

KEY INFORMATION

Ward Bowbridge

Proposal

Redevelopment to create 47 dwellings comprising houses, townhouses and flats, refurbished offices, access road, parking and landscaping

Address

Former Lawside Works
Paterson Street
Dundee

Applicant

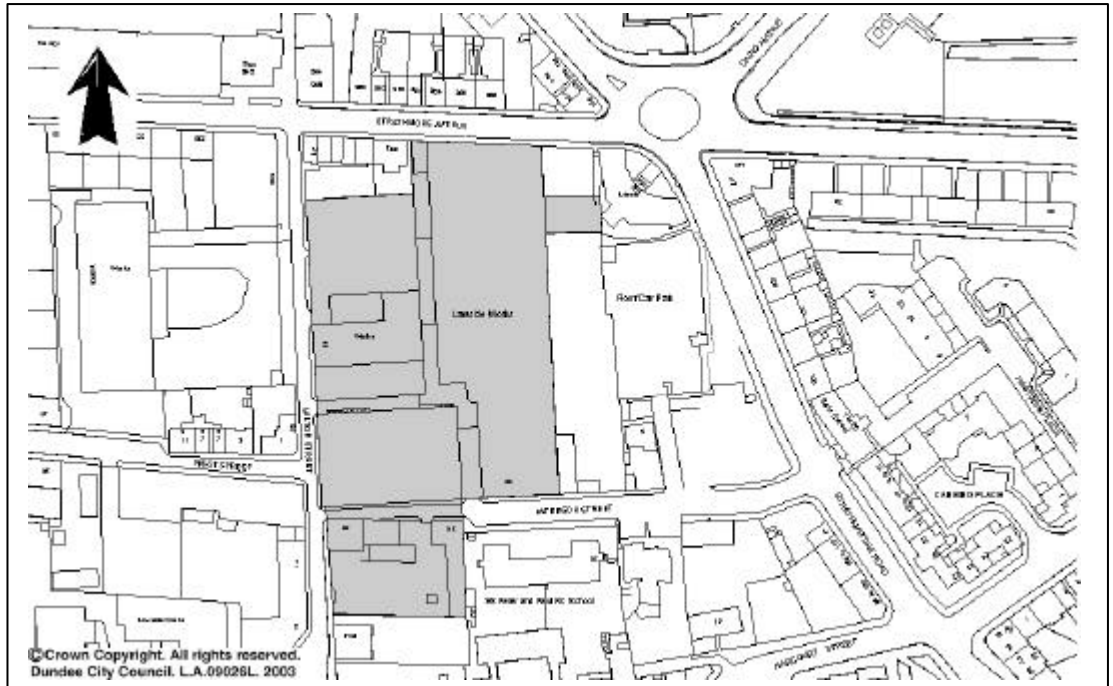
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Registered 24 Mar 2005

Case Officer Eve Jones



Proposed Regeneration of Former Lawside Works in Paterson Street

The redevelopment to create 47 dwellings comprising houses, townhouses and flats, refurbished offices, access road, parking and landscaping is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The development does not fully comply with the requirements of Policy 2 and Policy 4 of the Dundee Local Plan Review 2005. However, there are strong material considerations in this particular case which would support a recommendation of **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the redevelopment of an existing industrial site and adjacent former builders yard for residential use. A total of 47 dwellings will be provided including 2 and 3 storey houses, flats in the former listed mill building, wheelchair adapted cottages and special needs housing. Parking is provided at 130%. The existing stone office building will be retained and refurbished to form a local housing office for the housing association which will develop and operate the site.
- The site lies close to the junction of Strathmore Avenue and Hilltown, bounded by Milton Street and Paterson Street. It is close to schools, shops and public transport. It has been vacant for more than 4 years and the buildings are deteriorating. There is an active scrap yard to the east of the site.
- The development has several elements and does not fully comply with all of the relevant policies in the Dundee Local Plan Review 2005. The site has been the subject of previous permissions and withdrawn applications due to the complexity of the site. An innovative design solution seeks to address the noise from the adjoining scrap yard and provide high quality family housing. The site provides much needed special needs housing in consultation with the Social Work Department.
- The unique material considerations of the site history, complexity, range of housing and quality of development proposed are considered to support the granting of planning permission in this instance, subject to appropriate planning condition.

