

KEY INFORMATION**Ward** Lochee East**Proposal**
Formation of driveway**Address**
58 Glenprosen Drive
Dundee
DD3 8EP**Applicant**
Mr Peter John Sorensen
58 Glenprosen Drive
Dundee
DD3 8EP**Agent****Registered** 5 Nov 2004**Case Officer** Eve Jones

Proposal for New Driveway in Glenprosen Drive

The formation of a driveway is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the relevant policies in the Dundee Local Plan and the Finalised Dundee Local Plan Review. The objections cannot be supported and are not of sufficient strength to justify the refusal of the application contrary to the policies. The application is Recommended for **APPROVAL** subject to condition.

SUMMARY OF REPORT

- Planning permission is sought for the formation of a driveway in the front garden of a ground floor flat in a four-in-block property in Glenprosen Drive. The street is a narrow one-way loop road off Glenprosen Terrace where there are several similar driveways.
- The proposal complies with the relevant policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review 2003.
- Three objections were received from neighbours on the grounds of loss of on street parking and the increase in noise and air pollution to an adjoining property.
- There are many such driveways in the City which provide safe off street parking for residents. They reduce on street parking because driveway entrances have to be kept clear. There is no significant increase in noise or air pollution between a car parked in such a driveway and on the street. The objections cannot be supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the formation of a driveway. The proposal is for the paving of the front garden of a four-in-block flat to provide off street car parking. The hardstanding is 4.6 metres deep and 7.5 metres wide with an access point 3.66 metres wide allowing part of the hedge to be retained. The site will be paved in grey paving slabs.

SITE DESCRIPTION

The application site is the front garden of a four-in-block flats and the applicant owns the ground floor flat adjacent to the proposed driveway. The upper floor flat is accessed via a short external staircase to the west of the proposed driveway. The surrounding houses are all the same and the street is a one-way narrow loop off the west side of Glenprosen Terrace. There are a number of similar driveways around this road which restrict the opportunities for on street parking.

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 complies with Key Theme 13.



SITE HISTORY

There is no relevant planning history.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and 3 objections were received from neighbours on the grounds of loss of on street parking due to the need for access to private driveways and the increase of noise and air pollution to the upper floor flat above the application site. Copies of the objections are in Members' lounges and they will be considered in the Observations below.

CONSULTATIONS

There were no adverse comments.

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 H1 states that 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 movements issues, noise or smell.

Design and Layout. The proposed driveway is located within the front garden area of 4 Kenilworth Avenue and results in the removal of part of the hedge. This will not have a significant impact on the appearance of the property. The applicant also has shared use of rear garden ground.

Parking and Traffic. This property is in a narrow one way road which forms a loop off Glenprosen Terrace and there are several similar driveways. There would not be sufficient space in the street for all residents to park even if there were no driveways. The driveways reduce the level of on-street parking by the need to leave their access open but provide secure off street parking. Driveway of this type are a feature of such areas and there is no justification for refusal of this particular application.

Noise and Smell. As noted, this is a narrow street with existing on street parking and driveways. There will be no significant increase in noise or air pollution from a car parked on the driveway as opposed to the street.

Therefore 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 Material Considerations

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

Finalised Dundee Local Plan Review

Policy 1 seeks to promote vibrant communities and new development should seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. As detailed in Policy H1 above, it is considered that the proposal complies with this policy for the same reasons.

Objections

Three objections were received from neighbours on the grounds of loss of on street parking due to the need for access to private driveways and the increase of noise and air pollution to the upper floor flat above the application site. As detailed in the policy section above, the objection on traffic and parking grounds cannot be supported.

The occupant of the upstairs flat objects on the grounds of increased noise and air pollution from vehicles on the driveway. As noted above, it is considered that there will be no significant increase in noise or air pollution and the objection cannot be supported.

Design

There are no design issues with regard to this proposal

CONCLUSION

It is concluded from the foregoing that the policy in the Finalised Dundee Local Plan supports the grant of planning permission in accordance with the provisions of the development plan. The submitted objections cannot be supported. It is therefore recommended that planning permission be granted with conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997