

KEY INFORMATION

Ward Tay Bridges

Proposal

Erection of double garage

Address

11A Thomson Street
Dundee
DD1 4AD

Applicant

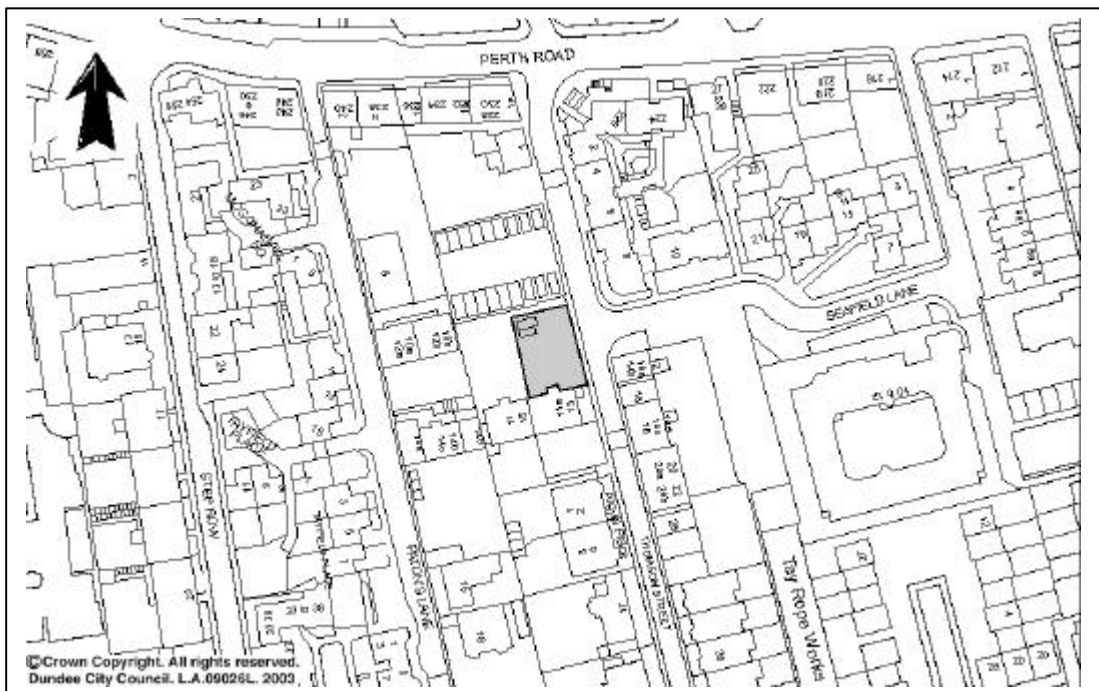
Mrs A Caird
11A Thomson Street
Dundee
DD1 4LD

Agent

George Johnston
Riverview Buildings
138 Nethergate
Dundee
DD1 4ED

Registered 24 Mar 2005

Case Officer Eve Jones



Double Garage Proposed In Thomson Street

The erection of a double garage is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The development complies with Policies H4 and BE1 of the Dundee Local Plan 1998 and Policies 14 and 61 of the Finalised Dundee Local Plan Review 2003. One neighbour supported the application and one neighbour objected. The objection is not supported. Accordingly, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a double garage in the garden ground of an upper conversion flat. The garage will have two separate doors and be constructed of stone effect panels with a dark grey sheeting roof.
- The site lies on the west side of Thomson Street and is located behind a high stone wall with metal gates. There is an existing vehicle access and a single garage has been removed from the site.
- The proposed development is considered to be in accordance with Policies H4 and BE11 of the Dundee Local Plan and Policies 14 and 61 of the Finalised Dundee Local Plan Review.
- One letter of support and one letter of objection were received from neighbours. The objection was on the grounds that the materials were out of keeping with the Conservation Area.
- The garage will not be clearly visible from the street. The location, design and materials are acceptable and two vehicles will be off street. The objection is not supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a detached double garage of pre-cast stone effect panels and a dark grey sheeting roof. It will have two separate up and over doors. There is an existing vehicle access and the site formerly contained a single garage.

