

KEY INFORMATION

Ward Tay Bridges

Proposal

Erection of 1200 mm satellite dish

Address

8 South Tay Street
Dundee
DD1 1PA

Applicant

Wave 102 FM
8 South Tay Street
Dundee
DD1 1PA

Agent

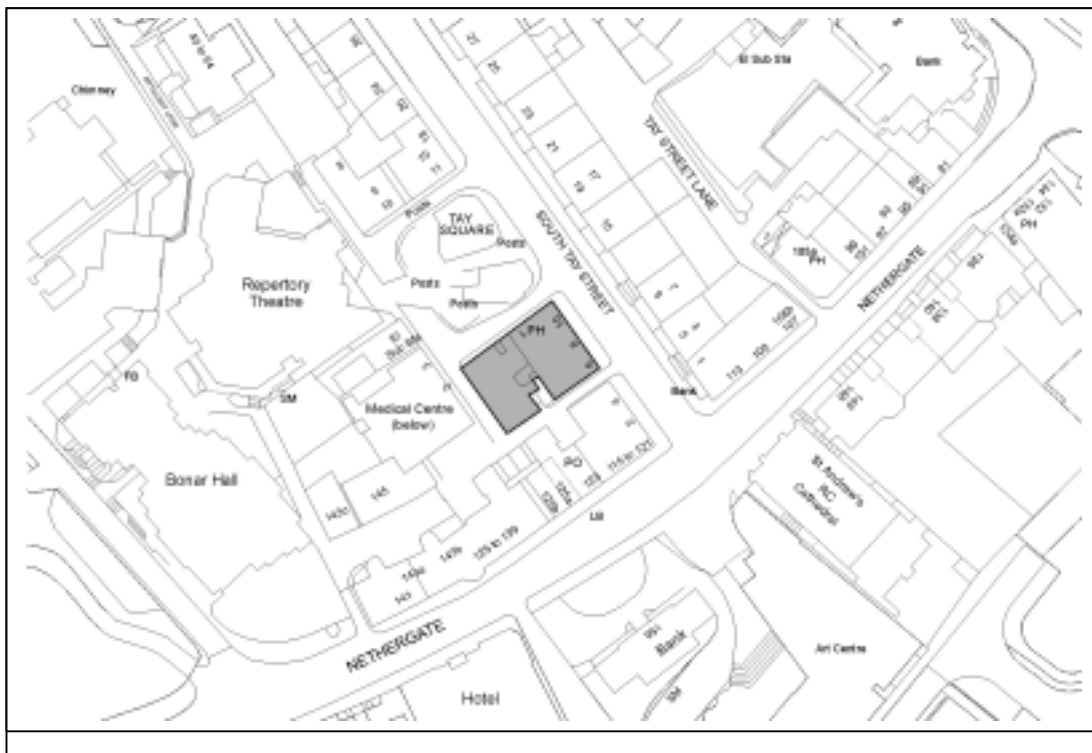
Veale Associates
16 North Road
Stevenage
SG1 4AL

Registered

18 February 2002

Case Officer

Rory Anderson



Proposed Satellite Dish at South Tay Street

Erection of 1200mm satellite dish is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS.**
Report by Director of Planning and Transportation

RECOMMENDATION

The proposal conforms to national guidance and local plan policy as it does not have a significant adverse visual impact. Accordingly the application is recommend for approval subject to conditions.

SUMMARY OF REPORT

- The dish is to be sited in an area where a number of similar dishes already exist.
- The proposal does not impact adversely on the appearance of the listed building as the elevation that the dish is attached to is not a principal elevation.
- The proposal does not impact adversely on the setting of the Conservation Area as the elevation the dish is sited on does not front onto major public space.
- The proposal conforms to national and local guidance and is recommended for approval.

DESCRIPTION OF PROPOSAL

It is proposed to erect a satellite dish and antenna of 1.2m diameter on the rear stairwell of the three and a half storey, stone and slate property at 8 South Tay Street. The dish is required for "Wave 102" radio station and will be sited on the south side of the stairwell, which is finished in keyed cement and currently has five dishes already sited on it. Four of the dishes are domestic (90cm in diameter) and finished in black, whilst the fifth is 1.2m in diameter, finished in white and belongs to the applicant. It is claimed that the applicant requires an additional dish for picking up information from a different satellite to the one already present. A Listed Building Consent application for the same description of development has been submitted along with this application (02/00064/LBC refers) and appears elsewhere on this agenda.

