure was carried out and in total 11 letters of objection were received and a further petition of objection was submitted containing 16 signatories. The view of the objectors are not supported.
- There are no relevant Policies contained within the Dundee Local Plan Review 2005 but it is considered that Policy 10 of the Proposed Local Development Plan is relevant to the determination of the application. It is considered that the application is in accordance with this Policy.

RECOMMENDATION

The proposed parking space and associated gates are considered to be acceptable and do not raise any issues in terms of road safety or by virtue of their appearance. There are no relevant policies in the Dundee Local Plan Review 2005. There are no material considerations, including the views of the objectors, to justify refusal of the application. The Proposed Dundee Local Development Plan supports approval of the application and the application is therefore recommended for APPROVAL.

1 DESCRIPTION OF PROPOSAL

- 1.1 The application proposes the formation of a new vehicular access to the north boundary wall of an existing property to allow for off street parking. As part of these works, the application also seeks permission for the erection of driveway and entrance gates.
- 1.2 The proposed vehicular access would be located to the rear of the property, taking access from Macnabb Place. To facilitate the space, the boundary wall would be partly dismantled to create an opening of approximately 3.7 metres in width. The proposed parking area is to be finished in block paving in colour Brindle to match the existing driveway to the front of the property which was recently resurfaced.
- 1.3 The proposed driveway gate is to be finished with a double leaf solid timber unit and the surrounding stone wall is to be made good.
- 1.4 The applicant has confirmed that the driveway is to provide easier access to his property due to the congested nature of Pitkerro Road at peak times.
- 1.5 The proposals would involve the removal of an existing tree and shrubbery.
- 1.6 The application is being considered by the Development Management Committee as over 6 objections have been received and the application is recommended for approval.

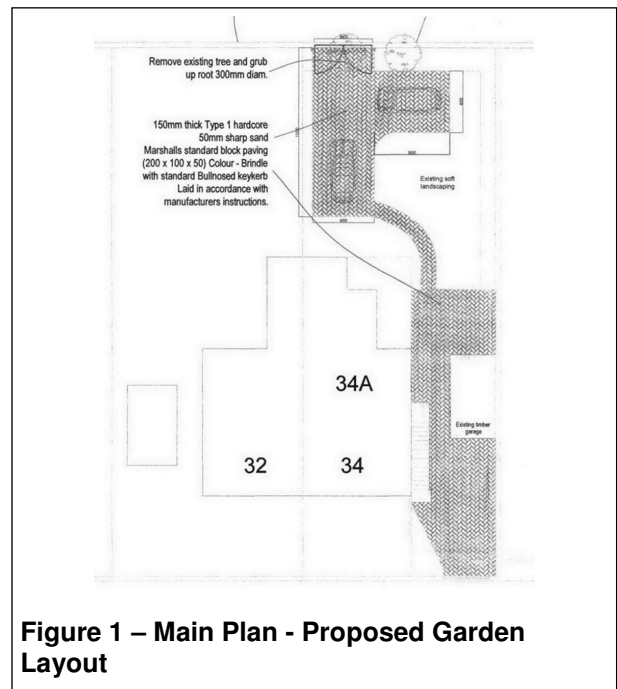


Figure 1 – Main Plan - Proposed Garden Layout

2 SITE DESCRIPTION

- 2.1 The application property is located on the west side of Pitkerro Road close to the point where it meets the Kingsway. As a consequence, it is a busy site with a high volume of traffic passing in front of the property.
- 2.2 The application property forms the upper floor of a sub-divided dwelling with a stone staircase leading to the front door of the property directly from Pitkerro Road. There is an existing detached garage to the north of the property and an existing driveway in front of that. The existing driveway is considered to be capable of providing space for 2 cars. The driveway at the front of the property has recently been resurfaced and is in an attractive condition. There is a side gate between the dwelling and the garage such as to prevent unauthorised access to the rear garden area.

