

KEY INFORMATION

Ward Strathmartine

Proposal

Change of use from dwelling House to office

Address

500 Strathmartine Road
Dundee
DD3 9BP

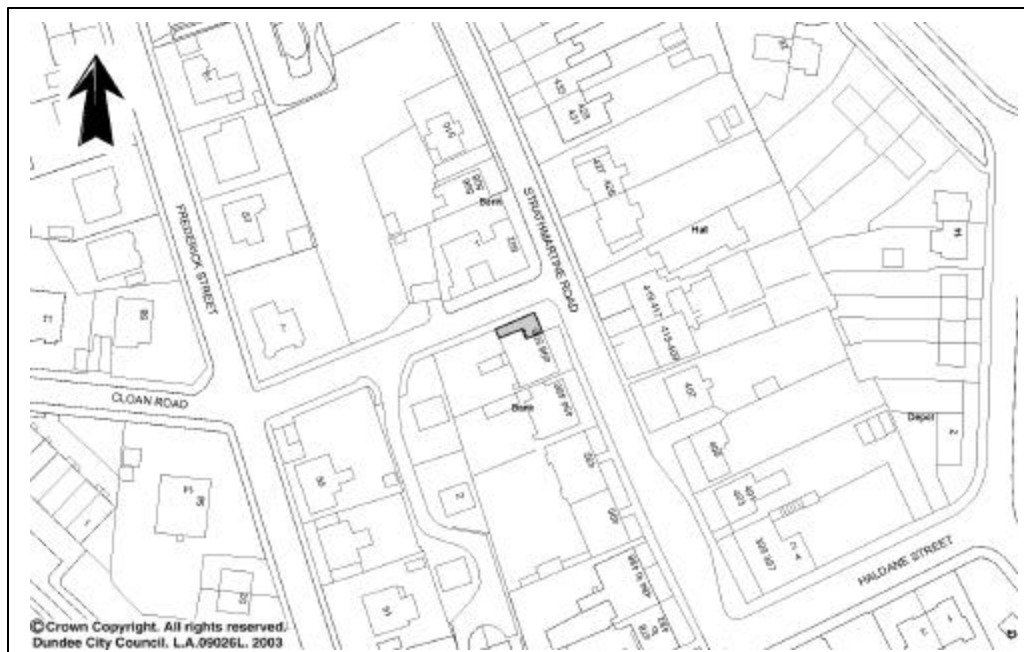
Applicant

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Agent

Registered 8 April 2004

Case Officer Eve Jones



Proposed Conversion of Flat into an Office in Strathmartine Road

A change of use from a dwelling house to an office is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal does not comply with the relevant office Policy EU26 and therefore is not fully supported by Policy H1. The proposed use in this location complies with Policy 1 in the Finalised Dundee Local Plan 2003. The material consideration is the conversion of a very small one bedroom flat in a busy location into a small office for use during the working day. The application is Recommended for APPROVAL subject to condition.

SUMMARY OF REPORT

- Planning permission is sought to change the use of an existing ground floor one bedroom flat to form an office for 3 independent financial consultants. The office use is Class 4 which does not provide services to visiting members of the public unless by appointment. The proposed office hours are 0900 to 1600 hours Monday to Thursday and 0900 to 1230 hours on Friday with no week end working.
- The flat was formerly a shop and was converted in 1996 into a one bedroom flat with less than 30 square metres of floorspace, no garden and no parking. It is on the corner of Cloan Road and Strathmartine Road. There is a betting shop on the opposite corner and a bank nearby both of which attract short stay car parking. There are on street parking restrictions adjoining the site. The surrounding area is predominantly residential.
- The proposal does not comply with Policy EU26 - Office Uses Exceptions and therefore is not fully supported by Policy H1 - Existing Residential Areas. Whilst there is no parking immediately adjoining the site, it is considered that nearby streets can accommodate up to 3 cars during the working day without any significant impact on the environmental quality enjoyed by neighbours. Policy 1 of the Finalised Dundee Local Plan supports acceptable uses within residential areas where the impact is minimised.
- The choice is between retention of a very small, poorly appointed flat or the provision of a small office for 3 persons to occupy during the working day. On balance it is considered that the office use is acceptable subject to conditions.

