

KEY INFORMATION

Ward Hilltown

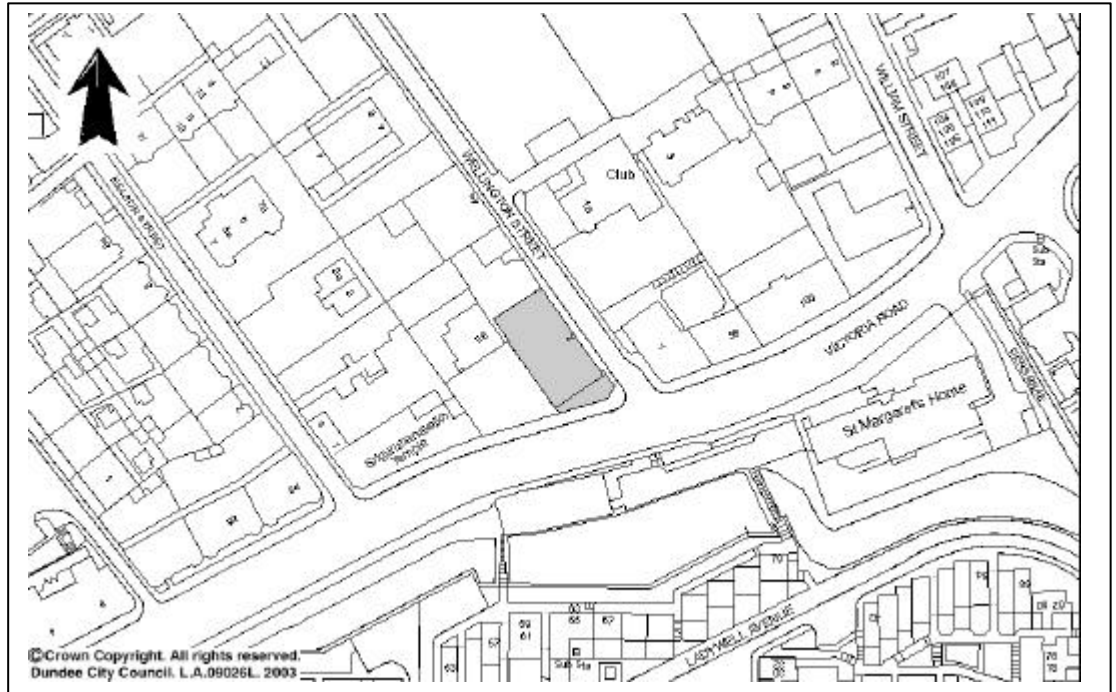
Proposal

Proposed first floor hall extension

Address96A Victoria Road
Dundee**Applicant**Tayside Islamic and Cultural
Education Society
96A Victoria Road
Dundee
DD1 2NP**Agent**G McNab
8 Riverside Place
Dundee
DD2 1QE

Registered 14 June 2005

Case Officer S Cooper



Proposed Extension to Mosque in Victoria Road

A proposed first floor hall extension is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed extension complies with the relevant provisions of the Development Plan and that there are no material considerations that would justify the refusal of planning permission. Therefore, it is recommended that the application is **APPROVED** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the addition of a first floor extension on the rear (north) elevation of the existing mosque/ islamic and cultural education centre at 96A Victoria Road, Dundee.
- It is considered that the proposed extension raises issues for consideration in terms of Policies 1 (Vibrant and Sustainable Communities) and 55 (Urban Design) of the Dundee Local Plan Review 2005.
- One letter of objection was received in respect of the proposed extension to the building. The primary concern was that the proposed extension may lead to an increase in on street car parking at nearby Wellington Street.
- It is considered that the proposed extension accords with Policies 1 and 55 of the Dundee Local Plan Review 2005. It is considered that there are no material considerations that would warrant refusal of the application.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the addition of first floor extension on north elevation of building. The proposed extension would be built over the existing addition to the north elevation of the building. It would also project out beyond the northern wall of the existing addition and as such three support pillars would be erected on the north elevation wall of that existing addition to support the projecting first floor extension. The proposed extension would have a pitched roof clad with slate. The external walls of the proposed extension would have a white painted cement render finish.

SITE DESCRIPTION

The application relates to a large detached building presently in use as a mosque/Islamic and cultural education centre. The building is located on the corner of Victoria Road and Wellington Street. It is located in a mainly residential area but there are other land uses nearby including a Masonic lodge building located on the east side of Wellington Street. There is a car parking area immediately to the rear of the building that is accessed from Wellington Street.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 1 Vibrant and sustainable communities.