DESCRIPTION OF PROPOSAL

This application is for the redevelopment of an existing industrial complex and adjacent former builders yard for residential use. The proposed development comprises:

- retention of the facade of the existing Listed Building and rebuilding the interior to form 14 flats, 10x2 bed and 4x3 bed.
- retention and conversion of the existing Clock Tower building to provide 1x2 bedroom house.
- new build mainstream housing comprising 2 semi-detached cottages, 1x1 bed and 1x2 bed: 13 terraced houses providing 2 and 3 bedrooms; a terrace of single aspect houses (7x3 and 4 bed) and flats (4x1 bed) along the line of the boundary to the scrap yard.
- new build special needs housing providing 2 detached wheelchair adapted cottages (1x3 bed and 1x4 bed) and 4 special needs 2 bedroom houses.
- retention of the existing office building and its conversion and extension to provide a local office for Hillcrest Housing Association employing approximately 20 staff.

In total, the development provides 47 dwellings and the office building.

Car parking is provided as a mix of curtilage parking where possible and communal/visitor parking. 65 residential spaces are provided ie 130% provision and 5 business spaces.

There is garden ground to the houses; landscaped open space beside the Mill and centrally located open space are provided for the flats. The townhouses have generous upper floor terraces on the west elevations and integral passive solar sunspaces between the kitchen and lounge.

The design is a mix of the converted stone buildings with rendered new walls and new roofs; brick construction for the conventional houses and render and glass for the new wall of townhouses.

There are two road accesses from Paterson Street and Milton Street and the road layout is designed to minimise vehicle speeds.

A Design Statement has been submitted in support of the application and copies are available in Members' Lounges.



SITE DESCRIPTION

The site is a large (approx. 2.6 acres) former jute mill bounded by Strathmore Avenue to the north, Milton Street to the west and Paterson Street to the south but also including the former builders yard on the south side of Paterson Street. The site is no longer in industrial use but still has a wide range of existing buildings



including the original 2 storey and attic, stone built mill, an attractive Italianate clock tower building, a stone office building and later additions and extensions comprising traditional industrial buildings. There is also a large yard area. The derelict structures on the former builders yard have been demolished in the interests of public safety. The original mill is in poor condition having been vacant for more than 4 years and been the subject of occasional vandalism and theft.

The site is very close to the Fiveways roundabout on Strathmartine Road. There is a scrap yard to the east and adjacent uses include Coldside Library and Lidl supermarket to the east, housing and St Peter and Paul school to the south, industrial units to the west some of which are vacant, and

residential uses to the north. The site is close to several bus routes. The junction of Paterson Street and Milton Street is very narrow with poor visibility due to the proximity of the Listed mill building to the corner.

POLICY BACKGROUND

National Planning Policy. The Memorandum of Guidance on Listed Buildings 1998 advises that new uses for old buildings may often be the key to their survival and it may be justifiable for planning authorities to relax control over use, zoning, density, plot ratio, daylighting or other restrictions.

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 2: Housing Land Release

Policy 4: Design of New Housing

Policy 10: Non-Mainstream Residential Uses

Policy 59: Alternative uses for Listed Buildings

Policy 60: Alterations to Listed Buildings

LOCAL AGENDA 21

The proposed development satisfies several key themes:

- 1 Resources are used efficiently and waste is minimised.
- 2 Local needs are met locally.
- 3 Settlements are human in scale and form.
- 4 Diversity and local distinctiveness are valued and protected.

SITE HISTORY

Members may recall that outline planning permission was granted by Committee in December 2002 for the redevelopment of a larger site, including the adjacent scrap yard, for residential use including the retention and conversion of the Mill and Clock Tower (ref 02/00122/OUT). Listed Building Consent was also granted for the conversion of the mill and clock tower (ref 02/00452/LBC).

Following the breakdown in negotiations for the purchase and

relocation of the scrap yard, a revised application was submitted for the redevelopment of a smaller site comprising the Lawside works site and builders yard (04/00228/FUL). However there were serious problems with the impact of the noise from the scrap yard on the proposed housing and the application was withdrawn in July 2004 before being referred to Committee for determination. The partner Listed building application (04/00229/LBC) was also withdrawn.

Following detailed discussions between the Council, the Housing Association, the architect and a specialist noise consultant, a design solution to the noise impact of the scrap yard has been evolved and is the subject of this application. There is a current Listed Building application in respect of these proposals (ref 05/00221/LBC).

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised as contrary to Policies EU1 and H10 of the Dundee Local Plan 1998.

One late objection has been received from the adjoining scrap yard which suggests that the site is unsuitable for residential development, that the heavy traffic accessing their site may cause congestion and the noise generated by the scrap yard may cause some distress to neighbours. The objector suggests the formation of a sound wall to reduce the noise. The form of development proposed by the current application forms a sound wall to the adjoining scrap yard. The objection will be considered in the Observations below and a copy is available in Members' Lounges.

