

KEY INFORMATION

Ward Balgillo

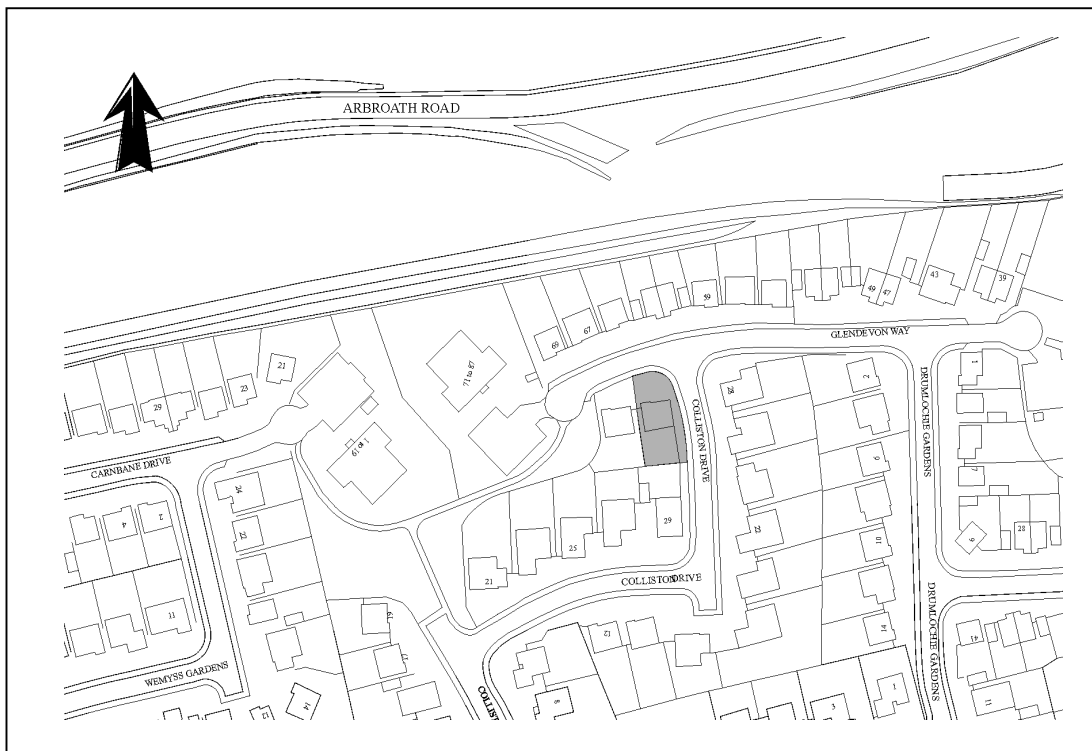
Proposal

Erection of boundary wall

Address60 Glendevon Way
Broughty Ferry
Dundee DD5 3TG**Applicant**Mr & Mrs Innes
60 Glendevon Way
Broughty Ferry
Dundee DD5 3TG**Agent**

Registered 22 Oct 2002

Case Officer J Finlay



Proposed New Boundary Wall to House in Glendevon Way

The Erection of a boundary wall is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is contrary to Policies H1 and H4 of the Local Plan as it will result in an adverse impact on the visual amenity of the area and adversely affect a sightline. Therefore the application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 1.8m high wall at 60 Glendevon Way, Broughty Ferry, Dundee.
- One letter of objection was received from a neighbouring resident and the main points of objection relate to the potential impact on residential amenity.
- Policies H1 and H4 of the Dundee Local Plan 1998 are relevant to the application, which seek to protect residential amenity from the adverse impact of alterations to houses and protect the environmental quality enjoyed by local residents.
- It is considered that the proposal is contrary to Policy H4 of the Local Plan as it will have an adverse visual impact on the amenity of the area and will adversely affect a sightline.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 1.8m high wall along the east boundary of the property at 60 Glendevon Way and immediately adjacent to the footway. It will be finished in a light grey/beige bradstone to match parts of the dwelling including the basecourse.

SITE DESCRIPTION

The application site is located on the south side of Glendevon Way and west side of Colliston Drive. It is a 2 storey detached dwelling with integral garage on the west elevation. There is an existing 1.8m high timber fence along the south and part of the east elevation. There is a street sign for Colliston Drive on a hard landscaped area on the east elevation and grass further to the south. There is a footway immediately adjacent to this 1.8m wide strip.

POLICY BACKGROUND

Dundee Local Plan 1998

H1: Developments will be permitted within 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.

H4: Alterations to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected.

LOCAL AGENDA 21

The key aims of the Council's Local Agenda 21 relevant to this application are that health is protected by creating safe, clean, pleasant environments and places, spaces and objects should combine meaning and beauty with utility.

SITE HISTORY

There is no site history of relevance in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection

was received from a neighbouring resident stating concerns about the adverse impact on residential amenity.

CONSULTATIONS

The relevant Council Departments and other bodies were consulted. There are concerns that the proposed wall is located on the site of a visibility splay, where no landscaping or walls should exceed 0.5m in height.

Scottish Water indicates that there are two sewers below the line of the proposed wall and these must be protected.

OBSERVATIONS

The determining issues for the Committee in this instance are whether



the proposal is in accordance with Policies H1 and H4 of the Dundee Local Plan 1998 with particular regard to the amenity enjoyed by neighbouring residents; and if not, whether there are any material considerations that would justify approval of the application.

The proposal is for the erection of a 1.8m high wall along the east boundary of the residential property at 60 Glendevon Way. The wall will be built in light grey/beige bradstone to match parts of the existing dwelling including the basecourse.

The material considerations in this instance are the design of the wall in terms of the materials of the application property, visual amenity of the surrounding area and the amenities enjoyed by neighbouring residents.

Policy H4 of the Local Plan states alterations will normally be approved provided the appearance of the house and surrounding area is not adversely affected. It is considered that the wall will have an adverse visual impact

enjoyed by neighbouring residents as the design of the area is characterised by open gardens fronting onto streets with no boundary walls, fences or enclosures and conveys a sense of space in the cul-de-sac. The proposed wall will detract from the character, design and appearance of the immediate area. Policy H1 states that developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents. It is considered that the proposed wall will have an adverse impact on the environmental quality due to traffic movement issues as the wall will be built within a sightline and cause potential traffic movement and road safety problems. Scottish Water have indicated that two sewers are located directly below the line of the wall and these should be protected. A condition can be attached to ensure that these sewers are protected during development and that access to them is maintained at all times.

Objections were raised from neighbouring residents to the east stating concerns about the appearance of the wall and the adverse impact on residential amenity. As discussed above it is considered that the proposed wall will have an adverse impact on the amenity enjoyed by neighbouring residents. Therefore the objections are supported in these circumstances.

Design

The wall is designed to blend in with the existing dwelling in relation to materials and colour and are considered acceptable.

CONCLUSION

It is considered that the proposed wall will have an adverse impact on amenity of residents due to the potential loss of a sightline and will detract from the visual appearance of the area. Therefore the application is recommended for REFUSAL

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reasons:

Reasons

- 1 The proposal is contrary to Policies H1 and H4 of the

Dundee Local Plan 1998 as it will have an adverse impact on the visual amenity enjoyed by neighbouring residents. There are no material considerations that would justify approval of the application.

- 2 The proposal is contrary to Policy H1 of the Dundee Local Plan 1998 in terms of the adverse impact on traffic movement and road safety issues due to the loss of a sightline. There are no material considerations that would justify approval of the application.