

**KEY INFORMATION**

Ward East End

**Proposal**

Proposed development of new care home for the elderly

**Address**

Redholme  
Gardyne Road  
Dundee

**Applicant**

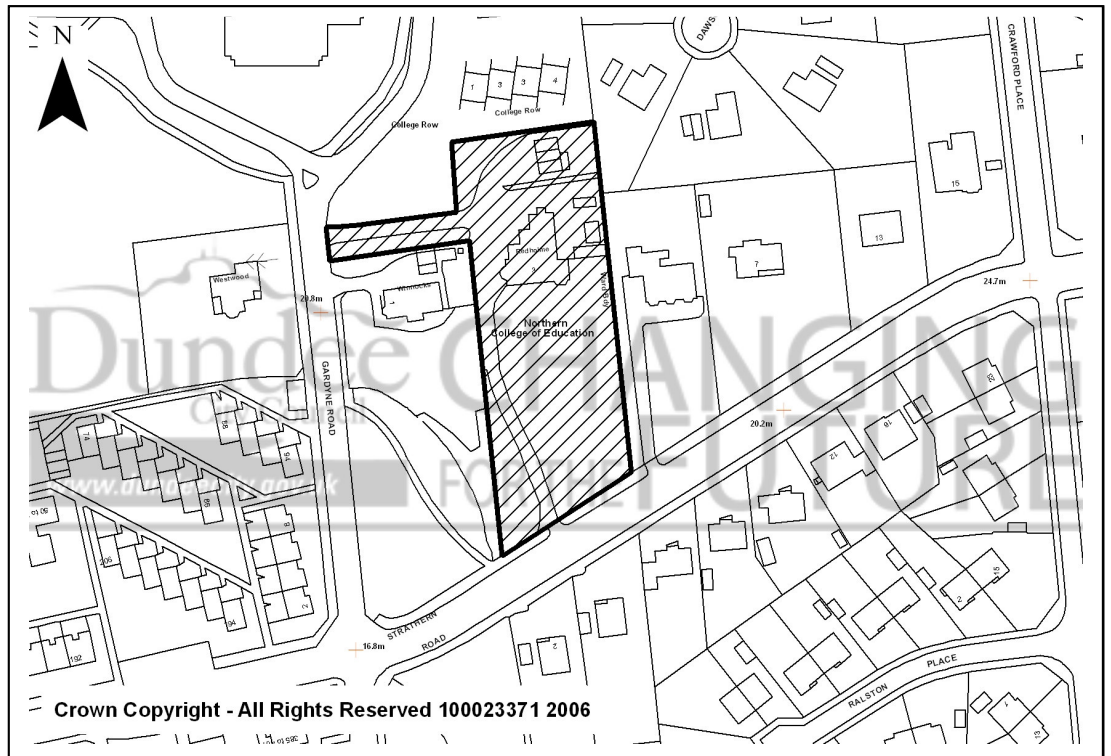
Redholme Developments Ltd  
Kirkton House  
The Old Manse  
Guthrie  
Forfar  
Angus

**Agent**

Bell Ingram Design  
Manor Street  
Forfar  
DD8 1EX

Registered 11 Feb 2009

Case Officer C Walker



# Proposed New Care Home in Gardyne Road

The proposed development of a new care home for the elderly is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development generally accords with the Development Plan but there is a specific conflict with Policy 15(b) due to the excessive size of its footprint. There are material planning considerations which justify the approval of the development contrary to the Plan and it is considered that the development will not detract from the attractive character and appearance of this low density housing area. The application is therefore recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought to demolish the existing building known as Redholme and replace it with a 50 bed nursing home approximately 2.4 times its footprint.
- Policies 1, 10, 15, 28 and 55 of the Local Plan are relevant to the determination of this application.
- The Community Council and a neighbour have objected, the principal concern being overdevelopment.
- The proposed development is considered to be satisfactory and to address the concerns about previous development proposals on this site. Although the footprint exceeds that set out in the Local Plan there are material considerations that justify a departure in this instance.

## DESCRIPTION OF PROPOSAL

Planning permission is sought to demolish the existing building known as Redholme and replace it with a 50 bed nursing home. The proposed new building has a footprint of some 665m<sup>2</sup> (excluding a projecting terrace of some 55m<sup>2</sup>). This is 2.4 times the footprint of Redholme, and takes the building line forward by some 12 metres (or some 14 metres if the projecting terrace is included). 4 levels of accommodation are provided, although a significant part of the basement level is beneath existing ground level and the top floor is provided within the roofspace. The applicants state that the roof height is no higher than that of the house at 5 Strathern Road to the east of the site. The proposed building extends to a length of some 35 metres (including the terrace) and a width of some 26.5 metres.