SITE DESCRIPTION

The property is located on the west side of South Tay Street, some 30m north west of its junction with Nethergate. To the north is Tay Square; to the west is a medical centre; whilst to the south and east are a mix of commercial and residential properties. On the ground floor of the property is a public house whilst "Wave 102" operate from premises at first floor level. Above these premises are flatted properties. The property is B listed and lies within the South Tay Street Conservation Area.

POLICY BACKGROUND

The Memorandum of Guidance on Listed Buildings and Conservation Areas indicates that satellite dishes, when sited on listed buildings, should always be sited where they are least likely to cause detriment to the appearance of the building. (Para. 1.7.1 refers).

Tayside Structure Plan 1993 and the Finalised Angus and Dundee Structure Plan 2001-2016 indicates that development affecting listed buildings and /or conservation areas should have regard to the need to retain important features of architectural or historic interest and where possible secure

improvements to the built environment. (Environment Policy 13 and Environmental Resources Policy 6 refer respectively).

Dundee Local Plan 1998. The site is located within the Central Area Office sector where there is a presumption in favour of office use (Policies EU20-23 refers). Policy BE17 indicates that any development on a listed building should have regard for the restoration or enhancement of its architectural and historic character. Policy BE11 indicates that development in



conservation areas should complement and enhance the character of the surrounding area.

The use of the premises as a radio station (which the installation of the satellite dish will contribute to) is in line with the Council's emerging "Cultural Quarter" policy, which seeks to promote small independent commercial type uses (among others) in this area of the city.

LOCAL AGENDA 21

In Dundee 21: Towards a Sustainable Future the Council states that diversity and local distinctiveness should be valued and protected.

SITE HISTORY

D09927 - Change of use from surgery to a flat - Approved 10th July 1984

D23793 - Erection of satellite dish, aerials and air conditioning units - Approved 9th March 1999

DLB01639 - Erection of satellite dish, aerials and air conditioning units - Approved 9th March 1999

PUBLIC PARTICIPATION

Statutory neighbour notification has been carried out. One letter of objection has been received. The main issues arising are the adverse impact of the appearance of the dish, in addition to other existing dishes, on the listed building and conservation area.

CONSULTATIONS

No adverse comments have been received from statutory consultees.

OBSERVATIONS

The main issues for the committee to consider are:

- 1 Does the proposal conform to local plan policy and national guidance.
- 2 Does the proposal represent unacceptable visual impact on the listed building and the setting of the Conservation Area?

Policies BE11 and BE17 of the Dundee Local Plan indicates that development affecting listed buildings and conservation areas should have regard to respecting their character and appearance. The Memorandum of Guidance on Listed Building and Conservation Areas sets out the Government's advice on erecting satellite dishes on buildings. Para. 1.7.1 states that dishes should be installed where necessary, where they will not affect principal elevations of listed buildings or elevations fronting onto public spaces in conservation areas.

In this case the siting of the dish is on the south side of the rear stairwell of the property which can only be seen from the immediate area to the south, an enclosed street affording access to the rear of adjacent buildings. This is fairly secluded and is not visible from public areas nor does it affect any principal elevations of the listed building. Although there is currently five dishes on this elevation of the stairwell (only one of which benefits from planning and listed building consent) the site is so secluded that even this accumulation of dishes does not significantly affect the appearance of the building or the setting of the

conservation area. It is considered that for these reasons the proposal would conform to Policies BE11 and BE17 of the Dundee Local Plan 1998 and national guidance.

Referring specifically to the point raised by the objector about the impact of the number of dishes present. As stated above the impact of the dishes is not apparent, except from the immediate vicinity to the south. This area is not a major public space and therefore visual impact does not represent a reason for refusal of the application or, in all likelihood, any action being taken against the existing dish owners. If the elevation were fronting onto public space where visual impact was more significant it would have lead to a different recommendation.

DESIGN

Painting the dish the same colour as the wall to which it will be attached, will help it blend more effectively with its immediate surroundings.

CONCLUSION

In summary, the proposal conforms to local plan policy and national guidance and does not have a significant adverse visual impact. However in order to seek betterment and reduce further and perceived impact the dish may have on the immediate surroundings, its colour should be the same as the wall it is to be attached to. Accordingly, approval of the application subject to conditions is recommended.

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.
- 2 That the dish be painted and maintained in a colour to match the wall to which it is attached. Details to be submitted to and agreed in writing to the satisfaction of the Planning Authority prior to installation.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In the interests of the appearance of the listed building.