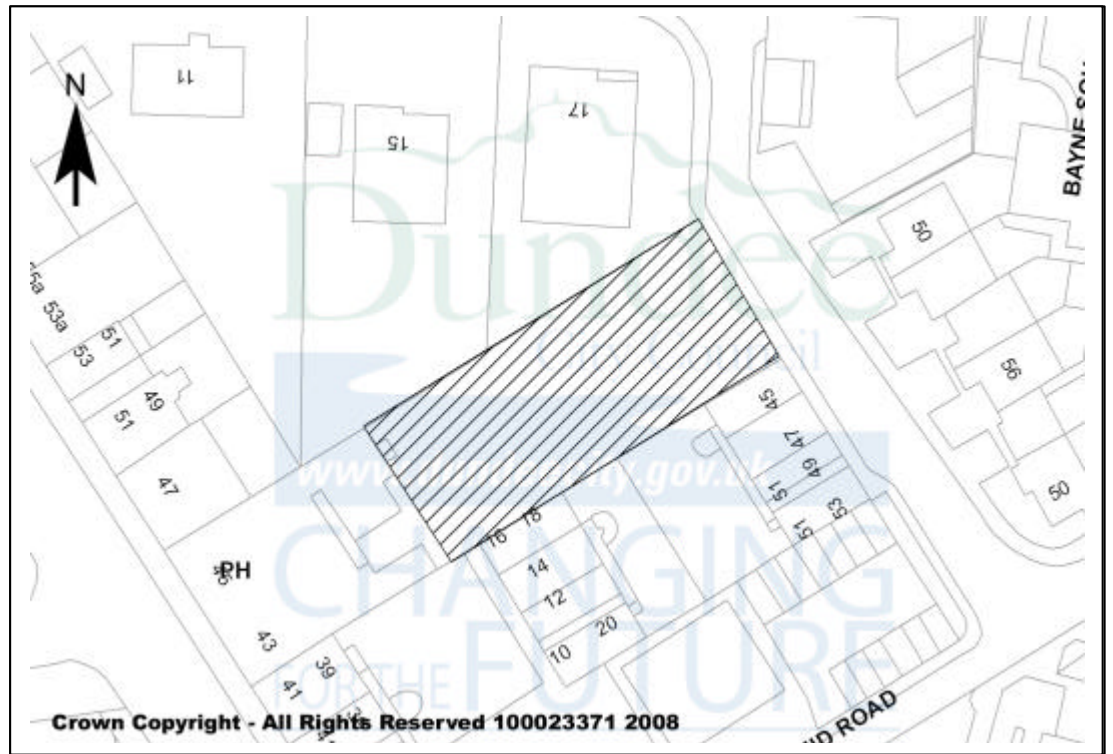


KEY INFORMATION

Ward Coldsid

Proposal

Portacabin at Rear of Pub

AddressLand to Rear of
43-45 Strathmartine Road
Dundee**Applicant**John Barleycorn
43-45 Strathmartine Road
Dundee
DD3 7RW**Agent**ARKTX Chartered Architects
187 Strathmartine Road
Dundee
DD3 8BL**Registered** 31 July 2008**Case Officer** J Young

Consent sought for Portacabin in Strathmartine Road

A portacabin at the rear of a pub is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation.

RECOMMENDATION

The proposal complies with the policies in the Dundee Local Plan Review 2005. The objections are not supported and there are no material considerations to justify refusal of the application. Accordingly, the application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a portacabin on land to the rear of a public house at 43-45 Strathmartine Road. The portacabin has already been erected.
- One letter of objection was received from a resident to the north of the application site who has concerns about the impact on their amenity due to safety issues and anti-social behaviour.
- Policy 1 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application. It is considered that the portacabin does not raise issues which adversely affect the amenity of adjacent residents and therefore the application is supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a portacabin building on land to the rear of 43-45 Strathmartine Road, Dundee. The portacabin has been in place for a few months. Its dimensions are 9.12m long, 3.03m wide and 2.82m high and it is a steel construction. The applicant has confirmed that the portacabin is used by a local football team for the storage of their equipment and as a changing room.

SITE DESCRIPTION

The application site is located to the rear (east) of 43-45 Strathmartine Road. An outside seating area is located to the rear of the public house, which is covered in timber decking and has steps leading down to the car park at the rear. The car park is accessed from North Street to the east. There are residential properties to the north, south and east. There is a 2m high timber fence with high conifer trees behind immediately adjacent to the north boundary.

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 policy is of relevance:

Policy 1: Vibrant And Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

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

The Council were notified about the unlawful siting of the portacabin to the rear of the public house on 29 February 2008. A letter was sent to the pub owner advising that planning permission is required and inviting the submission of a planning application.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one valid letter of objection was received from an adjacent resident to the north of the site. The grounds of objection are the adverse impact on residential amenity, safety concerns and anti-social behaviour.

Copies of the objection letter are available for viewing in the various Members' lounges and the points raised are discussed in further detail in the "Observations" section below.

CONSULTATIONS

No adverse comments were received from statutory consultees or other bodies.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b 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 of the Dundee Local Plan Review 2005 states that new developments should seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. There is a 2m high timber fence along the north boundary and high conifer trees behind. It is not considered that the siting of a portacabin at this location will adversely affect the amenity enjoyed by residents to the north as there is such a substantial boundary treatment to protect the privacy currently enjoyed by the residents. Anti social problems are not

a planning issue and would be a civil matter dealt with under separate legislation.

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:

Objection - the objection received is on the grounds of the adverse impact on residential amenity, safety concerns and anti-social behaviour.

It has been discussed above that due to existing boundary treatments, it is considered that the amenity enjoyed by residents to the north will not be adversely affected. The concerns regarding safety and anti-social behaviour are civil matters which are dealt with under separate legislation.

Therefore it is concluded that the objection does not carry sufficient weight to merit refusal of the application.

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. It is therefore recommended that planning permission be granted with conditions.

Design

The proposal is to erect a portacabin in a backland area to the rear of a public house at 43-45 Strathmartine Road. The design is considered acceptable.

CONCLUSION

The proposal is considered acceptable and complies with Policy 1 of the Dundee Local Plan Review 2005. The amenity enjoyed by adjacent residents will not be adversely affected and the objection is not supported.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition:-

- 1 The use hereby permitted shall cease within five years from the date of the planning consent notice and after this date the portacabin shall be removed from the site and the site left in a clean and tidy condition.

Reason

- 1 The building, in terms of design and materials, is of a temporary nature and its appearance may deteriorate over time, which will have an adverse impact on the visual amenity of the surrounding area.