CONSULTATIONS

The Director of Environmental and Consumer Protection has commented on noise issues and contaminated land as follows:

Noise. The application proposes the introduction of noise sensitive development ie housing into an area where there are existing industrial and commercial premises to the east and to the west. The developer was requested to undertake a Noise Impact Assessment under the terms of Planning Advice Note 56 - Planning and Noise in respect of previous

applications. The reports indicated that noise would impact on the application site from the scrap yard to the east as a result of use of the crane, from cutting gear and from scrap being dropped into lorries.

The development proposes the construction of a terrace of single aspect houses along the line of the boundary to the scrap yard which will create a solid barrier approximately 10 metres high to the apex of the roof. This has been the subject of additional noise studies to assess the revised design. The Director of Environmental Health and Trading Standards considers that some of the activities of the scrapyard will be audible in some properties but this is not now considered to be problematic and the revised design solution is acceptable.

Contaminated Land. The application site contains a former mill and a former builders yard. In accordance with Planning Advice Note 33 (revised 2000) - Development of Contaminated Land, the applicant will be required to submit a study of the site in order to assess the suitability of the site for the proposed use, the potential for contamination and the mitigation measures to be carried out if required. A Stage 1 study was submitted in respect of the previous application which identified the potential risks of the site and proposed an acceptable programme of investigation works. Appropriate conditions requiring the carrying out of further investigation and proposed remediation measures should be imposed on any planning permission.

The Forestry Officer requests detailed landscaping proposals.

Historic Scotland have been involved in previous discussions and site visits which originally established the principle of retaining and re-using the mill and the clock tower. Following detailed engineering investigations into the structure of the mill and its condition a further site visit was held to assess the potential to retain the exterior walls and rebuild the interior with new floors. The principle of "facade retention" has been agreed subject to the submission of acceptable details and appropriate justification as part of the partner Listed Building application.

OBSERVATIONS

The determining issues for Committee in this instance are:

- whether the proposed development is in accordance with the policies in the Dundee Local Plan Review 2005 and if not
- whether there are any material considerations which would justify the granting of planning permission,

Dundee Local Plan Review 2005

Policy 2: Housing Land Release identifies the basis upon which any proposals for housing land additional to the sites allocated in the Plan will be considered.

The Dundee and Angus Structure Plan sets the strategic context for the release of housing land and offers broad guidance on the scale and location of such development. The Finalised Dundee Local Plan 2005 interprets this strategic guidance and allocates specific sites for housing. In addition, the Local Plan is required to set an appropriate policy framework for the consideration of housing developments on sites not allocated for this use.

This site is not allocated in the Local Plan as it was granted planning permission in outline in December 2002 and was regarded as a committed housing site. However this new application does fall to be considered under the terms of Policy 2. The criteria in the Policy are:

- a housing development is in accordance with all other policies in the Local Plan; and
- b it will make a positive contribution to quality and choice of housing available in the local area; and
- c it satisfies all housing standards in Appendix 1; and
- d it will improve tenure mix in areas where there is limited choice and contribute to wider community regeneration objectives.

a and c - the assessment of the development against other policies will be made in the following paragraphs.

b - the site is located in an area where there is a mix of house types which are

predominantly flats. The older traditional tenement flats which bound the main roads and the later four-in-a-block housing which provides flats with gardens. This site also provides a mix of new dwellings with flats, townhouses and conventional houses with gardens in addition to specific properties for special needs housing. The development will make a positive contribution to the quality and choice of housing available in the local area.

c - the development is housing for rent by a Housing Association which will manage the site including the landscaping. It will be a major housing development close to the Hilltown which will support the wider community regeneration objectives in the area.

As noted above, the redevelopment of the site for housing has previously been approved and subject to the assessment of the development against other policies, it is considered to comply with Policy 2.

Policy 4 - Design of New Housing and Appendix 1 - Design Guidance. The site lies within the Inner City and the guidelines identify the requirements for housing size and mix, amenity ground, parking, design and layout. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management. The introduction to the policy states that new housing developments must improve the range and choice of housing available in the City and new housing should make a positive contribution to the urban environment. The policy also states that where conversion of a listed building or other building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. The conversion of such buildings to flats may be acceptable where conversion to houses is not suitable or achievable. Flats are only permitted if identified in a site planning brief or where site specific circumstances demand a flatted solution and should have a minimum internal floor area of 60 square metres. Non-mainstream housing is considered under Policy 10 below.