SITE DESCRIPTION

The site is the garden of an upper conversion flat on the west side of Thomson Street. It lies to the north of the traditional stone built property and is screened from the street by a high stone wall and gates. The lower flat has a large garden to the south of the building. The site slopes down from north to south. There is a similar flatted block to the west. There are lock-up garages of varying designs on the site to the north with relatively new flats to the north east. There are traditional low tenemental properties on the east side of Thomson Street. The site currently has a storage container as a temporary store for household effects pending the construction of the proposed garage. The site lies within the Perth Road Lanes Conservation Area.

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 H4 - Protection of Amenity.

Policy BE11 - Development in Conservation Areas.

Dundee Urban Nature Conservation Subject Local Plan 1995

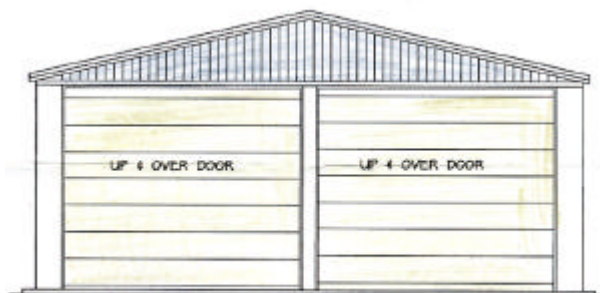
There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review 2003

The following policies are of relevance:

Policy 14 - Alterations and Extensions to Houses.

Policy 61 - Development in Conservation Areas.



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 7.

SITE HISTORY

There is no relevant planning history.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and two letters were received. One objection was received from an adjoining neighbour on grounds of materials in a Conservation Area. The objector also sought more details of the boundary fence, the possible provision of power, the use of the garage and a number of points of clarification regarding the wording of the application. All matters other than the materials have been clarified and explained to the

objector but the objection has not been withdrawn.

CONSULTATIONS

There are no adverse comments from consultees.

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.

Furthermore, in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, special attention should be paid to the desirability of preserving or enhancing the character or appearance of the West End Lanes Conservation Area.

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 H4 - Protection of Amenity. Developments should not adversely affect the appearance of the house and surroundings and should not adversely affect the amenities enjoyed by neighbours. The proposal is acceptable in design, location and materials and complies with the policy.

Policy BE11 - Development in Conservation Areas. All developments should complement and enhance the character of the area. The building is a domestic garage set behind high boundary walls which will not be clearly visible from a public place. The proposed materials are stone effect panels and a dark grey sheeting roof. Provided samples of the materials are acceptable, it is considered that the proposal will provide off street parking for vehicles, screened by a high stone wall, which will complement and enhance the character of the area.

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 2003

Policy 14 - Alterations and Extensions to Houses. The proposed development meets the criteria in the policy with regard to impact on appearance, impact on neighbours amenity, loss of garden or design and materials.

Policy 61 - Development in Conservation Areas. As noted above, it is considered that the proposal will preserve or enhance the character of the area.

Objection - one neighbour objected on the grounds of the proposed materials being out of keeping with the surrounding Conservation Area. As noted above, given the location, design and materials proposed, the garage is considered to be in accordance with the relevant policies regarding development in Conservation Areas. The other issues raised in the letter were to do with the original description of the development, which have now been clarified and non-planning matters. The objection cannot be sustained.

In terms of Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, it is considered that the proposal will provide off street parking for two vehicles thus enhancing the character of the area and the garage will be screened by a high stone wall and gates which are to be retained.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration of the objection such as to justify the refusal of planning permission contrary to the provisions of the development plan.

Design

The building is a domestic garage, set behind high boundary walls, which will not be clearly visible from a public place. The proposed materials are stone effect panels and a dark grey sheeting roof. The design and materials are acceptable in this location.

CONCLUSION

The proposal complies with the relevant policies in the Dundee Local Plan and the Finalised Dundee Local Plan Review and the objection is not 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 conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 3 The temporary storage container which is currently on site shall be removed within one month of the completion of the garage hereby approved.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure a satisfactory standard of appearance of the development.
- 3 To ensure a satisfactory standard of appearance of the development.