

Proposed Extension to Existing Mosque

KEY INFORMATION

Ward Coldside

Address

96 Victoria Road
Dundee DD1 2NP

Applicant

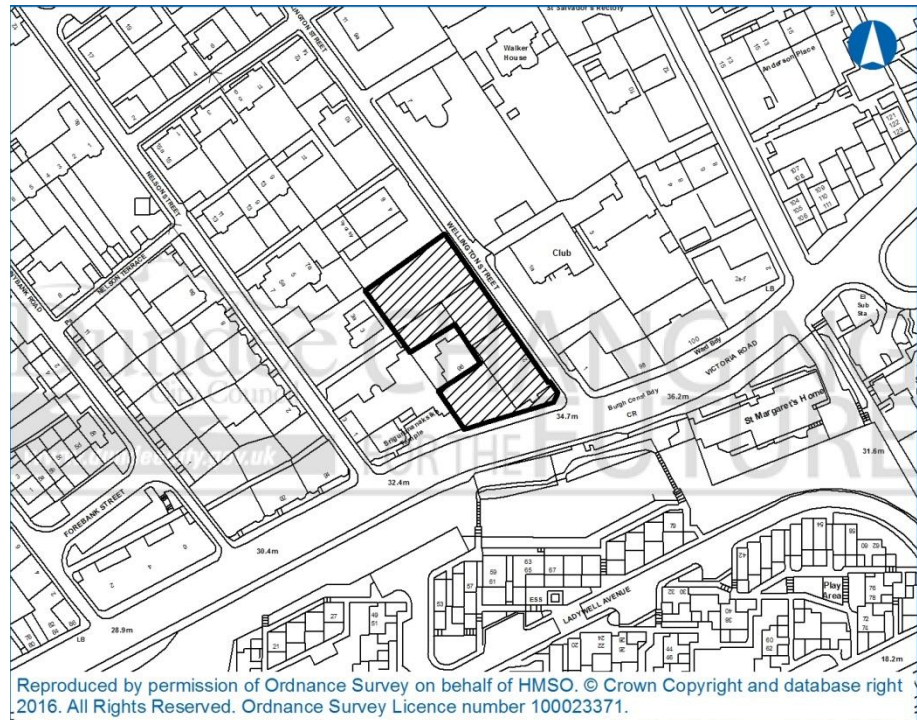
Mr Stephen Forbes
H & H Properties
71 Blackness Road
Dundee DD1 5PD

Agent

Tayside Islamic & Cultural
Education Society
Taj Dar-e-Madina Mosque
96A Victoria Road
Dundee DD1 2NP

Registered 15 July 2016

Case Officer S Dorward



SUMMARY OF REPORT

- The application seeks planning permission for the demolition of an existing single storey extension and erection of a two storey extension.
- Policies 7 and 55 of the Adopted Dundee Local Development Plan (2014) are relevant to the determination of the application.
- The statutory neighbour notification procedure was undertaken, objections have been received from four neighbours to the application site, raising issues with regard to parking, congestion, noise and obstruction of view.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee at the request of an elected member.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=O9XROEGCMZ200>.

RECOMMENDATION

The application complies with Policies 7 and 55 of the Adopted Dundee Local Development Plan (2014). There are no material considerations that would warrant refusal of planning permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

