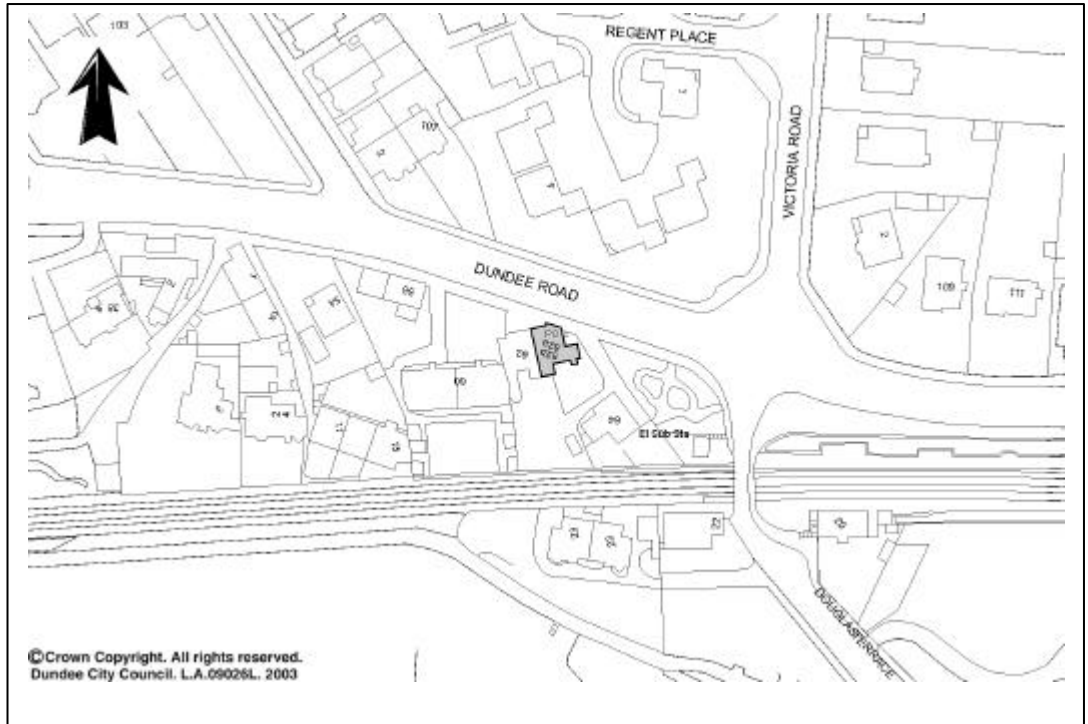


KEY INFORMATION**Ward** West Ferry**Proposal**

Change of use from post office to dental hygiene practice

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DD11RP**Registered** 12 Oct 2004**Case Officer** Julie Finlay

Proposal for Dental Hygiene Practice in Dundee Road

A Change of use from a post office to a dental hygiene practice is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed change of use to dental hygiene practice is a potential departure to the development plan. However it is considered that there are material considerations in these circumstances to justify approval of the application. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for change of use from a vacant post office premises to dental hygiene practice (class 1 to class 2).
- The application was advertised as potentially contrary to Policy EU26 as these uses are encouraged in District Centres.
- One letter of support was received from a notifiable neighbour.
- It is considered that the use is acceptable at this location as it will serve the local population, will not attract a high level of traffic and conversion of the premises to other uses may be inappropriate.

DESCRIPTION OF PROPOSAL

Planning permission is sought for change of use from vacant post office premises to a dental hygiene practice. The existing and proposed floor area is 35.76 sqm.

SITE DESCRIPTION

The application premises are a vacant post office premises located on the south side of Dundee Road. The building is one half of a semi-detached pair of houses and has an adjacent pedestrian crossing. There is a hairdressers and newsagents to the west of the site and residential properties in the surrounding area. There are parking spaces further to the west which are reserved for the residents of 60 Dundee Road. Parking is available on the 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:

EU26: Office Uses - Exceptions - Outwith areas identified as business, industrial, office, mixed use or District Centres, office uses will not be permitted with the following exceptions:

- a Where the use clearly serves the immediate local population, and no alternative site can be identified within a District or Local Centre, or;
- b Where the building is of significant architectural or townscape value and conversion to other uses is inappropriate, or;
- c Redundant school buildings provided that existing community uses and associated open space are protected and that the use is for office purposes by the Local Authority in the exercise of its functions and by no other party.

H1: Existing residential areas - Within areas where residential use predominates developments will be permitted 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.

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 - The City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New developments should seek to minimise any effect 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

Key Theme 7 requires that access to facilities, services, goods and people is

not achieved at the expense of the environment. The proposal involves the reuse of a vacant building and is accessible to the local community and can therefore be considered as sustainable.

SITE HISTORY

There is no site history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no letters of objection were received. One letter of support was received from a notified neighbour.

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.

Policy EU26 directs office and business uses to District Centres. However the proposed dental hygiene practice is very small scale, will not attract high volumes of traffic and it involves the reuse of an existing vacant building and therefore it is considered an acceptable use at this location.

Policy H1 seeks to protect the amenity enjoyed by local residents. It is not considered that the proposed use will involve high noise levels and traffic will be minimal as only two patients will be in attendance at any one time.

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 Dundee Local Plan Review

Policy 1 reiterates the advice provided in Policy H1 of the Dundee Local Plan 1998. As previously discussed, the proposal involves the reuse of existing premises, will not generate high volumes of traffic or noise levels. Therefore it can be concluded that the amenity enjoyed by local residents will not be adversely affected by the proposal.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The application is only for a change of use and no elevational alterations are proposed at this stage. Therefore there are no design issues to be considered.

CONCLUSION

Although the proposal has been advertised as a potential departure to Policy EU26, it is considered that there are material considerations that allow the development plan to be set aside in these circumstances. This includes the fact that an existing vacant building will be reused, the use will be small scale and the operations of the business will not impact adversely on the amenity enjoyed by local residents.

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 That the building shall be used as a dental hygiene practice only and for no other use including any other within Class 2 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the amenity of the area.