

KEY INFORMATION

Ward Lochee

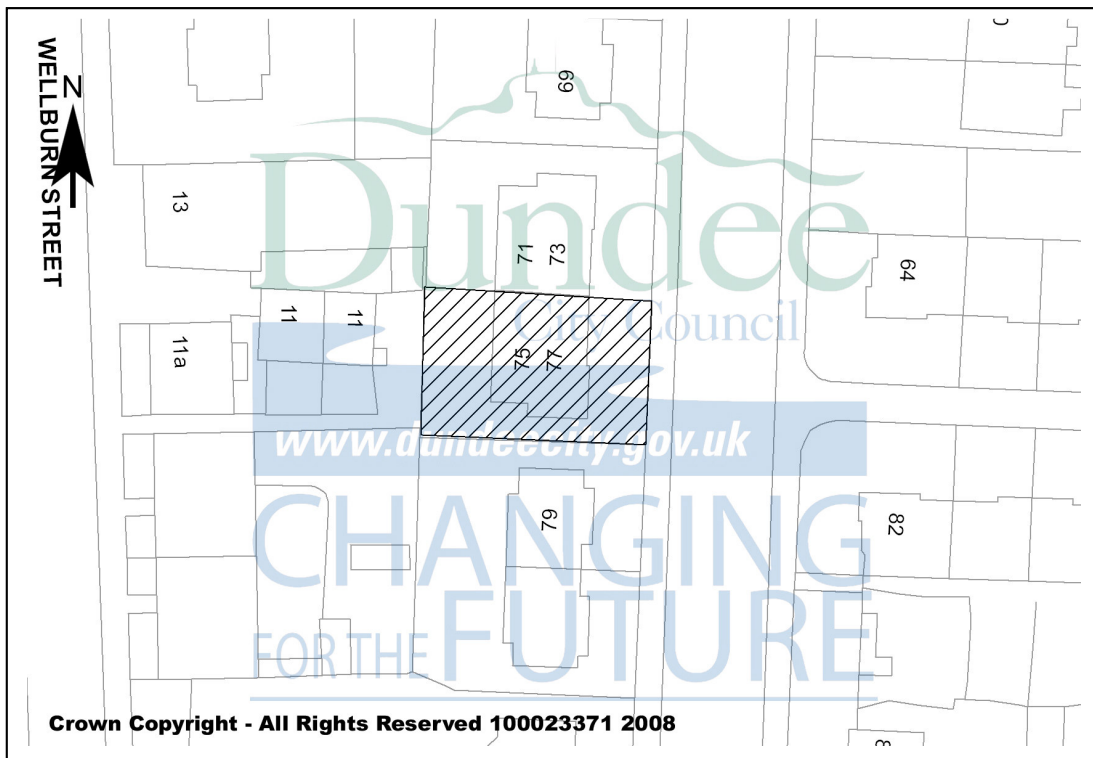
Proposal

Formation of a Driveway

Address75 Gray Street
Dundee
DD2 2QZ**Applicant**Marjory Lettice Wade
75 Gray Street
Lochee
Dundee
DD2 2QZ**Agent**

Registered 12 June 2008

Case Officer B Knox



Proposed New Driveway at House in Gray Street

Formation of a Driveway is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed driveway is considered to comply with Policy 1 of the Dundee Local Plan Review 2005. The views of the objector are not supported and there are no other material considerations that would justify a decision contrary to the Local Plan. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the installation of a driveway at 75 Gray Street, Dundee
- One letter of objection was received in relation to the application which raises concerns regarding parking and traffic issues.
- Policy 1 of the Dundee Local Plan Review 2005 is relevant to the determination of the application.
- It is considered that the proposal complies with this Policy and the views of the objector are not supported in this instance. The application is therefore recommended for approval.

DESCRIPTION OF PROPOSAL

The application proposes the formation of a driveway for a single vehicle to the front of a flatted block of dwellings. The driveway would be surfaced with paving slabs in a buff colour. There would also be buff coloured chippings laid down. It is thereafter intended to install a black gate to the front of the driveway.

SITE DESCRIPTION

The application site is located on Gray Street, a residential street located close to South Road. The street largely comprises two storey semi detached or flatted dwellings. The application dwelling is located on the west most side of the street and forms part of a flatted block of four dwellings. The block is fairly traditional in appearance and is finished in dry dash with a slate roof. There is a line of hedging which encloses many of these properties on this side of the street.