1 DESCRIPTION OF PROPOSAL

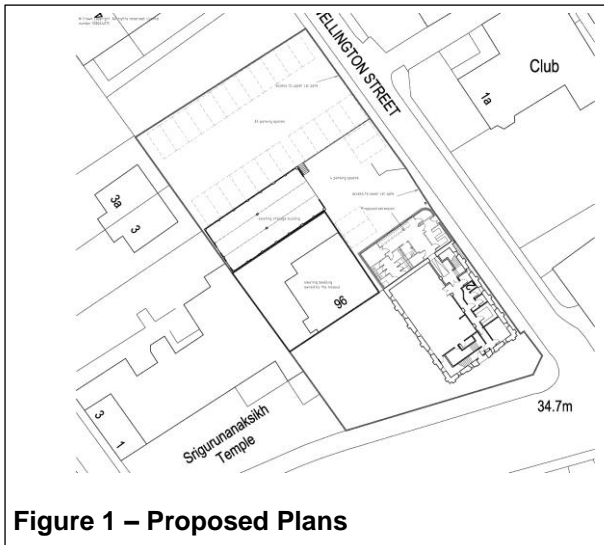


Figure 1 – Proposed Plans

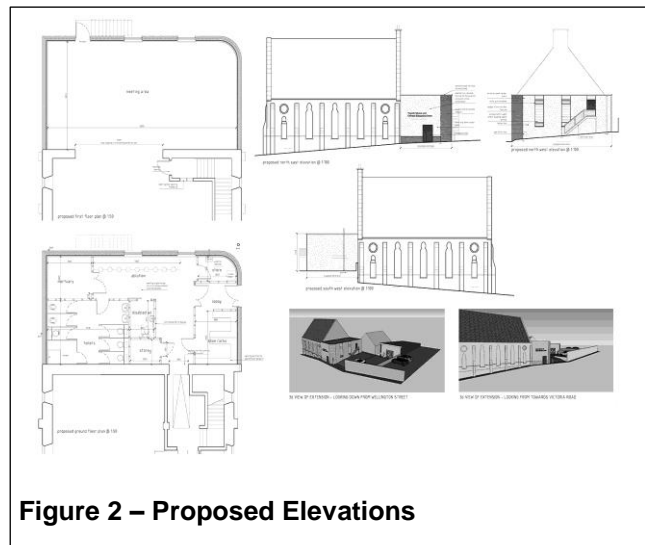


Figure 2 – Proposed Elevations

1.1 The application seeks planning permission for the erection of an extension to the existing Mosque building situated on Victoria Road. The proposed two storey extension would replace an existing single storey extension, occupying largely the same footprint. The proposed extension would have a footprint of 95m², extending the original footprint by an additional 1.4 metres in length to the north. The extension is proposed with a flat roof, to a height of 6 metres, external finishes would comprise a white dry dash render with a stone finished basecourse and corner feature, the roof finish is not specified. White UPVC windows, composite external doors and an external steel access stair to the northern elevation are also proposed. The proposed extension would accommodate additional meeting space, together with ablution and mortuary space, storage and W/C facilities. No alterations are proposed to the existing two accesses to the site.

2 SITE DESCRIPTION

2.1 The application site measures 1,700m² and relates to an existing mosque building located to the east of Dundee City Centre within Inner City Dundee, as defined by the Adopted Dundee Local Development Plan (2014). More specifically, the application refers to an existing single storey extension, which has a footprint of 74m² and a pitched roof, extending to a maximum height of 5 metres, and adjacent yard space. The existing mosque building is served by two car parking areas, both of which are accessed from Wellington Street.

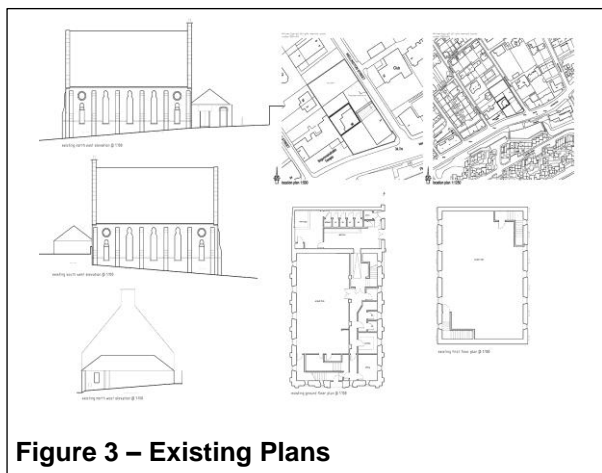


Figure 3 – Existing Plans



Figure 4 – Site Photo

3 POLICY BACKGROUND

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

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 55: Accessibility of New Developments

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 Four letters of objection have been received to the proposals from neighbours to the application site, raising concerns in terms of on-street parking, congestion, noise and obstruction of view.

6 CONSULTATIONS

6.1 No consultation responses have been received.

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

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

7.2 **Policy 7: High Quality Design** - requires that all development contributes positively to the quality of the surrounding built and natural environment. The design and siting of development should respect the character and amenity of the place and contribute to a sense of identity; design should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colour.

7.3 In this instance, the proposed replacement extension to the mosque would be acceptable, the extension would be no higher than any part of the existing building and less than 1 metre higher than the ridge height of the existing single storey extension. A planning condition is proposed to require the submission of finishing details where materials or colours are not specified for prior approval.

7.4 **The proposal satisfies Policy 7.**

- 7.5 **Policy 55: Accessibility of New Developments** - seeks that all development proposals that generate travel should be designed to be well served by all modes of transport, and requires proposals to link to walking, cycling and public transport networks, have no detrimental impact on the capacity of existing road networks and comply with Dundee City Council's road design standards.
- 7.6 In this case, the proposals relate to an existing facility with existing car parking areas, no alterations are proposed to the existing two accesses, and the proposals would thereby conform to the Council's road design standards. The site is already well served by the public transport network and is located close to the city centre.
- 7.7 **The proposal satisfies Policy 55.**
- 7.8 **It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.**

OTHER MATERIAL CONSIDERATIONS

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

VIEWS OF OBJECTORS

- 7.10 Objection letters have been received from 4 individuals, raising issues in terms of parking, congestion, noise and obstruction of view. With regard to concerns over parking and road congestion, the proposal is for a replacement extension to an existing facility and is unlikely to result in any intensification of use. As there are no changes proposed to the accesses to the site, no concerns are held in relation to road standards, any congestion issues would already be evidenced rather than resulting from proposed extension. Similarly, it is not considered that any noise issues would be exacerbated; these would be the result from the existing mosque building rather than the proposed replacement extension. The obstruction of a view is not a material planning consideration.
- 7.11 **The concerns of the objectors are not supported.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify 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 condition:
- 1 Prior to the commencement of work on site, details of the proposed finishing materials of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition.

REASON

- 1 In the interests of visual amenity.