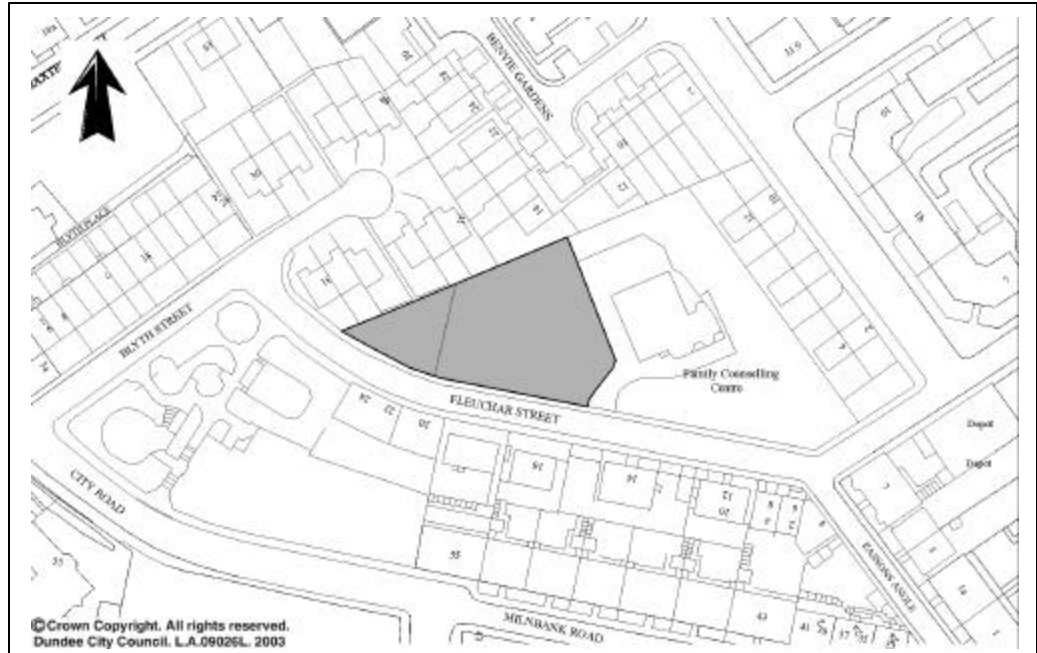


KEY INFORMATION

Ward Law

ProposalErection of single storey
respite care facility**Address**Land to the North of
Fleuchar Street
Dundee
DD2 2LQ**Applicant**Sense Scotland
5th Floor
45 Finnieston Street
Clyde Way Centre
Glasgow
G3 8JU**Agent**Baxter Clark and Paul
(Dundee) Ltd
24 South Tay Street
Dundee
DD1 1PD**Registered** 13 Jan 2004**Case Officer** Eve Jones

Proposed Respite Care Facility in Fleuchar Street

The erection of a single storey respite care facility is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the policies in the Dundee Local Plan Review. The single objection cannot be supported. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a respite care facility for Sense Scotland. It will provide 3 en-suite bedrooms, with lounge, dining and activity space plus staff facilities including sleep over accommodation.
- The building will be white wet dash render with a timber entrance feature and grey tiled roof. The unit will have off street parking and turning facilities and a landscaped garden. The existing stone wall will be retained. Self seeded trees growing in the wall will be removed and replacements planted. The large beech tree on site will be retained.
- The proposal is in accordance with the relevant policies in the Dundee Local Plan and the Finalised Dundee Local Plan Review, both of which support the provision of local facilities within residential areas.
- One objection was received from a neighbour on the grounds of appearance, traffic and parking, noise and impact on trees. The scale and use of the site is unlikely to have a detrimental impact on the neighbouring properties and the objection cannot be supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a respite care facility which will provide 3 en-suite rooms, a lounge, dining and activity area and staff facilities including sleep over accommodation. The building will be single storey with parking for 4 cars and landscaped gardens. It will be located on the north side of Fleuchar Street to the west of the existing Social Work Family Services centre. The centre will be operated by Sense Scotland.

SITE DESCRIPTION

This is a triangular site on the north side of Fleuchar Street. Much of the site is behind a high stone retaining wall but the western end is open with mesh fencing and metal gates. There is evidence of previous building at the west end of the site but the remainder is rather overgrown open ground. There several trees on site, most of which are self seeded and two of which are growing out of the stone wall causing damage. The surrounding area is residential in character with tenemental and stone cottages on Fleuchar Street with more modern housing and flats to the north. Fleuchar Street slopes down from west to east but the site is elevated above the road.

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 H1 - Existing Residential Areas.

Dundee Urban Nature Conservation Subject Local Plan 1995

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

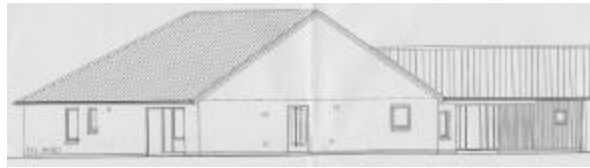
Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1 - Vibrant and Sustainable Communities.

