

**KEY INFORMATION**

**Ward** Bowbridge

**Proposal**  
New frontage on public house

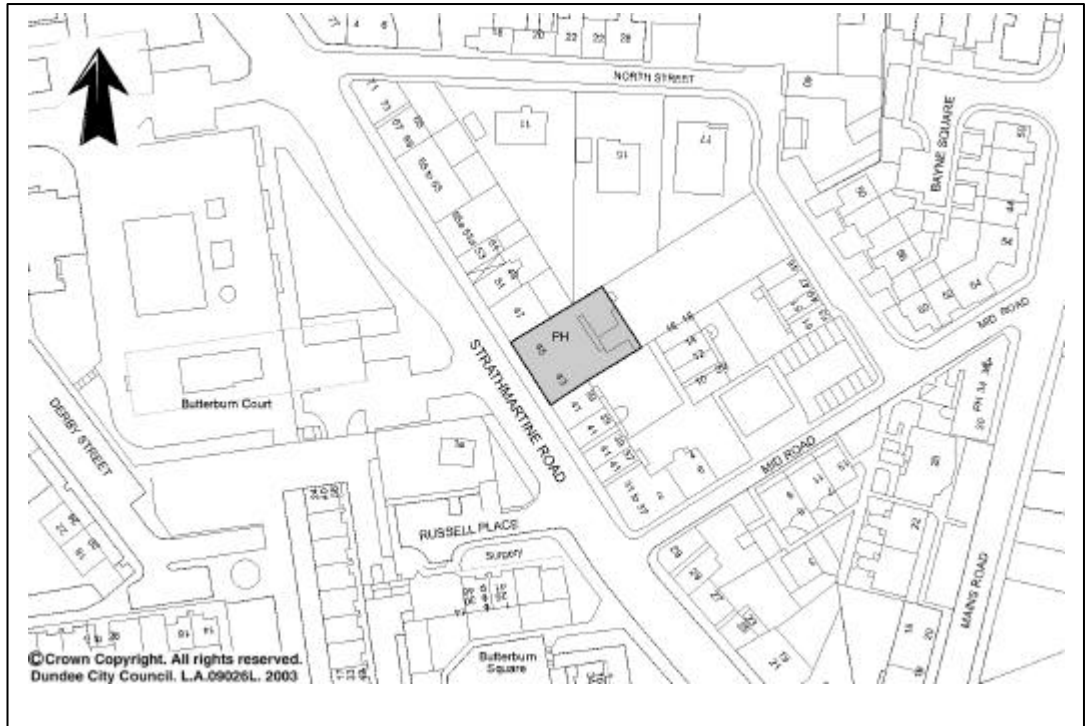
**Address**  
45 Strathmartine Road  
Dundee  
DD3 7RW

**Applicant**  
The Commercial Pub Co Ltd  
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Broughty Ferry  
Dundee  
DD5 1NF

**Agent**  
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**Registered** 27 October  
2004

**Case Officer** J Finlay



## Proposed New Frontage to Pub in Strathmartine Road

A new frontage on a public house 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 and there are no material considerations that would justify refusal of the application.**

**Accordingly, the application is recommended for APPROVAL.**

**SUMMARY OF REPORT**

- Planning permission is sought for a new frontage on a public house at 45 Strathmartine Road, Dundee.
- Policies BE1 and S21 of the Dundee Local Plan 1998 are relevant to the determination of the application.
- One letter of objection was received from a neighbouring resident stating concerns about noise disturbance from the existing public house and potential for increased noise levels.
- It is considered that the proposed alterations to the public house are acceptable and will improve the appearance of this frontage within a District Centre.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for a new frontage on a public house at 45 Strathmartine Road, Dundee. Additional glazing will be introduced to the frontage, new doorways and traditional features used such as timber columns and downlighters.

## SITE DESCRIPTION

The application site is located on the east side of Strathmartine Road. The building is single storey with a reddish painted frontage and beige tiled lower section below the windows. There is a bookmakers to the south with 3 floors of flats above, 2 storey flats to the north and multi storey flats opposite the premises.

## 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:

S21: The Council will undertake ways in which the efficiency and attractiveness of district shopping centres might be improved by environmental improvements, traffic management schemes, pedestrian priority measures, improved parking facilities, site assembly measures and other relevant planning considerations.

BE1: The Council will expect the highest standards of composition and design in all new development and its careful integration with its surroundings as regards scale, form, siting, alignment, materials and landscaping.

### DUNDEE URBAN NATURE CONSERVATION SUBJECT LOCAL PLAN 1995

There are no policies relevant to the determination of this application

## Finalised Dundee Local Plan Review

There are no policies of relevance to the determination of the application.

## 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.



## CONSULTATIONS

The Head of Environmental Health and Trading Standards requires a condition to protect neighbouring residents from unacceptable noise levels due to the increased glazing on the frontage.

## 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 S21 refers to improvements within district centres. It is considered that the proposed alterations will improve this frontage by introducing more traditional features and giving more unity to the frontage. This will consequently improve the streetscape in the district centre.

Policy BE1 encourages high quality design in new developments. It is considered that the alterations will provide more form and unity to the frontage by placing the doors at either side and introducing more glazed sections. The design of the frontage will appear more traditional with timber columns, downlighters and traditional detailing on the doors and windows.

It is concluded from the foregoing that the proposal complies/does not comply with the provisions of the development plan.

## Other Material Considerations

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

## Objections

One letter of objection was received from an adjacent resident who is concerned about increased traffic in the area and increased noise levels

## LOCAL AGENDA 21

Key Theme 13 indicates that places, spaces and objects should combine meaning and beauty with utility. Key Theme 15 promotes diversity and local distinctiveness and seeks to ensure they are valued and protected. It is considered that the proposal meets these themes.

## 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 one letter of objection was received from an adjoining resident stating concerns about noise disturbance and increased traffic

from the premises. The application under consideration is for a new frontage on an established public house and not for a new use. However it is considered that the introduction of additional glazing to the frontage has the potential to increase noise emanating from the public house. A condition will be attached to ensure that any noise emanating from the property will be within acceptable limits.

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

### Design

The proposed alterations to the pub frontage will improve its appearance and enhance the image of the streetscape.

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## CONCLUSION

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It is considered that the proposal is in accordance with the relevant policies in the development plan and there are no material considerations that would justify refusal of the application.

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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 All amplified music and vocals shall be so controlled as to be inaudible in adjacent or adjoining residential property

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To protect the occupants of nearby residential properties from unacceptable noise levels