

KEY INFORMATION

Ward Tay Bridges

Proposal
Change of use from offices to flat

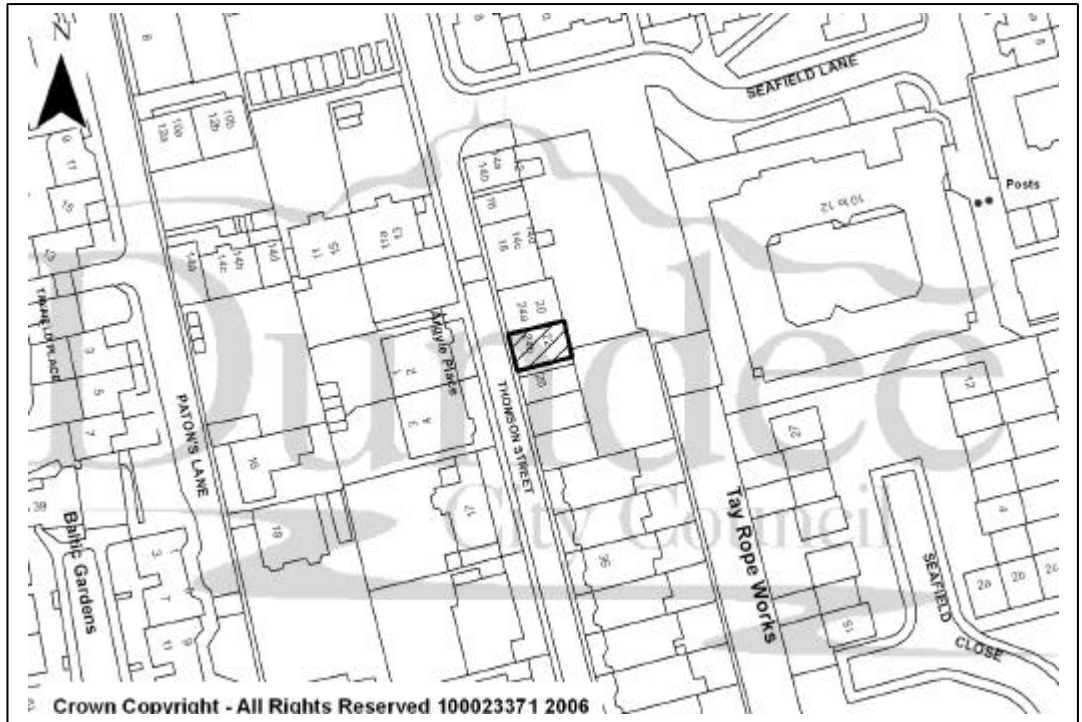
Address
22 Thomson Street
DUNDEE
DD1 4LE

Applicant
Dundee Women's Aid
61 Reform Street
DUNDEE
DD1 1SP

Agent

Registered 7 Nov 2006

Case Officer E Jones



Proposed Conversion to Flat in Thomson Street

A change of use from offices to flat 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 4 but does comply with Policy 61. There is a statement of justification from Dundee Women's Aid in support of the application. It is concluded that sufficient weight can be accorded to the submitted justification such as to support the grant of planning permission contrary to the provisions of the development plan if the use is restricted to the applicants. It is therefore Recommended that this application is **APPROVED** with conditions.

SUMMARY OF REPORT

- Planning permission is sought for the conversion of an existing two room office into a one bedroom flat. The office was originally a flat. The proposal is for a large kitchen/dining room, a lounge and a bedroom. This is a ground floor unit in a traditional stone building on the east side of Thomson Street, off Perth Road.
- Dundee Local Plan 2005 The following policies are of relevance: Policy 4: Design of New Housing and Policy 61: Development in Conservation Areas.
- The proposed flat is 50 square metres, has no garden and no parking. The development does not comply with Policy 4. Policy 6: Development in Conservation Areas - the development complies as it returns the site to beneficial use which retains the character of this traditional building.
- Dundee Women's Aid has submitted a statement of justification advising that there is a need for refuge accommodation for single women. There is a larger refuge and resource centre elsewhere in Thomson Street.
- There is unlikely to be any suitable alternative use for this ground floor property which would not have an adverse impact on surrounding neighbours or generate traffic and parking which would have an adverse impact on the existing parking problems in Thomson Street. The submitted justification is accepted as a strong material consideration in the determination of this application and it is recommended that any permission be restricted to use by the applicant

DESCRIPTION OF PROPOSAL

Planning permission is sought for the conversion of an existing two room office into a one bedroom flat. The office was originally a flat. There are no alterations to the external appearance of the property. The proposal is for a large kitchen/dining room, a lounge and a bedroom.