The street itself is wide and can accommodate on street parking of vehicles on both sides. There are some existing disabled vehicle bays marked out on the street.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

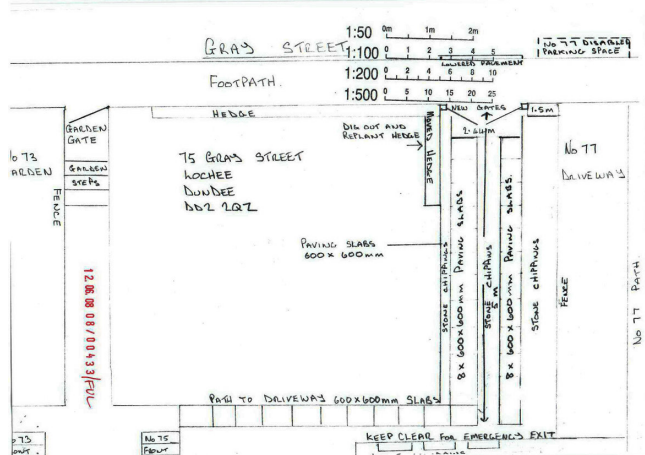
The following policies are of relevance:

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 for the application site.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and 1 objection was received from a neighbouring occupier. The issues raised relate to:

- When people park on either side of a driveway they tend to leave a larger gap than is necessary, thus cutting down on the available parking
- Vehicles are not able to exit the driveway safely, due to a hedge and parked cars
- Will the proposed gates open inwards or outwards
- An existing disabled bay is halfway across the proposed driveway
- There is a history of subsidence in the area
- Young children playing in the street

Copies of the objection are available in the Members Lounge. It is intended to comment on the terms of the objection in the Observations section below.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has commented that as a precautionary measure a condition should be attached, should Members be minded to approve the development, that if any ground contamination is found during construction that the Council be contacted and the problem dealt with in an appropriate manner. Given that the application will involve



the laying of a driveway only it is considered that it would be appropriate that this is applied as an informative note to the applicant.

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.

Policy 1 of the Dundee Local Plan Review is relevant to the determination of the application. This policy states that 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.

The driveway is proposed to be approximately 5 metres long by 2.5 metres wide and is to be constructed using paving slabs and stone chippings. Part of the hedge is to be retained to the front of the dwelling. It is considered that the appearance of the driveway would be appropriate to the area and would not be out of character. In addition to this, the proposal has been assessed in relation to parking and traffic movement issues. It is considered that a driveway in this location will be acceptable and will not give rise to significant traffic or parking problems.

It is considered that the proposals are in accordance with Policy 1 - Vibrant and Sustainable Communities of The Dundee Local Plan Review 2005. There will be no adverse impact on the

environmental quality enjoyed by local residents.

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:

Views of the objector:

- When people park on either side of a driveway they tend to leave a larger gap than is necessary, thus



cutting down on the available parking.

Gray Street is wider than most residential streets and can cope with parking on both sides. Driveways are considered to take up no more than a 6 metre long parallel bay.

- Vehicles are not able to exit the driveway safely, due to a hedge and parked cars

Individuals with drives are responsible for ensuring that they use them safely. It is only on classified roads that users must be able to enter and leave the site in a forward gear. The proposed access meets current visibility requirements.

- Will the proposed gates open inwards or outwards

It is intended to attach a condition to any grant of consent to obtain further details on the type of gate proposed. It is also intended that this condition will specify the gate to open inwards.

- An existing disabled bay is halfway across the proposed driveway

If an existing disabled bay requires to be repositioned, this can be arranged with the Dundee City Council Traffic Team but is the responsibility of the applicant, although in this case it does not seem as though this will be necessary.

- There is a history of subsidence in the area

This is not a valid material planning consideration in this instance.

- Young children playing in the street

As stated above, the proposed access meets current visibility requirements and it is not considered that the driveway would create a road safety problem in this location.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration such as to justify the 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 materials and design proposed are considered to be acceptable and in keeping with the general appearance of the area.

CONCLUSION

The proposed development is considered to comply with Policy 1 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify a decision contrary to this.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 That prior to the commencement of development on site, full details of the proposed gate shall be submitted to and approved in writing by the Planning Authority and thereafter installed as such. The gate shall open inwards.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In order to ensure safe passage of pedestrians.