

KEY INFORMATION

Ward The Ferry

Proposal

Alterations and extension to south elevation of existing bowling clubhouse

Address

36 Albert Road
Broughty Ferry
Dundee

Applicant

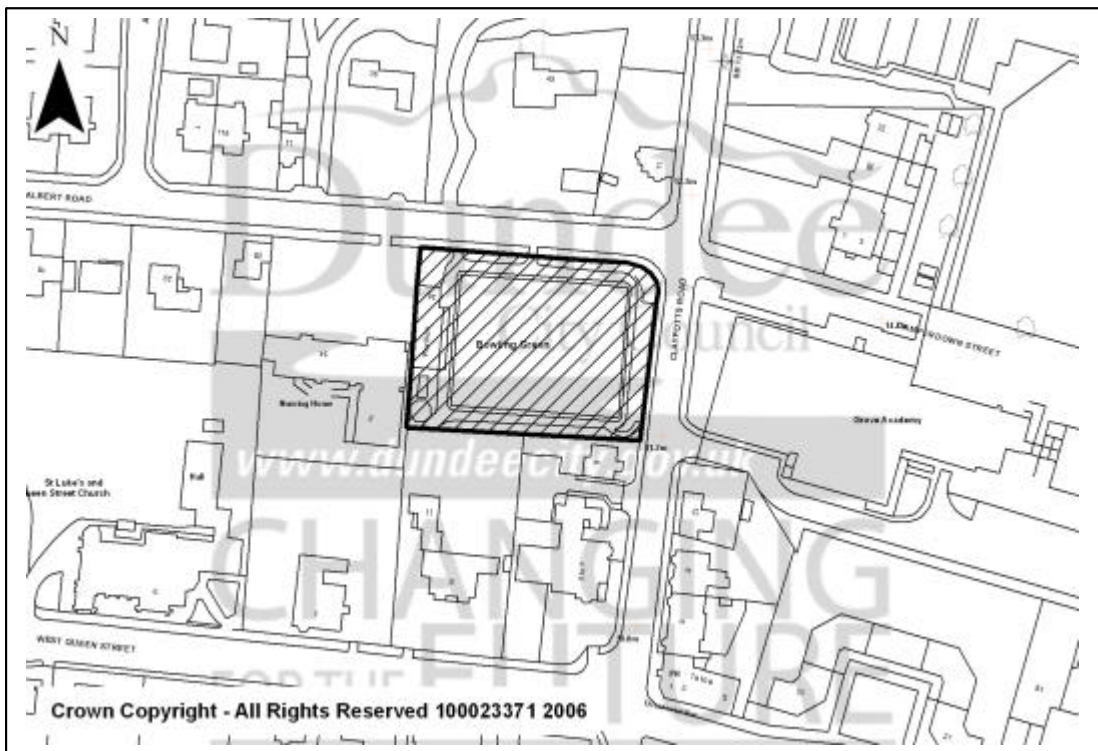
Broughty Bowling Club
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Agent

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Registered 10 July 2007

Case Officer C Walker



Proposal to Extend Broughty Bowling Club in Albert Road

Alterations and an extension to an existing bowling clubhouse is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is of satisfactory design and subject to the imposition of a noise condition will not have an unacceptable impact on the proposed housing development on the site to the west. The development will preserve the appearance of the Grove Conservation Area. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Planning permission is sought to erect a two storey extension to the south of the existing clubhouse building, running along the western site boundary. The design and proposed finishing materials match the existing building.
- The bowling club occupies a large corner site located within the Grove Conservation Area.
- Policies 1 and 61 of the adopted Dundee Local Plan Review 2005 are relevant to the determination of this application.
- The owners of the adjoining Westbay site wrote to state concerns about the impact of the extension on their proposed development.
- The proposed development is of satisfactory design and subject to the imposition of a noise condition will not have an unacceptable impact on the proposed housing development on the site to the west. The development will preserve the appearance of the Grove Conservation Area.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a two storey extension to the south of the existing clubhouse building, running along the western site boundary. The proposals involve a store at ground floor level and an extension to the lounge on the upper floor. The extension follows the design and building lines of the existing building, sitting hard against the boundary wall and with the principal elevation facing east over the bowling green. The ground floor store has a footprint of some 95m² and the external dimensions of the upper floor lounge extension are some 125m². Proposed finishing materials match the existing building.

The plans also indicate a smaller single storey extension to the north of the clubhouse building but these have been overtaken by a subsequent application (see Site History section below) and construction has commenced on a revised structure at that location.

SITE DESCRIPTION

The application site is located on the south side of Albert Road to the west of Claypotts Road. It is a large corner site located within the Grove Conservation Area which is surrounded by a high wall (approximately 1.5m). To the west is the former Westbay nursing home which is now fire damaged and derelict. The surrounding area is residential in character with a mixture of house styles where the majority of properties are large detached dwellings. The Grove Academy is to the east of the site facing the bowling club. The bowling pavilion is currently a two storey flat roof building. There is a storage area to the south west of the site.

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 site is in an existing housing area and Policy 1 Vibrant and Sustainable Communities encourages the

development of services and facilities within residential areas subject to amenity considerations.