SITE DESCRIPTION

Ground floor unit in traditional 2 storey stone building on east side of Thomson Street, off Perth Road. The unit has no garden ground and no parking. Thomson Street is a narrow, heavily parked road.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 4: Design of New Housing.

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

SUSTAINABILITY ISSUES

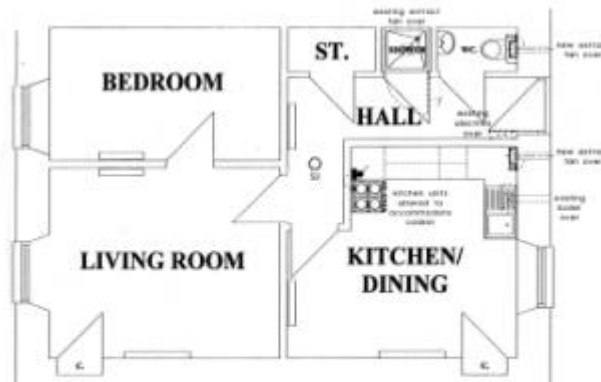
There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no relevant planning history.

PUBLIC PARTICIPATION

The application was the subject of Statutory Neighbour Notification and was also advertised as a development contrary to Policy 4 of the Dundee Local Plan Review 2005. One neighbour questioned the inclusion of the garden ground in the original plans and this resulted in a revised plan showing only the building as the site of the application. There was no objection to the proposal.



floor plan as proposed

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

- 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 4: Design Of New Housing

The design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards

contained in Appendix 1 of this Local Plan unless:

- the City Council, through either site allocation in the Local Plan or site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or
- the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.

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 development of flats through conversions of buildings of merit may also

be acceptable where conversion to flats is the only appropriate action.

Appendix 1 requires a minimum internal floor area of 60 square metres with a minimum of 100% parking and 10 square meters of private amenity space. The introduction to Policy 4 does identify that compliance with the requirements of Appendix 1 may not be practical in certain very small scale developments but states that some flexibility will exist where the proposal is of exceptional quality. The proposed flat is 50 square metres, has no garden and no parking. This proposal is not of exceptional quality and the development does not comply with Policy 4.

Policy 61: Development In Conservation Areas

Within Conservation Areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and the historic pattern of streets and spaces, as identified in the Conservation Area

management plans to be advanced in the near future.

There are no material changes to the exterior of the property therefore the development complies as it returns the site to beneficial use which retains the character of this traditional building.

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:

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

It is concluded from the foregoing that the statutory duty set out in Section 64 of the Act, to preserve or enhance the character or appearance of the Conservation Area would be satisfied by the approval of this proposal.

Submitted Justification

The property is owned by Dundee Women's Aid who states that the site was formerly a flat which was converted into office use in support of the main refuge in Thomson Street. Due to the opening of a purpose built refuge elsewhere, the main refuge in Thomson Street now has capacity for these offices. The conversion is sought to provide a one bedroom flat for single women seeking refuge. Dundee Women's Aid provides figures to show that between April and September 2006, 48 women and 47 children were turned away because of lack of accommodation. It is considered that the justification can be supported if the property continues to be used and let by the applicant. Accordingly, if Members are so minded, permission should be restricted by condition.

The site is typical of the traditional one bedroom flats in the older buildings in the City. There is unlikely to be any suitable alternative use for this ground floor property which would not have an adverse impact on surrounding neighbours or generate traffic and parking which would have an adverse impact on the existing parking problems in Thomson Street. The submitted justification is accepted as a strong material consideration in the determination of this application.

Design

As detailed, there are no changes to the exterior and therefore no design issues to be addressed.

CONCLUSION

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations 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 consent 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 This permission shall not enure for the benefit of the land but shall operate for the benefit of the applicant only, and on the discontinuance of that organisation's use of the land, the use hereby approved shall cease.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 The site fails to meet the minimum requirements for a new residential unit and the use is justified on the particular need for temporary accommodation as submitted by the applicant.