

KEY INFORMATION

Ward Barnhill

Proposal

Proposed extension to fire station to provide fitness room

Address

North Balmossie Fire Station
North Balmossie Street
Broughty Ferry
Dundee DD5 2PX

Applicant

Tayside Fire Brigade
Blackness Road
Dundee DD1 5PA

Agent

City Architectural Services
Officer
Dundee City Council
Floors 11/12
Tayside House
Dundee DD1 3RQ

Registered 29 Aug 2002

Case Officer C Walker



Fitness Room Extension Proposed for Fire Station

The proposed extension to the fire station is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed extension is modest in scale, will not adversely impact on the amenities enjoyed by adjoining occupiers and fully complies with Policy H1 of the Plan. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to erect a 73 sq. metres extension to the south east (side) elevation of the fire station to provide a fitness room. The proposed extension is single storey with facing brick walls and a brown metal roof to match the existing building. High level windows are proposed on the south east and north east elevations.
- The site is located in an existing residential area where Policy H1 permits developments which do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and are in accordance with the other policies of the Plan.
- A letter of objection was received from the occupiers of a house in Hamilton Street who claim that they will be overlooked by the extension and that the development will result in an increase in noise.
- The Director of Environmental and Consumer Protection has been consulted and has raised no objections to the proposed development.
- There will be no overlooking of the objectors' house from the proposed extension because there are no windows on the elevation of the extension facing that house. It is not considered that the proposed development will result in noise disturbance.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a 73m² extension to the south east (side) elevation of the fire station to provide a fitness room. The proposed extension is single storey with facing brick walls and a brown metal roof to match the existing building. High level windows are proposed on the south east and north east elevations.

SITE DESCRIPTION

The site comprises Balmossie Fire Station and its grounds, a large brick building with a brown coated metal roof. The grounds to the south east of the building, where it is proposed to construct the extension, consist of garden areas including a planter bed. This ground is level with the building and then slopes steeply downward to houses at Inchkeith Terrace. These houses are screened from the fire station by trees and shrubs.

To the south west of the site, on the opposite side of North Balmossie Street, are the back gardens of houses on Hamilton Street. These one and a half storey houses are some 32 metres from the site of the proposed extension and are screened from it by trees and shrubs.

POLICY BACKGROUND

The site is located in an existing residential area where Policy H1 permits developments which do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and are in accordance with the other policies of the Plan.

LOCAL AGENDA 21

The proposal does not raise any significant issues in connection with the Council's Agenda 21 Policies.

SITE HISTORY

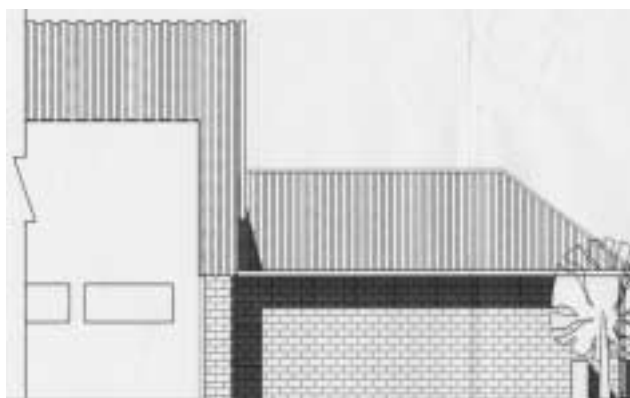
There is no relevant history of planning applications relating to this site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was received from the occupiers of a house in Hamilton Street to the south west of the site (copy available for inspection in the Members Lounges). The objectors claim that they will be overlooked by the extension and that the development will result in an increase in noise. These views will be considered in the Observations Section of this Report.

CONSULTATIONS

No adverse comments on the development were received from Statutory Consultees. The Director of



Environmental and Consumer Protection has been consulted and has raised no objections to the proposed development.

OBSERVATIONS

The determining issue for the Committee in this instance is whether the proposed development will adversely impact on the amenities of the adjoining occupiers taking into account the views of the objectors and the terms of Policy H1 of the adopted Local Plan.

The proposed extension is modest in scale and designed to match the existing building. It is single storey in height and will not have a visually dominant presence. It is some 14 metres from the nearest house at Inchkeith Terrace and some 32 metres from the objectors' house at Hamilton Street. There will be no overlooking of the objectors' house from the proposed extension because there are no windows on the elevation of the extension facing that house. Even if there were, the distance of 32 metres to

the objectors' house and the screening provided by existing planting would ensure that no overlooking would occur. There will not be any unacceptable overlooking of the houses on Inchkeith Terrace as the windows on the proposed extension are at a higher level and existing planting provides screening.

It is not considered that the proposed development will result in noise disturbance. The proposed extension is small in scale and a reasonable distance from the nearest houses. It will be accessed from within the fire station building so will not generate additional vehicles (and consequent traffic noise) to this part of the building. The Director of Environmental and Consumer Protection has been consulted and has raised no objections to the proposed development.

It is not considered that this small extension will lead to traffic and parking problems in this area.

Design

The design of the proposed extension is satisfactory and in keeping with that of the existing building.

CONCLUSION

The proposed extension is modest in scale, will not adversely impact on the amenities enjoyed by adjoining occupiers and fully complies with Policy H1 of the Plan.

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.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997