Policy 55 Urban Design.

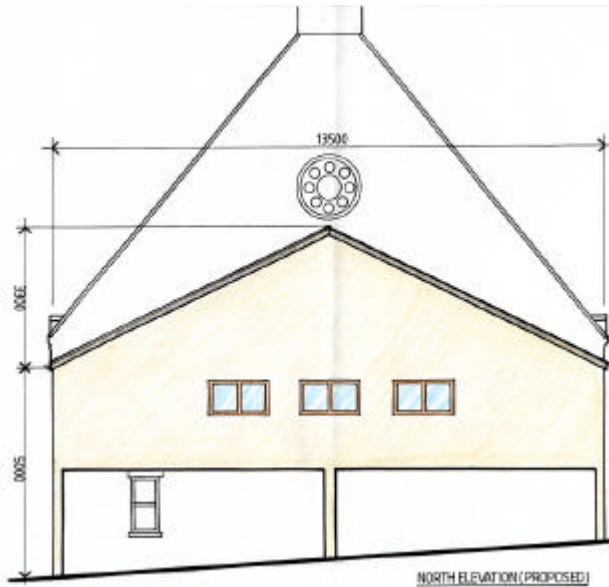
Scottish Planning Policies, Planning Advice Notes and Circulars

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

Key Theme 7 requires access to facilities, services and people is not achieved at the expense of the environment and are accessible to all. It is considered that the proposed development meets the aims of Key Theme 7.



SITE HISTORY

Planning permission was granted under reference 85/11217/D for a change of use from offices to a church on the 13th January 1986.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification.

One letter of objection has been received. The primary concern of the objector is that the proposed extension would lead to more people using the building and that this would consequently lead to car parking difficulties in the surrounding area.

This matter will be addressed in the 'Observations' section of this report.

CONSULTATIONS

All statutory consultees have been consulted on this application and no adverse comments have been made.

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 1 (Vibrant and Sustainable Communities) of the Dundee Local Plan Review 2005 supports developments where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. It is considered that the proposed extension raises issues in terms of design, layout, parking

and traffic movement. It is considered that there are no noise and small issues and accordingly this part of Policy 1 is discharged.

Design and Layout

The design of the proposed extension would complement the design of the existing building. By its size and form, the proposed extension would not be a dominant addition to the building. The proposed extension would be finished externally with materials to complement the existing building and the surrounding area. It is therefore considered that the proposed extension would not be detrimental to the character and appearance of the building or that of the surrounding area.

Parking and Traffic Movement

Car parking is provided to the rear (north) of the building. The proposed extension would not result in the loss of any of the existing car parking spaces to the rear of the building. It is considered that the proposed extension would not generate such a large volume of additional traffic to the building so as to warrant a requirement for additional car parking spaces to be provided. It is therefore considered that the proposed extension would not create a car parking problem in the area.

It is therefore considered that the proposed extension accords with the provisions of Policy 1 of the adopted Dundee Local Plan Review 2005.

Policy 55 (Urban Design) is of relevance. This Policy seeks to place emphasis on the quality of design of all new developments and states that all new development will, in its design and layout be expected to contribute to an environment that is safe and accessible to all.

As stated above, the design of the proposed extension would be in keeping with the size, scale and form of the existing building. It is considered that the design of the proposed extension is of a satisfactory standard and that it would not be detrimental to the character and appearance of the building or that of the surrounding area. Therefore, it is considered that the proposed extension accords with Policy 55 of the Dundee Local Plan Review 2005.

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:

A single letter of objection was received from the nearby Masonic Lodge. The grounds of objection are that the proposed extension would lead to an increase in car parking on Wellington Street. This concern is addressed in the consideration of the proposal against Policy 1 of the Dundee Local Plan Review 2005 above. It is considered that the proposed extension would not be detrimental to the surrounding area in terms of car parking issues.

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 extension is of a satisfactory standard of design and finishing materials and is sited so that it will not detract from the amenity of nearby residential properties of the character and appearance of the surrounding area.

CONCLUSION

It is considered that the proposal is in accordance with Policies 1 and 55 of the adopted Dundee Local Plan Review 2005. In addition, it is considered that the objection raised is not of sufficient weight to warrant refusal of the application in this instance.

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.