

IV

REQUEST FOR REVIEW - LR1/16 - 26 COLLINGWOOD STREET, BROUGHTY FERRY, DUNDEE (AN21-2016)

There was submitted Agenda Note AN21-2016, giving details of a request for a review of the refusal of planning permission for the erection of a house at garden ground at the above address.

Papers had been circulated and the Local Review Body had requested an accompanied site visit, which had taken place.

The Local Review Body noted all of the above, and agreed in terms of the Local Review Procedure Regulations to determine the review without further procedure on the basis of the information before it.

Thereafter, having considered all the information, the Local Review Body, having taken into account the provisions of the Development Plan, all material considerations, the accompanied site visit and all matters raised at the Review, upheld the Appointed Officer's decision to refuse planning permission reference 15/00721/FULL for the following reasons:-

- (a) The proposed development is contrary to Policies 7 and 9 of the Dundee Local Development Plan 2014 as the proposal is of a poor quality design by reason of: failing to respect the character of the surrounding area; overdevelopment of the site; physical impact, overshadowing and overlooking of neighbouring properties and poor quality of garden ground. There are no material considerations that would justify laying aside the provision of the Development Plan.
- (b) The proposed development is contrary to Policy 12 of the Dundee Local Development Plan 2014 as the proposal is in front of the principal elevation of the existing house; it fails to maintain an appropriate density in keeping with the character of the area; it fails to maintain an appropriate area of high quality garden ground for the existing house and will have a detrimental effect on overshadowing and overlooking of neighbouring properties. There are no material considerations that would justify laying aside the provision of the Development Plan.
- (c) The proposed development is contrary to Policy 29 of the Dundee Local Development Plan 2014 as the proposal does not include sufficient information to confirm that there is suitable low and zero carbon technology provision to meet the requirements of this policy. There are no material considerations that would justify laying aside the provision of the Development Plan.
- (d) The proposed development is contrary to Policy 47 of the Dundee Local Development Plan 2014 as the proposal does not include sufficient information to confirm that the development can achieve a satisfactory level of amenity in close proximity of the Railway, to the detriment of the prospective residents of the proposed house. There are no material considerations that would justify laying aside the provision of the Development Plan.