House Type: All houses to have a minimum of 2 bedrooms; 65% to have 3 or more or a minimum internal floor area of 100 square metres.

The facade of the Listed Mill building is to be retained and the new build floors will accommodate flats but they are large (81 - 111 sq metres) and provide 2 and 3 bedroom accommodation. The clock tower will be converted to a single 2 bedroom house which will be a visual focus for the site.

The new mainstream housing (14 units) are 2 bed or larger and there is 1x1 bed cottage. The range of size will provide for the client base of the Housing Association. The new townhouses with 3 or 4 bedrooms comply with the policy.

Within the total of 41 mainstream residential units, there are 5x1 bed units; 17x2 bed units; 16x3 bed units and 3x4 bed units ie 46% have 3 or more bedrooms.

The new terrace of townhouses and flats is designed to form a physical barrier to shield the site from the impact of the noise generated by the adjacent scrap yard. It abuts the proposed extension to the existing office building in order to form the solid wall and at the junction between the office and residential uses, the transition is marked by the provision of 4 flats rather than 2 houses.

The new housing on the former builders yard will take access from Paterson Street and Milton Street. It is intended that Paterson Street be closed off at the junction with Milton Street due to the narrow dangerous junction between these streets. This will improve the setting of the houses on Patterson Street.

Amenity Space

Garden Ground: a minimum of 50 square metres of private, usable garden ground is required for houses although 30% should have more than 75 square metres. Flatted developments are required to have 100 square metres of usable private space or 10 square metres per flat whichever is the greater. The former Mill is set in a landscaped garden of approximately 250 square metres which complies with the policy.

As the terraced townhouses are required to have road access into the ground floor parking and the houses are single aspect, there is no opportunity to provide amenity space in conventional gardens within the curtilage of the property. This aspect

of the layout has been considered since the design development stage. As the supporting Design Statement says;

"All of the eleven properties are substantially greater in floor area than is the standard requirement for rented tenure mainstream housing and incorporate integral passive solar sunspaces and private external balconies at both first and second floor levels. Every habitable room within each property faces west and will benefit from passive solar gain from mid-day onwards. In addition, each townhouse will enjoy access into 815 square metres of open soft landscaped public amenity space located centrally within the application site. This reflects a ratio of approximately 74 square metres of open amenity space per dwelling located along the east boundary. Each property has designated undercroft car parking spaces at the ratio of two per townhouse and one per apartment. Generally, the design solution which has arisen from detailed consideration of the potential issues generated by the scarp yard is considered to be of a particularly high quality and although unique to Dundee it embodies the spirit of the "Dundee Sun City" concept and will play a significant role in creating an individual identity for this development." There are bin stores at appropriate locations in individual properties and to the rear of the original mill building for the flats.

Parking requirement: 100% parking for social rented flats; at least 1 space within the curtilage of each house and secure indoor storage for bikes. 40% of houses should have garages or space for one. Where on street parking is a problem, 30% visitor parking should be provided.

There are no garages and there are limited opportunities for garages to be built given the site layout and partial conversion. The flats in the converted buildings and the new build flats have parking immediately adjacent to the buildings. The lack of garages or space for garages does not fully comply with the requirements of Policy 4. However the layout of the site does provide a safe, enclosed development with overlooking of parking areas by residents.

Access to rear gardens: the layout comprises detached, semi-detached and terraced houses. Four mid terraced properties do not have a direct footprint

link from the rear garden to the street but have bin stores to the front. The provision of paths would affect garden ground provision and reduce the security of private rear gardens. These properties do not fully comply with Policy 4.

Privacy: a minimum of 18 metres between facing windows of habitable rooms is required. The privacy standards between houses are met but windows of the flats in the converted mill do overlook some private garden areas. Given the height of the converted building this is unavoidable.

In conclusion, the proposed development does not comply with all of the Guidelines in Policy 4 in respect of house type and mix, provisional private amenity space, path access to mid-terraced gardens and provision of garage or garage space rather than parking only spaces. The policy allows exceptions to the policy for retention of Listed Buildings.

Policy 10 Non-Mainstream Residential Uses states that such housing is critical in meeting the housing needs of particular groups in society. The developments will not be subject to density and mix requirements as defined in the Local Plan, although appropriate amenity space and parking requirements still need to be met. The policy requires a good quality of residential environment which does not adversely affect the amenities enjoyed by neighbours; on a site which is well located; does not lead to an excessive concentration of non-mainstream housing; has appropriate parking provision for occupants, visitors and support staff; has a generous amount of sheltered private predominantly sunny amenity space and is of a design which reflects the scale, massing and materials of adjacent buildings. The special needs housing complies with these requirements.

