

KEY INFORMATION

Ward Tay Bridges

Proposal

Conversion of Vacant basement to form a flat

Address

Basement
172-174 Perth Road
Dundee DD4 4JD

Applicant

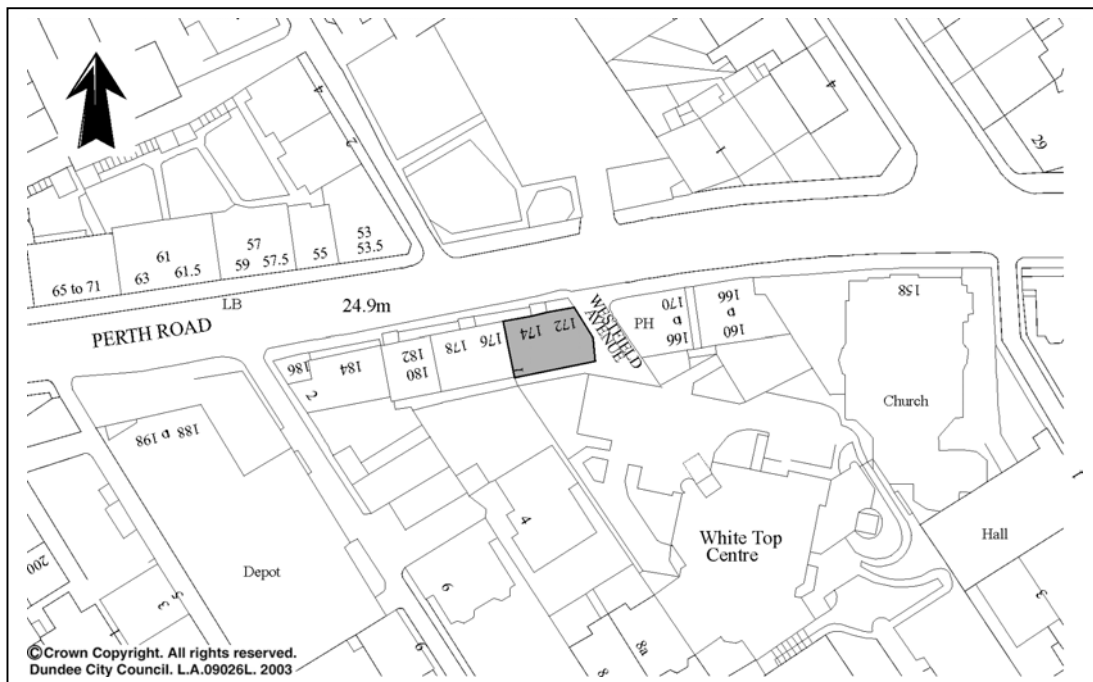
Mr P Sale & Mr A
Cruickshank
India Buildings
86 Bell Street
Dundee DD1 1HN

Agent

James Paul Associates
4 Brook Street
Broughty Ferry
Dundee DD5 1DP

Registered 29 May 2003

Case Officer Eve Jones



The Conversion of vacant basement to form a flat is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The development partly complies with the policies in the Dundee Local Plan and the Finalised Local Plan Review with regard to previous use of the site and the facilities provided but no parking is available. It complies with the policies regarding development in the Conservation Area. There are supporting material considerations and the application is Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the conversion of a vacant basement to form a two bedroom flat. The property lies on the west side of Perth Road and the upper two floors and attic are in residential use.
- The proposed development complies partly with Policy H16 of the Dundee Local Plan as the basement was in residential use previously and the whole building is being renovated and upgraded. The flat has use of adequate shared amenity space but no parking can be provided.
- The size and standard of accommodation complies with Policy H10 but again no parking can be provided. The retention and refurbishment of part of a traditional stone building in the Perth Road complies with Policy BE11 for Development in Conservation Areas.
- There are supporting material considerations as the site is quite close to the City Centre and has good access to public transport and local facilities. The retention of a vacant basement below occupied dwellings does not improve their amenity or security.
- On balance the development is considered to be acceptable subject to conditions which link the conversion to the overall refurbishment of the whole building.