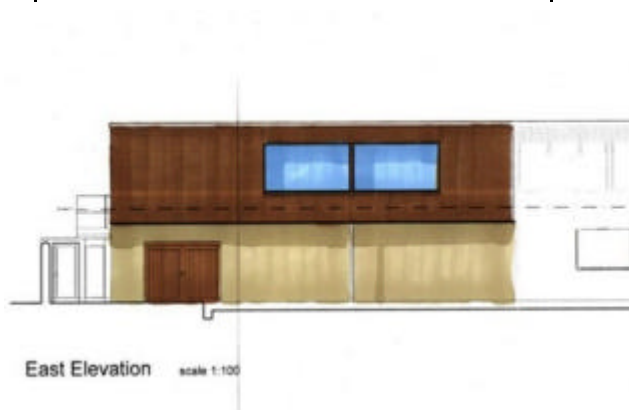
The site is within the Grove Conservation Area and Policy 61 requires all development proposals to preserve or enhance the character of the surrounding area.

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

In November 2006 an application similar to the current proposals was withdrawn by the applicants - application ref no 06/00717/FUL refers.

Planning permission was recently granted in October 2007 to construct a small single storey extension to the north of the clubhouse premises and construction of that facility is currently underway - application ref no 07/00814/FUL refers.

There is a current application to redevelop the Westbay site to the west for 12 flats, the Report on which is contained elsewhere in this Agenda (application 08/00012/FUL refers).

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposed development was advertised as affecting the setting of the Broughty Ferry Conservation Area.

The owners of Westbay wrote to state that the proposals to extend the bowling club premises to the south involved building close to existing windows on Westbay and that such proposals were premature given that the owners of Westbay were seeking to redevelop their site in a manner acceptable to the Council and might even decide to refurbish the existing buildings.

Copies of this letter are available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has stated that given the close proximity of the bowling clubhouse to the fire damaged nursing home and the proposed flats on the site to the west, that should the application be supported a suspensive condition should be imposed requiring a Noise Impact Assessment to be

submitted and its recommendations implemented.

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) Act 1997 special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Grove 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.

It terms of Policy 1, it is a requirement that development should be in accordance with other policies of the Plan and should minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

In this case, as it is proposed to extend an existing facility, it is considered that there are no significant issues in terms of parking and traffic movement and odour issues. It is also considered that the design of the proposed development is satisfactory, being a natural extension to the existing building.

However the proposed development raises issues in terms of layout and noise since the building is very close (within 1.5 metres) of windows on the existing derelict Westbay building and within 2 metres of the proposed new development of 12 flats on that site.

However the proposed new building on the adjoining site has been designed to take account of the proposed extension to the bowling club so that of the 8 windows affected by the extension, 2 serve a stairwell, 4 serve bathrooms and 2 serve kitchens. The kitchens affected are small and all flats have separate lounges. It is considered that whilst the relationship between the 2 buildings is not ideal, it is much better that the situation with the existing nursing home. Taking into account the derelict state of the existing buildings at Westbay, it is considered that any proposals to refurbish or rebuild a nursing home at Westbay could take into account the presence of the extended bowling club house (just as the proposed new housing development has).

In terms of noise, the Head of Environmental Health and Trading Standards has requested a suspensive planning condition requiring a Noise Impact Assessment to be submitted to resolve any potential problems. It is considered that in these circumstances a satisfactory relationship between the 2 buildings can be achieved.

It is concluded that the impact on amenity is not such as would justify a

refusal of planning permission in terms of Policy 1.

Since the extension is to the south of the existing building and since it matches the existing building in terms of design and materials it will not have any impact on the Grove Conservation Area and therefore complies with Policy 61 of the Plan.

It is concluded from the foregoing that the proposal complies with the adopted Local Plan.

Other Material Considerations

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

(A) The Statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

This requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. As explained above in the context of the assessment of the proposal under Policy 61 of the adopted Local Plan, the proposed development would preserve the character or appearance of the Grove Conservation Area.

(B) The Letter from the Owner of the former Nursing Home

Whilst the suggestion that this proposal is premature pending the resolution of proposals to redevelop the adjoining site to the east is not a material planning consideration, the impact of the proposed extension on the existing buildings on the neighbouring site and on the proposals to redevelop the site under application 08/00012/FUL are material planning considerations.

The issue of the relationship with the existing nursing home buildings and the proposals to develop the adjoining site to the west has been considered in the assessment of the development against Policy 1 of the Plan. It has been concluded that subject to the imposition of appropriate planning conditions there will not be an unacceptable impact and that a satisfactory relationship between the 2 buildings can be achieved. It is of course possible that proposals might be advanced to refurbish the buildings on the site to the west. However taking into account the extent of the fire damage and the lengthy period the site has lain derelict it is considered that

this is unlikely and that it would be unreasonable to indefinitely postpone the proposed bowling club extension to accommodate that situation. In addition any redevelopment of the existing buildings could take into account the presence of the extended bowling club house (just as the proposed new housing development has).

Design

The extension follows the design, building lines and finishing materials of the existing building. It is in a discreet location and will not impact on the Grove Conservation Area.

CONCLUSION

The proposed development is of satisfactory design and will not have an unacceptable impact on the proposed housing development on the site to the west. The development will preserve the appearance of the Grove Conservation Area.

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 A Noise Impact Assessment shall be submitted to the Council for approval before any development is commenced. This assessment shall consider noise break out from the bowling club premises both as existing and as proposed to be extended and shall set out any measures required to ensure that any potential noise is not detrimental to the amenities of the future occupiers of the proposed residential development on the adjoining site to the west. The recommendations of the approved Noise Impact Assessment shall be fully implemented prior to the first use of the extension.

Reasons

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

- 2 To ensure that there is no adverse impact on the amenities of the occupiers of the proposed flats on the site to the west.