Policy 59 - Alternative Used for Listed Buildings

Policy 60 - Alterations to Listed Buildings

Whilst the details of the redevelopment of the Listed Building are the subject of a separate application, the principle must be assessed against Policy 59 and Policy 60. Policy 59 supports suitable alternative uses for listed buildings in order to secure their future provided the adaptation of the fabric has minimum impact on the architectural

and historic interest, character and setting of the building. Policy 60 states that alterations must have regard to the preservation or enhancement of the architectural or historic character of the building. Historic Scotland has been involved in pre-application discussions since 2002.

The original mill building is L shaped in plan and occupies the south west corner of the site bounded by Milton Street and Paterson Street. The building has been vacant for more than 4 years due to the complexities and difficulties inherent in this redevelopment scheme and is now in poor condition structurally. It has also been substantially altered in the past with the removal of original walls, floors and columns. Following a recent site visit and discussions with Historic Scotland, the principle of retaining the stone facade and rebuilding the interior has been accepted. The principal elevations will all be retained, as will part of the original inner walls on the ground floor which have survived the various alterations to the building in past years. The residential accommodation will now occupy the main two floors of the mill and the roof space will not be converted as the site cannot accommodate the resulting parking and amenity space requirements. The Clock Tower building which lies at the heart of the site is not visible from public roads at present. Whilst not specifically listed, it is an attractive building which forms part of the historic mill. It will be converted to a single house and will occupy a prominent position within the new layout. Equally the former office building is not listed but is retained and extended to provide new facilities eg, a lift. This will ensure the resulting development will benefit from the retention of a considerable element of the original buildings. The proposed development complies with the policies on Listed Buildings.

There is no specific policy in the Dundee Local Plan Review 2005 which deals with the provision of offices and the proposal is considered on its merits and on the impact the proposed use will have on the amenities enjoyed by the future residents and the provision of parking.

It is concluded that the application does not comply with the requirements of Policy 2 and Policy 4 in the Dundee Local Plan Review 2005.

Other Material Considerations

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

Section 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 requires planning authorities, in considering applications that affect the setting of listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This matter has already been considered in the assessment of the proposed development under Policies 59 and 60 of the adopted Local Plan

The Memorandum of Guidance on Listed Buildings 1998 advises that new uses for old buildings may often be the key to their survival and it may be justifiable for planning authorities to relax control over use, zoning, density, plot ratio, daylighting or other restrictions. Protection and beneficial use of the Listed Building should be given particular weight in the assessment of the application in accordance with National planning guidance.

Objection

As noted in the Public Participation above, the objector has suggested that the site is unsuitable for residential use as this may be affected by their scrap yard operations on the adjoining site by reason of traffic and noise. The application site was previously identified in the Dundee Local Plan 1998 as an industrial site but was removed from that designation when outline planning permission was granted for the redevelopment of the site in July 2003 and the site is no longer identified for industry in the new Dundee Local Plan Review 2005. The objector is concerned that traffic into their site will cause congestion. However the residential site is accessed from both Paterson Street and Milton Street and it is considered that the traffic accessing the scrap yard will not require to pass the application site or have a significant impact on it. The new townhouses have been specifically designed to create a solid sound barrier to reduce the impact of the noise from the scrap yard as suggested by the objector. As the Head of Environmental Health and Trading Standards has confirmed, the design of

the proposed terrace of townhouses will effectively mitigate against the noise.

The objection is not supported.

Design Statement

The applicants' agent has submitted a detailed design statement in support of the application. It outlines the background to this application as detailed in the Site History. This has proved to be a complex redevelopment project with a number of key elements which has been the subject of extensive discussions between several departments of the City Council, the applicants, their agents including specialist noise consultants and Historic Scotland. The site has been earmarked for several years as the location for the construction of much needed special needs housing projects of various types. Due to the delays which have resulted from this complexity, several of these housing projects have required to be relocated to other sites. The development comprises several elements in terms of the range and design of residential units proposed but the nature of the site and the built form of the former mill and the new terrace which enclose the central space result in the provision of a development with a clear identity with the potential to assist in the creation of a new community. The use of part of the site for a regional housing office for the housing association will provide daytime vitality and activity which should benefit the sense of identity of the site.