DESCRIPTION OF PROPOSAL

The application is for planning permission for the residential use of the basement comprising a two bedroom flat with en-suite facilities, lounge, kitchen, shower room and study. New windows are proposed in the existing window openings.

SITE DESCRIPTION

The property lies on the south side of Perth Road, immediately adjacent to the White Top Centre. It forms the basement of a traditional stone building with two further floors and attic. It is the eastmost of a terrace of three similar properties characterised by the ground floor being raised by half a storey from the street with steps accessed over a semi-basement with an open well protected by railings. The basement is on the ground floor at the rear elevation. The property has a service path to the rear which is then bounded by the landscaped grounds of the White Top Centre. The whole block shares garden ground and bin stores on land to the west behind the adjoining property. A car park for the University lies on the north side of Perth Road with properties to the west of that characterised by tenemental properties with commercial uses in the ground floor. There is a pub on the ground floor of the adjacent tenement to the east with housing above. Perth Road is a major local distributor road serving the City Centre and is heavily trafficked by vehicles and pedestrians throughout the day. It is well served by public transport and the site is within easy walking distance of the University and City Centre.

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:

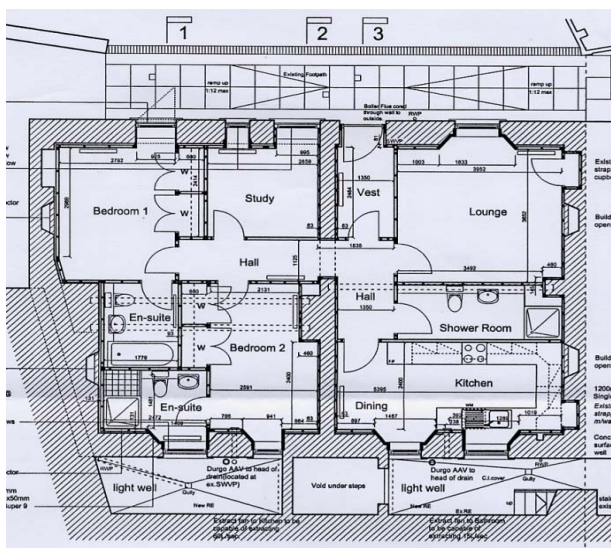
Policy H16 Roofspace and Basement Development. The policy states that the development of new and separate

dwelling in roofspaces and basements of buildings will not be permitted unless A) some use had previously been made of the space for residential use and B) it forms part of a comprehensive conversion of a building with supporting facilities eg. Off street parking and improved amenity space.

Policy H10 Design of New Housing. Identifies criteria for new and converted dwellings in relation to size, facilities, parking and amenity space.

Policy BE11 Development in Conservation Areas. All developments should complement and enhance the character of the Conservation Area.

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 13 Roofspace and Basement Development. The policy states that the development of new and separate dwellings in roofspaces and basements of buildings will not be permitted unless A) some use had previously been made of the space for residential use and B) it forms part of a comprehensive conversion of a building with supporting facilities eg.

Application No 03/00423/FUL

Off street parking and improved amenity space.

Policy 4 Design of New Housing. Appendix 1 to the policy includes design standards. It notes that where conversion of a building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical.

Policy 61 Development in Conservation Areas. All developments should complement and enhance the character of the Conservation Area.

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

The development represents sustainable use of resources.

SITE HISTORY

Planning permission has recently been granted for elevational alterations to the upper floors of this building as part of a

refurbishment to alter and improve the accommodation by reducing the number of bedrooms, by provision of en-suite facilities, and formation of French doors to the rear elevation to take advantage of the southern aspect. Ref. 03/00430/FUL.

PUBLIC PARTICIPATION

The application was the subject of statutory neighbour notification and was also advertised as potentially contrary to Policy H16 of the Dundee Local Plan 1998. No objections were received.

