

4 APPEAL DECISION (AN14-2014)

- (a) 34A PITKERRO ROAD, DUNDEE - FORMATION OF NEW VEHICULAR ACCESS TO NORTH BOUNDARY WALL FOR OFF STREET PARKING INCLUDING FORMATION OF DRIVEWAY AND ENTRANCE GATES

Reference is made to Article II (a) of the minute of meeting of this Committee of 16th September, 2013 wherein the above proposal was refused planning permission contrary to the Director's recommendation because the Council considered that:

- (i) the formation of the parking area would be detrimental to the road safety of Macnabb Place due to its location close to existing vehicle openings and the lack of a footpath and that the resultant loss of parking within Macnabb Place would increase congestion and demand for parking in a busy location where parking is in high demand; and
- (ii) the formation of the parking area would result in the loss of an attractive stone wall which would be to the detriment of the character and appearance of the surrounding area.

It is reported that the decision was appealed by the applicant, the appeal was determined by written representations and the decision was received by the Council on 21st January, 2014. Copies of the Reporter's decision letter have already been circulated to Members by E Mail.

The Reporter **ALLOWED** the appeal and granted planning permission.

In reaching his decision the Reporter noted that there were no relevant policies in the existing Development Plan and considered that the determining issues were road safety and the effects of the proposed development on parking provision and the amenities of neighbouring residential properties.

He noted that the existing access onto a busy road (Pitkerro Road) provided no turning facilities. He took into account Policy 10 of the proposed (now adopted) Dundee Local Development Plan and concluded that the design and materials would be in keeping with the character of the house and surrounding area. He considered that the new access would have no significant impact on parking at Macnabb Place and would be much safer than the

existing access onto Pitkerro Road and therefore would result in a net gain in terms of road safety.