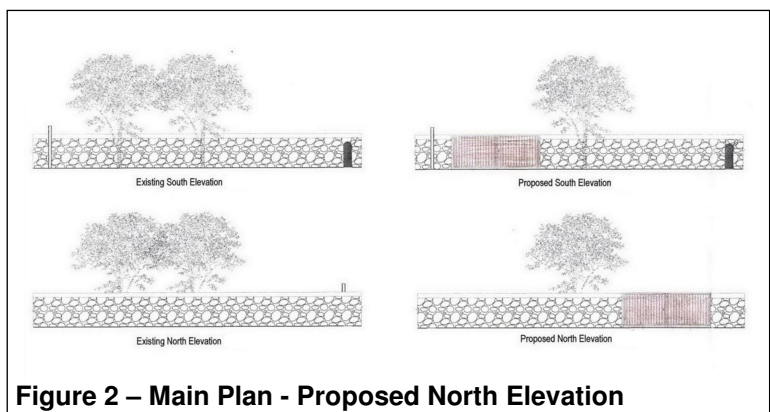


Figure 2 – Main Plan - Proposed North Elevation

- 2.3 The rear garden backs onto Macnabb Place. This is a small road which provides vehicular access to a number of properties. There are 7 properties which front onto the Kingsway which take vehicle access along Macnabb Place. There are a further 3 dwellings situated within Macnabb Place which also take vehicular access from this street. At the time of visiting the site there were 3 vehicles parked on the street and further vehicles parked within the curtilages of individual properties.



Figure 3 – Photo 3

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 10: Householder Development

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 There is no relevant planning history.

5 PUBLIC PARTICIPATION

- 5.1 The statutory neighbour notification procedure was carried out and in total 11 letters of objection were received and a further petition of objection was submitted containing 16 signatories. A number of these signatories had objected via letter separately.
- 5.2 The material planning considerations which were raised in these are as follows:
- road safety concerns in relation to a reduction in on street parking facilities, poor visibility afforded to drivers entering and exiting the application site and increased parking pressures on Macnabb Place;
 - the proposed development will introduce noise, light obstruction and pollution into nearby garden areas; and
 - the removal of part of the boundary wall would be detrimental to the street appearance.
- 5.3 In addition, a number of the objectors have utilised the Public Access form available on the Council's website to indicate areas of concern but have not expanded on these or given a reason why they consider the issues to be relative to the proposals. Therefore, where these have not been explained by objectors it has not been possible to take these into account.

6 CONSULTATIONS

- 6.1 No adverse comments have been received from any of the consultees.

7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.**

THE DEVELOPMENT PLAN

There are no relevant policies contained within the Development Plan.

OTHER MATERIAL CONSIDERATIONS

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

(A) PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 10: Householder Development** - this policy recognises that there is a requirement to allow for the adaptation and extension of existing houses and development within the associated gardens to meet the changing needs and demands of residents. There are four criteria that householder developments require to be fulfilled.
- 7.3 The first of the criteria advises that there should be no detrimental impact on the character or environmental quality of the house and the surrounding area by virtue of size, design and materials. In terms of the current proposal, it is considered that there are no issues in relation to size that might have a detrimental effect upon nearby residential occupiers since the application seeks permission for a driveway and gates of residential scale and appearance. In relation to the design and materials, the driveway is proposed to be constructed of block paving in colour Brindle to match the existing driveway to the front of the property which was recently resurfaced. The paving to the front of the property is attractive and the proposal to finish this in a similar manner is considered to be attractive and therefore acceptable in this regard.
- 7.4 The proposed driveway gate is to be finished with a double leaf solid timber unit and the surrounding stone wall is to be made good. The use of a timber gate is also considered to be acceptable and is considered to be an appropriate use of materials in the context of the traditional style of property in the surrounding area. It is considered that it would be acceptable for the gate to be finished with a stained or painted finish. There are therefore no concerns in relation to the proposed design for the works.
- 7.5 The second criteria advises that works should not result in the significant loss of private/useable garden ground. The works mean that approximately 63m² of rear garden will become hard surfaced and available for use as car parking. The property is a flat and the submitted plans indicate that they intend to retain approximately 108m² in soft landscaping. It is considered that this is a sufficient level to retain for general garden use and it is noted that the occupants would still be able to utilise the area set aside in hard surfacing for patio purposes when it is not in use to provide parking facilities. In this regard, it should be noted that the applicants could hard surface the entire rear garden area without

the requirement for planning permission and it could still be considered to provide useable garden ground. The works in relation to this criteria are considered to be acceptable.

