

KEY INFORMATION

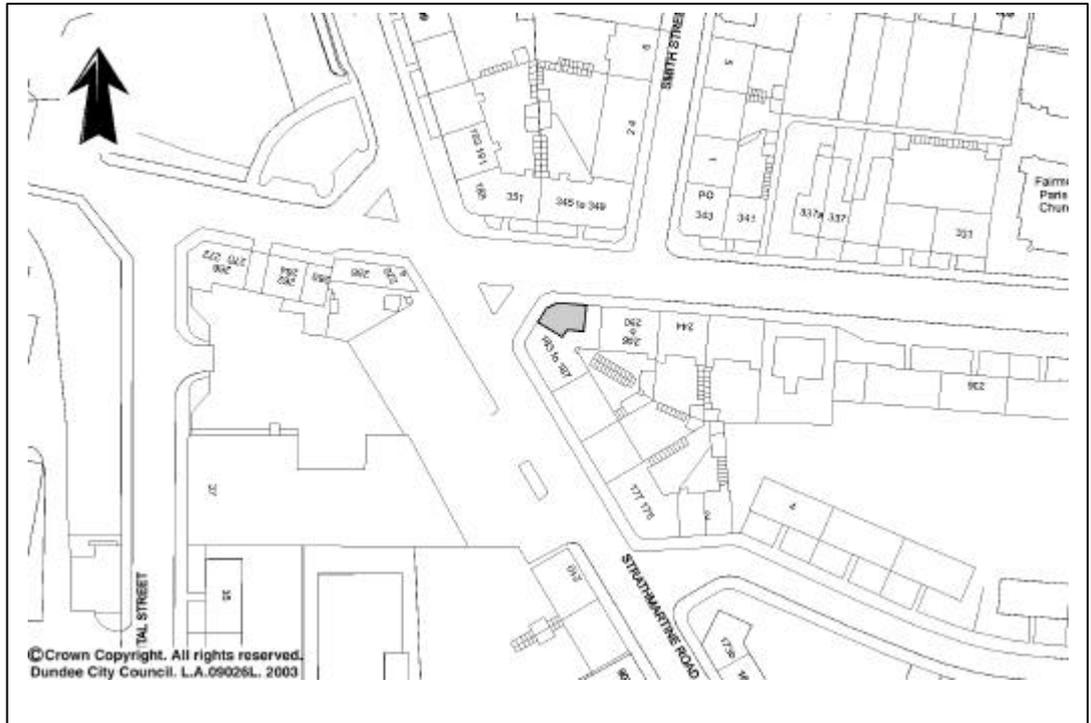
Ward Fairmuir

Proposal

Change of use from retail unit (bathroom showroom) to architects office

Address187 Strathmartine Road
Dundee
DD3 8BL**Applicant**ARKTX Chartered Architects
20 Lammerton Terrace
Dundee
DD4 7BL**Agent**Registered 22 November
2004

Case Officer E Jones



Proposed New Office Premises in Strathmartine Road

A change of use from a retail unit (bathroom showroom) to an architects office is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed change of use does not comply with Policy EU26 of the Dundee Local Plan 1998. It does comply with Policy 1 of the Finalised Dundee Local Plan Review 2003 which is considered to be a sufficiently strong material consideration to support the application. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the change of use of an existing vacant shop unit to an architects office. There are no external alterations and minimal internal alterations. The proposed office will accommodate 4-5 staff.
- The site lies at the junction of Strathmartine Road and Clepington Road, a busy, light-controlled junction. It forms part of a small group of shops including a craft shop, a sports shop and a sandwich bar/take away.
- The relevant policy in the Dundee Local Plan restricts office developments to specific location throughout the City unless they comply with certain exceptions. This proposal does not comply with the exceptions.
- There is no specific policy in the Finalised Dundee Local Plan Review which deals with office proposals. It is considered that Policy 1: Vibrant and Sustainable Communities encourages the development of a range of services and facilities close to and within housing areas and that the proposal complies with this policy.
- The unit occupies a prominent corner position and there would be limited alternative uses which could occupy such a unit. There is on-street parking available nearby during office hours and clients are likely to attend by appointment.
- The Finalised Dundee Local Plan is a material consideration which support the use contrary to the provisions of the Development Plan. It is considered that the use is acceptable in this location and provides for beneficial re-use of a vacant shop in a prominent location.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the change of use of a vacant retail unit (Class 1) to an architects office (Class 2). There are no changes to the elevations and minimal changes to the interior layout.

SITE DESCRIPTION

The site lies on the south east corner of Strathmartine Road and Clepington Road. It forms part of a small group of shops which include a craft shop, a sports shop and a take away. There is a post office opposite to the north and a take away to the west. The junction is controlled by traffic lights. The unit was previously a kitchen showroom.

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 EU26 - Office Uses - Exceptions.

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 policy is 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 Themes 1 and 4.

SITE HISTORY

There is no previous planning history

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised as a potential departure from Policy EU26 of the



Dundee Local Plan. No objections were received.

CONSULTATIONS

There were no adverse comments from 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 states that outwith areas identified as business, industrial, office, mixed use or district centres, office uses will not be permitted except in certain circumstances. The site does not lie within one of these designated areas. The exceptions in the policy would permit offices in the following circumstances: where the use clearly serves the immediate population and no alternative site can be found; where the building is of architectural value; redundant school premises; in the rural areas in accordance with Policy EU30. The proposal does not comply with these exceptions. It is concluded from the foregoing that the proposal 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:

Finalised Dundee Local Plan Review 2003.

There is no specific office policy in the new Local Plan and each proposal should be considered on its merits.

Policy 1 Vibrant and Sustainable Communities supports the provision of an appropriate range of services and facilities close to and within housing areas. Such a mix of uses can help to create sustainable communities. However, non residential uses should comply with other policies in the Plan and should seek to minimise any affect on the environmental quality enjoyed by local residents by reason of design, layout, parking and traffic movement issues, noise or smell.

The proposed change of use from a retail shop to an office will be likely to result in fewer visitors to the premises which should reduce any traffic or parking issues, on- street parking for staff and visitors is available in the near vicinity during normal office hours, the use will not generate noise or smell. The unit is currently vacant and occupies a prominent location on the corner by the traffic lights. Its previous use as a kitchen/bathrooms fitting shop did not provide for local shopping needs. There are a number of shop units in the area, many of which provide for a specialist market eg the craft and sports shop rather than food etc to the local community.

Suitable alternative uses are limited. The use is acceptable under the terms of this policy.

There are no other material considerations of relevance.

Design

The application is for change of use and there are no design issues of relevance.

CONCLUSION

It is concluded from the foregoing that sufficient weight can be accorded to the material consideration of the Finalised Dundee Local Plan Review such as to justify the grant of planning permission contrary to the provisions of the development plan. 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