

**KEY INFORMATION**

**Ward** Maryfield

**Proposal**

Extension to west elevation of place of worship

**Address**

The Church of Jesus Christ of Latter Day Saints  
22-26 Bingham Terrace  
Dundee

**Applicant**

The Church of Jesus Christ of Latter Day Saints  
751 Warwick Road  
Solihull  
B91 3DQ

**Agent**

John R Harris  
Palm Place  
Melrose  
TD6 9PR

**Registered** 3 April 2007

**Case Officer** W Ferry



## Proposed Extension to Church in Bingham Terrace

An extension to the west elevation of a place of worship is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed alterations and extensions are acceptable. The proposal complies with Policy 1 of the Dundee Local Plan Review 2005. Therefore the application is recommended for APPROVAL.

**SUMMARY OF REPORT**

- Planning permission is sought to erect an extension to the west elevation of The Church of Jesus Christ Of Latter-Day Saints, 22-26 Bingham Terrace, Dundee.
- The proposal complies with Policy 1 of the Dundee Local Plan Review 2005.
- One letter of objection was received to the application from the neighbour to the west, who is concerned about privacy and loss of parking. The objection is not supported.
- It is considered that there are no material considerations that would justify refusal of this application in this instance

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a single storey extension to the west elevation of the Church. The extension is to measure approximately 8m by 10m. There is to be a flat felt roof and walls are to be rendered. The windows are to be white aluminium. The extension provides two teaching areas and is to be used predominantly on Sundays. It will occupy part of the car park and the parking spaces occupied by the development will be relocated elsewhere on site.

## SITE DESCRIPTION

The application site is located to the north of Bingham Terrace and to the south of Abercorn Street. There is pedestrian access to the south elevation from Bingham Terrace and access to the car park from Abercorn Street.

The church is a large building with a steeply sloped pitched roof. This is a quiet residential area with houses surrounding the church.

The church is on a large site, there is a landscaped area to the south and car parking to the north, east and west of the site.

## 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 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 of direct relevance to the application site.

## PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received from a neighbouring resident.

The grounds of objection are:

- 1 Overlooking, as the application site is at a higher level than the neighbouring property.
- 2 Loss of car parking spaces.

## CONSULTATIONS

No adverse comments were received from statutory bodies.

## 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.

In terms of Policy 1, the relevant issues relate to design and parking.

The proposal under consideration involves the erection of a single storey extension to the west elevation of the church. It is considered that the proposed extension is of a design that will not adversely impact on the prominent elevations of the Church and will not detract from the character of the surrounding area.

With regard to the impact the development will have on adjacent occupiers it is considered that, due to the location of the site and the scale of the extension, there will be no significant loss of daylight or sunlight for the neighbouring properties as the proposed extension is to be placed in an existing public car parking area and it is to be a single storey extension.

In addition, it is considered that the privacy of these properties will not be prejudiced by the provision of new windows and a door on the west elevation of the proposed extension. The proposed extension is to be used as two teaching areas and is to be used predominantly on Sundays. At the nearest point it will be approximately 16m from the house to the west and given that this area is currently used as a public car park, it is considered that there will be no unacceptable increase in overlooking.

There will be a loss of four car parking spaces due to the location of the proposed extension. However these parking spaces will be relocated

elsewhere on site. It is considered that the scale and nature of the proposed extension is such that it will not lead to any significant additional parking requirements at this site. Therefore the development will not create parking problems. There are no relevant issues of noise and smell regarding this proposal.

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:

## Objections

One letter of objection was received in respect of this application. The concerns of the objector relating to privacy and parking have been discussed and discharged in the assessment of the development against Policy 1 of the Plan and it has been concluded that there will be no unacceptable impact on privacy or loss of parking.

It is concluded from the foregoing that insufficient weight can be accorded to the concerns of the objector such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

## Design

It is considered that the design of the proposed extension including the finishing materials is acceptable to the character and appearance of the existing church and that of the area.

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## CONCLUSION

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The proposal complies with Policy 1 of the Dundee Local Plan Review 2005. The objection does not carry sufficient weight to merit refusal of the application.

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## RECOMMENDATION

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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.