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 proposal meets Key Theme 4, local needs are met locally.

SITE HISTORY

There is no relevant planning history.

PUBLIC PARTICIPATION

The application was the subject of Statutory Neighbour Notification and one objection was received from a neighbour on the grounds of appearance, traffic parking and access problems, noise and impact upon trees. A copy is available in Members Lounges for inspection and the objection will be considered in the Observations below.

CONSULTATIONS

The Forestry Officer sought a detailed tree survey and landscaping plans. The tree survey was submitted and the removal of several trees is acceptable subject to replanting details which are yet to be submitted. This can be the subject of a condition.

The Head of Environmental Health and Trading Standards advised that the site lies close to a former quarry and requested site investigation reports. A report was submitted.

OBSERVATIONS

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

- whether the proposals are consistent with the provisions of the development plan; and if not.
- 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 H1 supports the development of services or facilities in existing residential areas which do not adversely affect the environmental quality enjoyed by local residents. The respite centre is such a local facility which is appropriate to be located in a residential area. It is relatively small unit which provides 3 en-suite rooms and staff facilities. It has on site parking and turning facilities and the garden will be landscaped with replacement tree planting to compensate for the loss of the existing trees. The stone wall will be retained. It is unlikely to have any detrimental impact upon surrounding residential facilities.

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:

Policy 1 of the Finalised Dundee Local Plan Review promotes vibrant communities and encourages the development of an appropriate range of services and facilities within residential areas. New development should seek to minimise the impact on the environmental quality enjoyed by local residents. As detailed above, it is

considered that the proposal complies with this policy.

Objection. One objection has been received from a neighbour on the grounds of appearance, traffic parking and access problems, noise and impact upon trees. The objector only expanded on the traffic situation stating that on street parking is a problem with the existing social work unit and the proposal will increase these traffic problems.

The unit provides 3 bedrooms with staff accommodation for respite care. There will not be a constant stream of visitors to and from the facility, it is residential in nature. There are 4 parking spaces with a turning facility and it is considered that there will be no adverse impact on the existing traffic and parking problems which may exist. The appearance is acceptable for this location. There will be minimal noise from such a use. Two of the existing trees are growing through the wall and require to be removed if the wall is to remain. The largest tree on site will be retained and forms a visual focus of the main corridor to the bedrooms. There will be compensatory tree planting as part of the landscaping of the site. The objection cannot be supported.

It is concluded that the material considerations support the application and it is therefore recommended that planning permission be granted with conditions.

Design

The building is single storey with a deep pitched roof and will be finished in grey tiles with timber cladding to the entrance wing and white wet dash render to the remainder. The building will be set behind the existing stone wall and the most visible feature will be the roof and the entrance wing. New landscaping will make an important contribution to the setting of the building and will also provide sensory benefits for the occupants

CONCLUSION

The proposal is for a relatively small scale respite facility within a residential area. The site is protected by a stone wall and will provide a landscaped setting to the building. The development complies with policies in both the adopted Local Plan

and the Finalised Draft Local Plan. The objection cannot be sustained.

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 Details of the colour of the doors, windows and timber cladding shall be provided prior to the commencement of construction and if agreed, the works shall be carried out only in accordance with such agreed details.
- 3 Prior to the commencement of development, Heras fencing shall be erected along the drip line of the beech tree at the south east end of the site. The fencing shall be retained in place throughout the construction period.
- 4 Three clear working days notice shall be given to the City Council of the erection of the tree fencing required by Condition 03 to allow the site to be inspected.
- 5 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted for approval and if approved, the works shall be carried out only in accordance with such approved details. The scheme shall include at least 3 extra heavy standard trees min. 14-16 cms rootballed planted to BS 4043; of species to be agreed.
- 6 The landscaping scheme as detailed in Condition 05 shall be fully implemented in accordance with the approved details prior to the first occupation of the building unless another time scale is agreed in writing with the City Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 7 The stone boundary walls shall be repaired and reinstated using

lime mortar coloured to match the existing stone.

- 8 The parking and vehicle manoeuvring areas as detailed must be provided prior to the first occupation of the building and thereafter shall be kept available for such uses.
- 9 Prior to the commencement of development a comprehensive Site Investigation Report in accordance with PAN 33 Development of Contaminated Land shall be submitted to and approved by the City Council.
- 10 Prior to the commencement of development any required remediation measures identified in the Site Investigation Report to be approved in accordance with Condition 09 shall be carried out and the completion of the works shall be notified in writing to the City Council for verification. No construction of dwellings can commence until the verification process has been completed in writing.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 3 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.
- 4 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.
- 5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 6 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 7 To ensure a satisfactory standard of appearance of the development

in the interests of the visual amenities of the area.

- 8 To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity.
- 9 In the interests of the amenities of the future occupants of the residential accommodation.
- 10 In the interests of the amenities of the future occupants of the residential accommodation.