

**KEY INFORMATION**

**Ward** Strathmartine

**Proposal**

Erection of two new garden walls and heightening of existing garden wall

**Address**

20 Camperdown Road  
Dundee  
DD3 8RP

**Applicant**

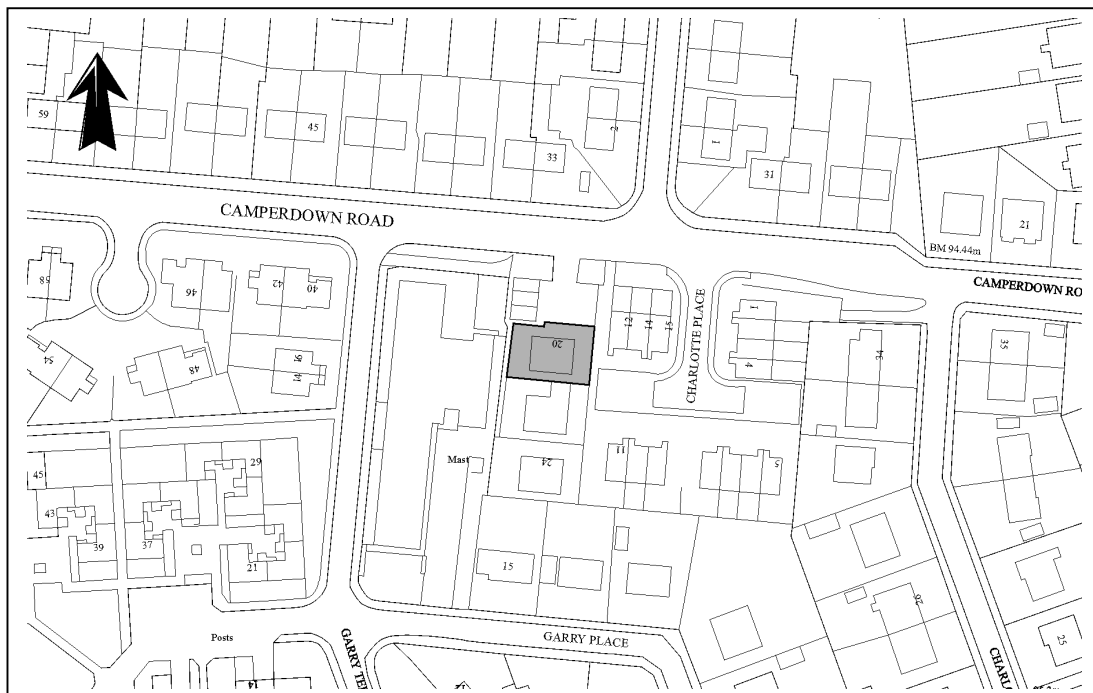
Mr & Mrs Derek Breen  
20 Camperdown Road  
Dundee  
DD3 8RP

**Agent**

George McGilvray  
4 Balgavies Avenue  
Dundee  
DD4 7HE

**Registered** 12 Sept 2002

**Case Officer** R Anderson



# Garden Walls Proposed at Camperdown Road

Erection of two new garden walls is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation

**RECOMMENDATION**

The application to erect a wall around the above property conforms to policy H1. There are no other material considerations which outweigh this consideration. The application is recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- Planning permission (in retrospect) is sought for the erection of a 1.1m high wall formed from concrete blockwork, including taller piers at 1.8m intervals with timber panelling in between, bringing the overall height of the wall to 1.6m (not withstanding varied ground levels). The wall is partly constructed.
- The application has attracted two letters of objection from a nearby resident. The majority of issues raised are not valid planning considerations. However a valid issue raised relates to the appearance of the wall and the materials used in its construction.
- The wall is visually acceptable and does not present any adverse issues of neighbouring residential amenity. Approval of the application is therefore recommended.