It is concluded that the proposed development does not fully comply with all of the requirements of the Dundee Local Plan Review 2005. This is a difficult, complex site which will provide a wide range of size and type of residential unit within an attractive layout as well as a local housing office for the operating Housing Association. It is considered that, in this particular case, the material considerations are of sufficient strength to support the granting of planning permission.

Design

The development will result in an enclosed protected layout which will focus on the centrally located Clock Tower building which is retained and converted to a house and the central open landscaped space. The proposals for the Mill retain the external features

of the Listed Building. The new terrace of townhouses will enclose the site and provide modern designs and materials to contrast with and complement the retained stone buildings. The new build houses are brick with tiled roofs. High boundary walls will retain privacy to the site and which bound the road and low walls will give enclosure. The central open space will be accessible to the whole development. The site will be the subject of a high quality landscaping scheme. The existing high stone wall at the north of the site will be retained but reduced in height to 2 metres to provide a secure boundary and maintain the enclosure of the site.

Generally, the design solution which has arisen from detailed consideration of the potential issues generated by the scarpard is considered to be of a particularly high quality and although unique to Dundee it embodies the spirit of the "Dundee Sun City" concept and will play a significant role in creating an individual identity for this development.

The proposal represents the creation of a safe, enclosed residential development combining the conversion of traditional buildings and the construction of new houses and flats. The development will provide a range of houses and flats for rent and special needs accommodation to widen choice in this part of the City.

CONCLUSION

The site is close to existing housing, shops, library, school and public transport and abuts an active scrap yard bounded by a local supermarket.

It contains the original historic mill, clock tower and office building. The proposed development offers a wide range of family housing and large flats for rent, two wheelchair adapted houses and special needs housing. There is a large area of public open space in the centre of the site. The development does not fully comply with the requirements of Policy 2 and Policy 4 on grounds of housing size and mix, amenity space, provision of garages and access paths to gardens. It does however provide a creative alternative in respect of the quality and nature of the alternative amenity space, car parking and the whole environment of the resulting development. The site is large and requires substantial investment to retain and reuse the

existing fabric of the listed building and the other original buildings which are to be retained on the site. The development of an acceptable strategy to redevelop this site and provide the range of accommodation required has been time consuming and complex. The development incorporates much needed special needs housing and also a district housing office for the housing association which will operate and maintain the site. These specific material considerations, unique to this site, support the approval of this application which would result in an attractive residential development of benefit to this part of the City.

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 Prior to the commencement of development a comprehensive Site Investigation Report in accordance with PAN 33 Development of Contaminated Land shall be submitted to and approved by the City Council.
- 3 Prior to the commencement of development any required remediation measures identified in the Site Investigation Report to be approved in accordance with Condition 2 shall be carried out and the completion of the works shall be notified in writing to the City Council for verification. No occupation of dwellings can commence until the verification process has been completed in writing.
- 4 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.
- 5 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted for approval and if approved, the works shall be carried out only in accordance with such approved details.

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| <p>6 The landscaping scheme as detailed in condition 5 shall be fully implemented in accordance with the approved details within 6 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.</p> <p>7 Full details of the proposed boundary treatments shall be submitted for approval prior to the commencement of the development and if approved, the boundaries shall be completed in accordance with the approved details prior to the first occupation of the dwellings hereby approved.</p> <p>8 The new road and access must be constructed in accordance with details which have previously been submitted to and approved by Dundee City Council as Roads Authority in accordance with DCC specifications.</p> <p>9 The footway ex adverso the site on Milton Street and Paterson Street shall be reinstated in accordance with details to be submitted to and approved by the City Council prior to the commencement of the development. The works to the footway shall be completed prior to the completion of the works hereby approved.</p> <p>10 Before any of the residential units is first occupied the car parking and manoeuvring areas indicated on the approved drawings shall be provided and thereafter kept available for use by residents at all times.</p> <p>11 No residential unit within the Lawside works part of the site shall be occupied until the terraced block on the east side of the site is completed in its entirety and connected to the retained office building on Paterson Street.</p> | <p>2 In the interests of the amenities of the future occupants of the residential accommodation.</p> <p>3 In the interests of the amenities of the future occupants of the residential accommodation.</p> <p>4 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.</p> <p>5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p> <p>6 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p> <p>7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p> <p>8 In the interests of highway safety.</p> <p>9 In the interests of highway safety.</p> <p>10 To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety</p> <p>11 In the interests of the amenities of the future occupants of the residential accommodation.</p> |
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Reasons

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