DESCRIPTION OF PROPOSAL

Change of use from ground floor flat to office. The proposed use is for Class 4 office ie an office which does not provide services principally for visiting members of the public. The proposed use is as an administrative office for three independent financial advisors. The proposed hours of operation are 0900 to 1600 hours Monday to Thursday and 0900 to 1230 hours Friday.

SITE DESCRIPTION

The site is a ground floor, one bedroom flat of less than 30 square metres on the corner of Strathmartine Road and Cloan Road. It is set back from the road with an open wide pavement area rather than a garden as it was a shop until 1996. The property is flatted with limited garden area to the rear behind a stone wall. The application site does not have any access into the garden. The former shop window has been reduced by the use of a deep timber fascia. There is a bookmakers on the opposite corner and a bank nearby on the same side of the street. Strathmartine Road is a busy local distributor road and a bus route. There is restricted parking on street on both Strathmartine Road and Cloan Road.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 1998

The following policies are of relevance:

Policy EU26 - Office Uses Exceptions. The policy restricts office uses outwith specified areas unless they satisfy specific exceptions: A) where the use clearly serves the immediate local population, B) where the building is of significant architectural or townscape value, C) using redundant school buildings, D) in rural areas in accordance with Policy EU30.

Policy H1 - Existing Residential Areas. Within predominantly residential areas, the policy supports developments where they do not adversely affect the environmental

quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and they are in accordance with other policies in the plan.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1 - Vibrant and Sustainable Communities. The policy supports an appropriate range of services and



facilities close to and within housing areas provided it seeks 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

LOCAL AGENDA 21

Key Theme 13: Places, spaces and objects combine meaning and beauty with utility

SITE HISTORY

D22139 Planning permission granted subject to conditions for the change of use of the unit from a shop to a dwelling house.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised as a development contrary to the development plan. There were no objections.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

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

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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

Policy EU26 - The proposed office use does not meet the identified criteria and the site is not located in a business, industrial, office, mixed use or District Centre. The development does not comply with the policy.

Policy H1- the proposal is an acceptable use in a predominantly residential area. This particular site has no on street parking immediately adjoining the site where there are parking restrictions. The development

is unlikely to have any detrimental impact on the area other than the issue of parking. Local restrictions are in place due to the proximity of a bank and a betting office both of which attract high levels of short stay car parking. The proposed hours of operation are 0900 to 1600 hours Monday to Thursday and 0900 to 1230 on Friday. The proposed office is to accommodate 3 financial advisors. The parking of up to 3 cars in surrounding streets during working hours is unlikely to have a significant impact on the environmental quality enjoyed by local residents. However the proposal does not comply with Policy EU26 and therefore is not fully supported by Policy H1.

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

Other Material Considerations

Finalised Dundee Local Plan 2003. There is no specific policy regarding the location of offices. Policy 1 - Vibrant and Sustainable Communities supports an appropriate range of services and facilities close to and within housing areas provided developments 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. As detailed above, there is no parking at the property and on street parking is restricted. However, the impact is considered to be limited.

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

The site was a shop which was only converted into a flat in 1996. It provides a small one bedroom flat with very limited floorspace of less than 30 square metres with no garden or parking. It is on a busy corner location. A judgement is required on the relative merits of a very small poorly appointed flat against a small office for 3 staff to be used during working hours. On balance given the poor quality of the flat and the limited scale of the office use, the change of use from flat to office is considered to be acceptable subject to the proposed opening hours.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission contrary to the provisions

of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

There are no design issues unless any proposed signage requires consent when it will be dealt with as part of an advertisement application.

CONCLUSION

The proposal is for a change of use to an office for 3 staff to be used during office hours. Whilst the proposal is contrary to policy, it is considered that the material consideration of the scale and nature of the proposed use as against the poor standard of accommodation of such a very small flat is sufficient to support the application. The application is recommended for approval subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 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