CONSULTATIONS

The Head of and Trading Standards advises that the proposed flat is

affected by traffic noise and appropriate noise abatement measures, particularly in relation to windows, should be taken to limit the internal noise levels to a specified standard. This can be the subject of a planning condition.

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

Policy H16 Roofspace and Basement Development. The policy states that the development of new and separate dwellings in roofspaces and basements of buildings will not be permitted unless A) some use had previously been made of the space for residential use and B) it forms part of a comprehensive conversion of a building with supporting facilities eg. Off street parking and improved amenity space. The agent has submitted documentary evidence and photographs to support the application. The documents identify the property as having been in residential use in 1969. The photographs show cornice and fireplace details. As detailed in the Planning History, the upper floors of this building are being renovated and upgraded to reduce the number of bedrooms and form two flats with improved facilities. The units share private sunny garden ground to the rear of the adjoining house. Bin stores are also provided in this area. There is not and never has been parking to these properties. There is no opportunity for off street parking within the curtilage. It is considered that the proposals comply with the requirements of Policy H16.

Policy H10 Design of New Housing. Identifies criteria for new and converted dwellings in relation to size, facilities, parking and amenity space.

The proposed flat is conversion of an existing basement of a property, the remainder of which is in residential use. The site lies within the Inner City where on small site, developments may be all flats. On larger sites, a minimum of 75% of flats should have 2 or more bedrooms. The proposed flat has a floor area of approximately 90 square metres and has 2 en-suite bedrooms and a study. A minimum of 10 square metres of useable private amenity space is required. The flat shares sunny private garden in excess of 200 square metres with the other 10 flats in the adjoining buildings. There is no parking. The proposal complies with all of the requirements of Policy H10 except the provision of parking but this is a conversion of an existing building where parking cannot be provided.

Policy BE11 Development in Conservation Areas. All developments should complement and enhance the character of the Conservation Area. The proposal forms part of a total upgrade and refurbishment of this building. At present the windows of the vacant basement are bricked up and do not create an attractive appearance to the street or to visitors to the adjacent White Top Centre. It is considered that the proposal complies with this policy.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan other than in the provision of parking.

Other Material Considerations

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

The remainder of the building is in residential use. The retention of the basement as a bricked up void does not make a positive contribution to the amenities of the occupiers. Alternative uses could be detrimental to the amenities of the other residents and neighbours.

With regard to the lack of parking, none of the other units in this terrace have parking spaces. The site is well located with regard to public transport and is close to local services and the City Centre.

It is concluded from the foregoing that sufficient can be accorded to the material considerations such as to

justify the grant of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

This traditional stone building will be the subject of significant improvement and upgrading with materials sympathetic to its character and location within the Conservation Area.

CONCLUSION

The application site is a basement which was in residential use in 1969 and was probably stripped out as a form of treatment for dry or wet rot. Evidence of that use remains. The remainder of the building is in residential use and the whole building is being renovated and improved. The proposals comply with all of the requirements of the relevant Local Plan policies other than the provision of parking. The site is well located with regard to the City Centre, local services and public transport. On balance it is considered that the use of the basement for an upgraded flat providing two en suite bedrooms is acceptable in this particular case in this location. Appropriate conditions regarding noise control and the linking of this development to the upgrading of the whole building are recommended in this case.

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
- 2 Prior to the occupation of the development hereby approved, the upper floors of the building shall be altered and renovated in accordance with the floor plans that have been submitted in support of application 03/00430/FUL.
- 3 Internal noise levels within individual living apartments shall not exceed 45dB(A) during the day and 35dB(A) during the night. For the avoidance of

doubt, daytime shall be
0700-2300 hrs.

Reason

- 1 To comply with Section 58 of the
Town and Country Planning
(Scotland) Act 1997
- 2 In order to ensure that the
conversion forms part of the
renovation of the whole building
to provide improved standards of
residential accommodation in the
interests of the amenities of the
future residents.
- 3 In the interests of the amenities
of future residents.