

**KEY INFORMATION****Ward** Lochee West**Proposal**

Alterations and extension to hotel

**Address**40 Coupar Angus Road  
Dundee  
DD2 3HY**Applicant**Karen Marr  
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Dundee**Agent**G D Architectural Services  
101 Brook Street  
Monifieth**Registered** 6 Feb 2004**Case Officer** R Anderson

## Proposed Hotel Extension and Alterations in Coupar Angus Road

Alterations and an extension to a hotel is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal to extend and alter the vacant hotel building does not have any detrimental impact on surrounding residences. It conforms to local plan policy and there are no material considerations which warrant deviating from policy in this case. Accordingly, APPROVAL of the application is recommended.

**SUMMARY OF REPORT**

- An application has been received for the alterations and extension to the above vacant hotel buildings. The alterations will include the re-cladding in a wet dash render of an existing flat roofed extension, whilst the extension comprises a UPVC conservatory of some 43m<sup>2</sup>.
- Two letters of objection have been received. The main issues arising are noise emanating from the hotel and the security and privacy of residents. A letter of support indicates that an existing informal short cut through the site will be blocked off.
- The proposal does not have any detrimental effect on residential amenity, will improve the appearance of the existing building and will not affect any vehicular movements within the site. In this respect it conforms to local plan policy and there are no material considerations which warrant a refusal in this case. Accordingly approval is recommended.

## DESCRIPTION OF PROPOSAL

It is proposed to add an extension to the above hotel, which will increase the floorspace to a ground floor dining room by some 43m<sup>2</sup>. The extension is in the form of a conservatory, which is linear in shape, and attached to the front elevation the conservatory will have a UPVC frame, polycarbonate roof and dwarf constituted stone wall. In addition to this an existing flat roofed extension to the hotel which is currently finished in horizontal timber will be finished in a wet dash render. An area to the north west of the site will also be fenced off and used as a children's playground.

## SITE DESCRIPTION

The site is located on the west side of Coupar Angus Road some 130m north of its junction with Langshaw Road. It currently houses a vacant former hotel, which is formed from a two storey traditional stone and slate villa with flat roofed extension. It is surrounded on all four sides by residential uses.

## 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 2003

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

Key Theme 12 indicates that Opportunities for culture, leisure and recreation are readily available to all. The proposal is in line with this theme



## SITE HISTORY

92/17636/D - Erection of Conservatory on South Elevation of Hotel - Approved - 28.10.1992

## PUBLIC PARTICIPATION

Two letters of objection and one in support have been received. The main issues arising are the noise emanating from the hotel from function taking place there, safety of neighbouring residents and privacy implications for neighbouring properties. The letter in support indicates that the proposal for the children's playground will effectively block an existing short cut through the site. These points will be considered in the Observations section of this report.

## CONSULTATIONS

No adverse comments have been received.

## OBSERVATIONS

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

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- 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 - Existing Residential Areas. This policy indicates that development in residential areas should take account of and not be detrimental to the amenity of local residents. In this case the existing building is an hotel, albeit at present vacant, but no consent is required to reuse the building for such uses.

The applicant's agents have indicated that the use of the building will be an hotel and this respect the dining room is ancillary to this main function.

Extending the floorspace will not have any impact on neighbouring residents, as the works are all internal. The extension is to the front of the property also which is the furthest part of the hotel away from neighbouring properties. The design of the conservatory is acceptable and has the potential to enhance a fairly drab flat roofed extension. However at present the flat roofed extension is clad with horizontal timber, which is considered to be a light, sympathetic finish in relation to the main hotel building and the overall streetscape. If this is to be retained then the conservatory should be made of a timber frame to complement this finish. If the extension is to be finished in a wet dash render then its colour should complement the proposed conservatory and stonework. It is considered that all material finishes and the composition of the conservatory frame should form a condition in the event of consent being granted. There are no issues of noise and smells or traffic movements, which will affect local residents. The existing parking and access arrangements are satisfactory.

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:

Finalised Local Plan Review  
2003- Policy 1 - Vibrant and  
Sustainable Communities. This policy  
has similar considerations to policy H1  
above.

The points raised by Objectors - the  
issue of noise raised by the objector if  
realised is one with the general use of  
the site as an hotel. At present the  
property is vacant and therefore does  
not generate any activities. However  
the reuse of the building as an active  
hotel does not require planning  
permission. The hotel extension and  
alterations themselves will have no  
detrimental effect on neighbouring  
residences. If there is any detrimental  
noise realised as a result of reusing the  
building as an hotel then there is  
alternative legislation to deal with this  
issue.

The issue regarding resident's safety is  
unfounded. It is unclear exactly how  
the use of the building as an hotel with  
ancillary functions will affect the  
safety of residents. Again alternative  
legislation exists to deal with such  
matters should they occur.

The issue of invasion of privacy is also  
unfounded. The main hotel windows  
are at least 25m away from any  
neighbouring houses and there are no  
implications for privacy. However,  
again the use of the building as an  
hotel is not part of this application.  
The extension has no implications for  
resident's privacy.

It is concluded from the foregoing that  
insufficient weight can be accorded to  
any of the material considerations such  
as to justify refusal of planning  
permission contrary to the provisions  
of the development plan. It is  
therefore recommended that planning  
permission be granted with conditions.

## Design

The extension and alterations to the  
hotel have the potential to improve the  
building, which currently does not  
make a significant contribution to the  
steetscape. However it is important  
that the material finishes are  
complementary and improve visual  
amenity on a major route into the city.  
An appropriate condition will ensure

that any potential concerns in this  
regard are alleviated.

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## CONCLUSION

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The extension and alterations to the  
hotel building are in conformity with  
local plan policy and there are no  
material considerations, which warrant  
overturning policy in this case.  
Accordingly approval of the  
application is recommended.

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## RECOMMENDATION

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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 That prior to the commencement  
of development all material  
finishes to the existing flat roofed  
extension and the proposed  
conservatory (including the  
composition of the conservatory  
frame) shall be agreed in writing  
to the satisfaction of the planning  
authority.

## Reason

- 1 To comply with Section 58 of the  
Town and Country Planning  
(Scotland) Act 1997.
- 2 In order to ensure that the  
material finishes of the  
development are complementary  
to each other in the interests of  
visual amenity.