- 7.6 Criteria (3) states that works should not have a detrimental affect on the neighbouring properties in terms of physical impact, overshadowing and overlooking. Due to the nature of the proposals being a driveway and gate, there are no issues with the above considerations.
- 7.7 Part (4) of the Policy advises that there should be no significant adverse impact on the existing level of car parking provision. The proposals will increase the parking provision for the application property from the existing levels of 2 driveway spaces and potentially one other including the garage to that of the existing situation plus a minimum of an additional 2 spaces. The majority of the nearby properties benefiting from vehicular access to their properties from Macnabb Street have access to private drives or garaging. There are also a number of cars which appear to park on street. Due to the position of the property at the turning head of the street it is considered that the location of the access into the proposed driveway is acceptable. It is considered that although there may be some impact upon the ability of residents to park in the location where the proposed access point is, it would not be to a significant degree such as to warrant refusal of the application on those grounds.
- 7.8 **The requirements of Policy 10 of the Proposed Dundee Local Development Plan are therefore satisfied.**

(B) VIEWS OF OBJECTORS

The material planning considerations which were raised in these are discussed as follows:

- 7.9 **Comment** - road safety concerns in relation to a reduction in on street parking facilities, poor visibility afforded to drivers entering and exiting the application site and increased parking pressures on Macnabb Place.
- 7.10 **Response** - the application proposes access to a single residential property. There is a small number of dwellings currently taking vehicular access from Macnabb Place and it is considered that one more additional property will not have a significant impact such as to raise significant road safety issues. Given the location of the proposal, there is limited scope for other surrounding properties fronting Pitkerro Road being able to provide rear vehicle access in this way and therefore it is unlikely that further accesses could be created in the future.
- 7.11 The application proposes an off street parking space and as such will not contribute to existing on street parking pressures. The proposal seeks to reduce on street parking pressure in the vicinity of the application site by creating in-curtilage parking facilities.
- 7.12 In a residential cul de sac such as Macnabb Place vehicle speeds are anticipated to be slower and there is likely to be less traffic than at other locations. In addition the proposed vehicle access has been adequately designed so that passing traffic and pedestrians will be visible to drivers entering and exiting the application site. The proposed driveway will have a turning area enabling vehicles to enter and exit the application site in a forward gear.
- 7.13 **Comment** - concerns relating to the introduction of noise, light obstruction and pollution into nearby garden areas
- 7.14 **Response** - the driveway space is proposed to be utilised for domestic purposes and it is therefore considered that it would not lead to excessive noise or pollution such as to warrant refusal of the application. There would be no impacts in terms of light since there are no structures to be erected other than the gates which will be in place of the existing wall.

- 7.15 **Comment** - the removal of part of the wall would be detrimental to the street appearance.
- 7.16 **Response** - the issue of design has been discussed in relation to Policy 10 of the Proposed Dundee Local Development Plan where it was concluded that the appearance of the timber gate would be acceptable to the surrounding area and the traditional style of the dwellings in the area. There are therefore no issues in this regard.
- 7.17 The views of the objectors are therefore not supported.
- 7.18 **It is concluded from the foregoing that the material considerations are not of sufficient strength to support the refusal of planning permission.**

8 CONCLUSION

- 8.1 There are no conflicts with the Development Plan and there are no material considerations of sufficient strength that would justify the refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 No conditions are to be attached to this consent.

REASONS

- 1 No reasons are to be attached to this consent.