

KEY INFORMATION

Ward East Port

Proposal

Creation of two new emergency exits

Address

Unit 22 Taybank Works
Morgan Street
Dundee DD4 6EY

Applicant

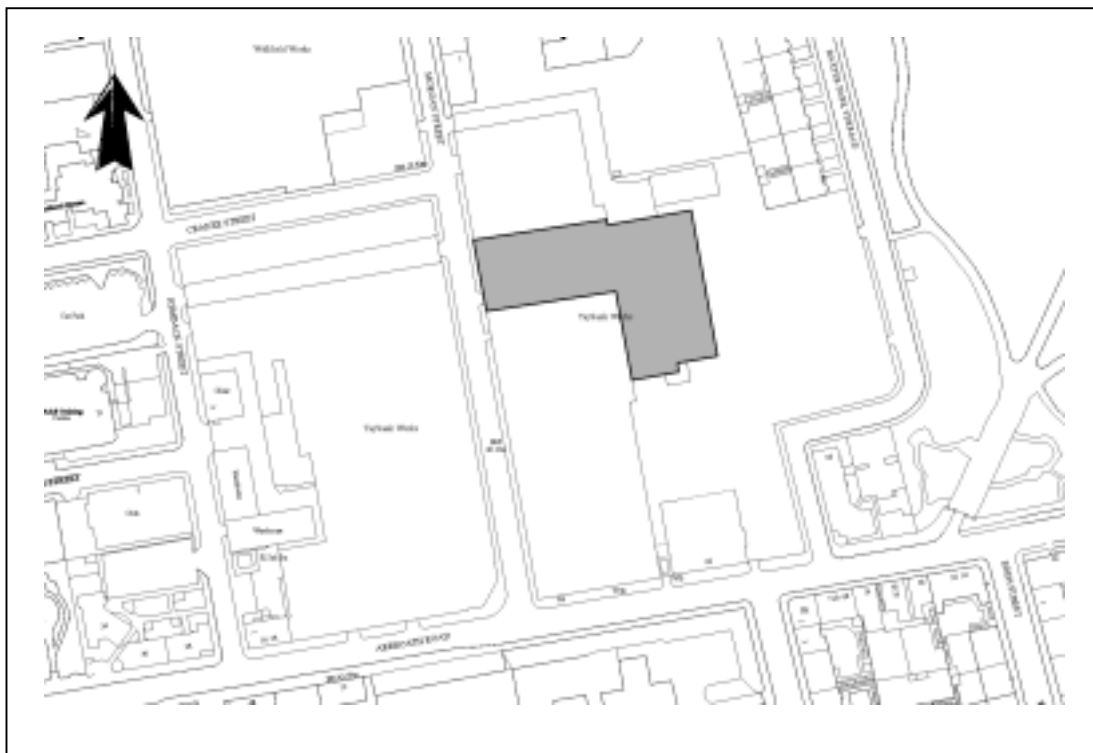
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Dundee DD5 3RX

Agent

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Registered 30 Sept 2002

Case Officer J Finlay



Proposed New Emergency Exits to Taybank Works

The Creation of two new emergency exits is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development fully complies with Local Plan policy and will not result in an adverse impact on the amenities enjoyed by adjoining neighbours as the exits will only be used in emergencies. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the creation of two emergency exits on the south and east elevations of Unit 22, Taybank Works, Morgan Street, Dundee.
- One letter of objection was received from neighbouring residents adjacent to one of the emergency exits on the east elevation. The main concerns relate to the loss of privacy and appearance of the exit.
- Policy H1 of the Dundee Local Plan 1998 is relevant which states that developments will normally be permitted in residential areas where they do not adversely affect the environmental quality enjoyed by local residents.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the creation of two emergency exits at Unit 22, Taybank Works, Morgan Street, Dundee. The exits are located on the south and east elevations of the industrial unit. They will each measure 2040mm in height and 1100mm wide. Some steps will be added to provide access from the new exit on the south elevation. The proposed exit on the east elevation will have paving slabs leading to parking spaces to the east.

SITE DESCRIPTION

The application site is located on the east side of Morgan Street and it is an industrial unit finished in red brick and has a very shallow pitched profile sheet metal roof. There is new housing to the south and east of the industrial unit called Baxter Park Court. There is an existing canopy over the exit on the south elevation. There are three mutually owned car parking spaces immediately to the east of the proposed exit on the east elevation. There is a 1.8m high timber boundary fence to the south of the parking spaces, which belongs to the residents of 3 Baxter Park Court.

POLICY BACKGROUND

Dundee Local Plan 1998

H1: Developments will be permitted within existing residential areas where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

LOCAL AGENDA 21

The key aims of Local Agenda 21 relevant to this application are that health is protected by creating safe, clean and pleasant environments.

SITE HISTORY

The current housing development surrounding the application site was granted permission in March 2001 (ref: 00/24938/D).

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received to the proposed exit on the east elevation from neighbouring residents at 3 Baxter Park Court. Their main concerns relate to loss of privacy due to the emergency exit being used on a regular basis and the appearance of the emergency exit within a residential area.

CONSULTATIONS

The relevant Council Departments and other bodies were consulted and no adverse comments were received.

OBSERVATIONS

The determining issues for the Committee in this instance are whether the proposal is in accordance with the policies in the Dundee Local Plan 1998



with particular regard to the amenity enjoyed by neighbouring residents to the south of the exit proposed on the east elevation, and if not, whether there are material considerations that would justify approval of the application.

The proposal is for the creation of two emergency exits at Unit 22, Taybank Works, Morgan Street, Dundee and the requirement for the installation of the exits has resulted from building regulations due to the building being subdivided.

Policy H1 of the Local Plan states that developments will be permitted within existing residential areas where they do not adversely affect the environmental quality enjoyed by local residents. Residents adjacent to the exit on the east elevation submitted an objection as they consider the exit will

have an adverse impact on their residential amenity, particularly if the exit is used regularly and for purposes other than emergencies.

Previously there was an emergency exit on the east elevation. However this had to be moved a few metres north as it opened into the back garden of one of the newly developed dwellings. An agreement is in place between the applicant and the housing developers for the provision of emergency exits within a residential area. A copy of a letter from Clova Homes was submitted, which states that they have no objection to taking access over their land for the exit. An objection was received to the proposed exit on the east elevation. It is considered that this will not have an adverse impact on the amenity enjoyed by the residents to the north and south as the exits will only be used in emergencies. Appropriate conditions will be attached to ensure that the exits are not misused by employees and used solely in emergency situations.

Design

The development is small scale on this industrial building and it is considered the doors will blend in appropriately with the existing building.

CONCLUSION

It is considered that the proposal complies with the policies in the Dundee Local Plan 1998 and there are no material considerations that would justify refusal in these circumstances.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 details of the proposed emergency exit doors, which shall include a method to ensure that the doors can only be used in emergencies, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reason

- 1 To ensure that the exits are used only in emergencies in order that the amenities of adjacent residents are protected