

KEY INFORMATION**Ward** Barnhill**Proposal**

First floor extension of existing office

Address16 Hamilton Street
Broughty Ferry
Dundee
DD5 2NR**Applicant**Winton and Co Chartered
Accountant
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DD7 7EW**Registered** 22 April 2003**Case Officer** Gordon Reid

The first floor extension of existing office is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies of the development plan.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for a first floor extension to an existing office at 16 Hamilton Street, Broughty Ferry, Dundee.
- The proposal raises issues for consideration in terms of the Employment Uses and Housing Policies of the Dundee Local Plan 1998 and Policy 1 Vibrant and Sustainable Communities of the Finalised Dundee Local Plan Review.
- Two letters of objection to the proposed development were received from nearby residents raising issues of concern in terms of disturbance due to noise and parking problems.
- It is considered that the proposed development is in accordance with the Employment Uses and Housing Policies of the Dundee Local Plan 1998 and Policy 1 Vibrant and Sustainable Communities of the Finalised Dundee Local Plan Review. In addition, it is considered that the concerns raised are of insufficient weight to warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a first floor extension to an existing office at 16 Hamilton Street, Broughty Ferry, Dundee.

The proposal involves the creation of additional office space at first floor level. The applicant has advised that although there is additional space being created the usage will only increase slightly with no significant increase in the number of visitors to the office. The additional accommodation is to provide a base for the financial advisers who are now operating from the premises but who work from home 75% of the time. The advisers mostly visit clients in their own homes. The extension is also to allow for the storage of additional records.

The extension is to be finished in materials to match the existing building.

SITE DESCRIPTION

The application site is located on the south side of Hamilton Street and is to the east of the junction with Hamilton Terrace. The application property is a single storey building located behind an existing stone boundary wall. The property is operated as an office and is within the garden ground belonging to 13 Abercromby Street. The owner of the house is also the owner of the business at 16 Hamilton Street.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

Housing Policy H1: advise that within residential areas developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents.

Employment Uses Policy EU26 is relevant and sets out the criteria for considering the development of offices outwith identified areas.

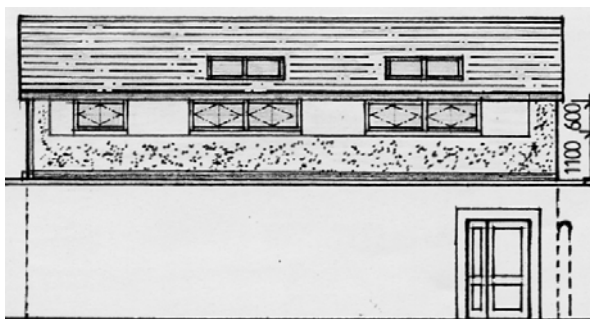
Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1 is relevant and seeks to minimise the affect of new developments on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.



Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non-statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

There are no Key themes of relevance to the consideration of this application.

SITE HISTORY

Planning Application 01/25237/D: Extension to offices at 16 Hamilton Street, Dundee. Approved subject to conditions on 27 June 2001.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and two

letters of objection were received from residents in the area. The main grounds of objection were:

- 1 That the proposed development would result in parking problems.
- 2 That the proposed development would result in disturbance from noise.

Copies of the letters of objection are available in the Members' Lounges and are addressed in the Observation section of this report.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Employment Uses Policy EU26 sets out the criteria for the consideration of offices outwith areas identified as acceptable locations. The proposal under consideration is for an extension to an existing office. The principle of an office use has therefore been established. In addition, a previous extension to the property was approved (Permission 01/25237/D refers). It is considered that the proposal does not raise any issues of concern in terms of Employment Policy EU26 of the Dundee Local Plan 1998.

The application site is located within a residential area and as such Housing Policy H1 applies. Policy H1 seeks to ensure that proposals do not adversely affect the environmental quality of existing residents by virtue of design, layout, parking and traffic movement issues, noise or smell. The main areas

for consideration in this case would be design, parking and traffic movement issues and noise. The surrounding area is primarily residential with mostly two storey houses. The design of the housing in the surrounding area is varied with finishing materials ranging from facing brick to dry dash render. The proposed 1st floor extension would be of a scale in keeping with other houses in the area and a finish similar to the houses to the west. It is considered that the proposal would not have an adverse impact on the visual appearance of the area. The proposal would increase the floor space of the premises but the applicant has advised that there is to be no increase in staff as clients are primarily visited in their homes or places of employment. The increase in traffic generated is therefore likely to be minimal. Hamilton Street is a wide road with no restrictions on parking and no current parking problems. It is considered that the proposal would not result in any concerns in terms of parking or traffic movement issues. As already indicated there are no proposals to increase the number of staff or increase the number of visitors to the premises. As such it is unlikely that there would be any adverse impact from disturbance due to noise on nearby residents.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

- a Does the proposal comply with Policy 1 Vibrant and Sustainable Communities of the Finalised Dundee Local Plan.

Policy 1 Vibrant Communities sets out similar advice to Housing Policy H1 of the Dundee Local Plan 1998. The Policy seeks to promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. The policy also seeks to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issue, noise or smell. These are the same

considerations as addressed in terms of Housing Policy H1 above. For the reasons set out above it is considered that the proposal complies with Policy 1 of the Finalised Dundee Local Plan Review.

- b Two letters of objection were received to the proposed development from nearby residents. The concerns raised are addressed in the following:

1 "that the proposed development would result in parking problems". The issue of the potential impact on car parking is addressed above. It is considered that the proposals would not result in problems regarding parking in Hamilton Street.

2 "that the proposed development would result in disturbance from noise". The issue of noise is also considered above. It is concluded that the proposal would not have an adverse affect on the amenity of residents due to disturbance from noise.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission.

Design

The proposal has been designed to reflect the properties in the surrounding area. It is considered that the proposed extension is of an acceptable design.

CONCLUSION

It is considered that the proposal is in accordance with the Employment Uses and Housing Policies of the Dundee Local Plan 1998 and Policy 1 of the Finalised Dundee Local Plan Review. In addition, it is considered that the concerns raised by objectors are of insufficient weight to warrant refusal of the application.

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.