## DESCRIPTION OF PROPOSAL

This application, partly retrospective, covers the erection of a wall and associated fence on three boundaries of the above site. New walls are being developed on the southern and western boundaries, formed from textured block work (1.1m high) (this may vary according to ground levels), with timber fencing atop (0.56m high). The timber fencing will be located between concrete block piers (1.6m high) at intervals of 1.8m. The existing brick wall on the northern boundary, currently 1.1m high, will have the timber fence and piers attached to it to bring it up to a similar height and style as the proposed walls, whilst the eastern boundary wall (brick) will remain as existing. The total length of new wall to be erected/alterd is 51m. A small stepped entrance is also to be incorporated into the northern boundary providing access from the site to adjacent lock up garages. The wall was under construction when it was pointed out to the applicants that planning permission was required.

## SITE DESCRIPTION

The site measuring some 280m<sup>2</sup> is located on the south side of Camperdown Road some 45m east of its junction with Garry Terrace. The residential plot is surrounded by other residences to the south and east, whilst a group of lock up garages and turning area lies to the north and a nursing home to the west. A narrow access path runs to the west of the site and serves two other houses to the south. The dwellinghouse on the site is a bungalow finished in roughcast walls and concrete tiled roof, similar to the majority of properties in this area.

## POLICY BACKGROUND

### Dundee Local Plan 1998

Policy H1 indicates that in residential areas developments will be permitted where they do not adversely affect the environmental amenity enjoyed by neighbouring properties.

## LOCAL AGENDA 21

The proposal conforms to key Theme 13 of "Dundee 21" in as much as the

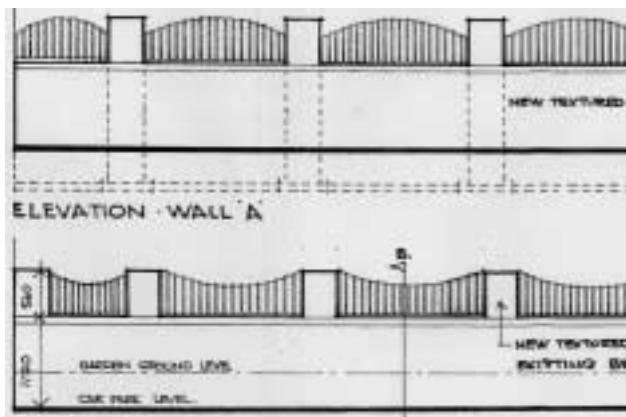
proposed walls will provide a sense of place and well being for the applicant.

## SITE HISTORY

There is no planning history of relevance covering the site, however a building warrant has been submitted for the erection of the wall and is currently under consideration. (Application No 02/01059/ALTEXT refers).

## PUBLIC PARTICIPATION

Two letters of objection have been received from the same nearby resident. The main issue raised relates to the appearance of the wall and the materials used in its construction. Other points raised in the letters relate to its structural capability, the value of the objectors house and access to neighbouring properties along an adjacent path. These are not material



planning considerations. The structural aspect will be considered as part of the building warrant.

## CONSULTATIONS

No adverse comments have been received from consultees.

## OBSERVATIONS

The proposal must be considered in the context of the Dundee local plan policies and any other material considerations. The wall in question is a fairly standard form of boundary enclosure formed from modern materials which does not look out of place in this residential area - characterised by modern houses. The property is set back from the main Camperdown Road and although the wall is visible it is far from conspicuous. The height of the wall -

some 1.6m - does not impact adversely on the amenity enjoyed by any neighbouring property and does not present any adverse visual issues. It is considered therefore, that development of the wall does not conflict with policy H1 of the Dundee Local Plan.

There are no other material considerations which outweigh policy in this case.

## Design

The design of the wall is acceptable in a modern housing estate. The materials and style of its construction are similar to other developments in the area.

## CONCLUSION

It is considered that the proposed wall does not have a negative impact on neighbouring residential amenity and does not visually detract from the appearance of the area. In view of this approval of the application 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

## Reason

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