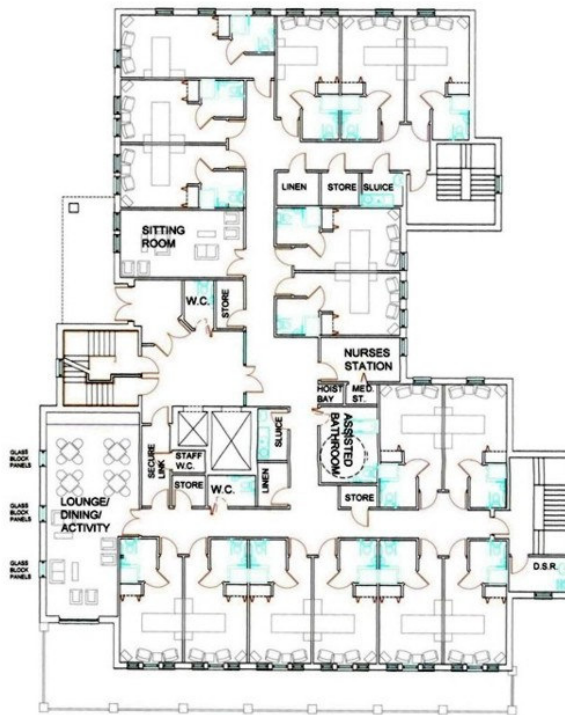
The principal southern elevation overlooks the landscaped gardens and is attractively designed as a traditional arts and crafts building. The side and rear elevations are also attractively designed. Windows have generally been located on the side elevations where there are windows on Redholme, to avoid excessive overlooking of adjoining properties. The north elevation has the appearance of a 2 storey structure.

The proposed access arrangements are as existing, with vehicular access from Gardyne Road and it is proposed to reopen a pedestrian access from Strathern Road. 10 parking spaces will be provided in areas of hard standing to the rear of the site. The landscaped garden ground to the south of Redholme is unaffected by the proposed development and is proposed to be retained as a garden area. A Tree Survey has been submitted which indicates that 5 trees on the site need to be felled, 4 because they are dead and the fifth because it has been infected by fungus and is susceptible to wind throw in the near future. No trees are affected by the proposed development which generally occupies areas where there are existing buildings and hard standings.

The applicants have submitted a supporting statement with their proposals in which they state that the proposed development will provide a high standard of care in an ideal



location on a secluded site which can take a building of the scale proposed. They refer to its proximity to Dundee College campus which can provide recreational opportunities for residents and educational opportunities for both staff and students. They point out the demand for this type of facility in Dundee and the importance of providing care homes in existing communities rather than in peripheral locations.



GROUND FLOOR

They justify the demolition of the existing building on the basis that it is unsuitable for conversion to a care home, is unlisted and much altered and is unsustainable in terms of energy efficiency. They state that the proposed arts and crafts design is attractive, non institutional and in keeping with neighbouring houses, whilst providing good internal

facilities. They state that the scale of the building avoids overlooking, does not result in an increase in overshadowing (drawings to illustrate this are provided), maintains a ridge height similar to the house to the east, does not affect trees and the screening from trees means that there is no clear view of the building from any location. They state that the development will be energy efficient in terms of SPP6 and PAN 84.

Particular reference is made to the recent refusal of planning permission for a nursing home on this site (application 08/00799/FUL). The applicants explain that following that decision they have significantly reduced the scale of the development by approximately 30% and have improved the design of the side elevations whilst maintaining the privacy of neighbours by the use of obscure glass or glass block in critical areas.

In terms of the Local Plan they state that for reasons set out above the development complies with Policies 1, 10, 15, 28 and 55. They state with particular reference to Policy 15(b) that the original footprint of Redholme has already had its foot print exceeded by one and a half times and in terms of 15(c) that less than 40% of the site will be covered by buildings and hard standings.

## SITE DESCRIPTION

The site comprises Redholme and its garden ground, extending to some 0.44 hectares in extent. Although it has been substantially modified over time, Redholme is still an imposing and attractive building. The south elevation is of particular interest with its red harled walls, astragaled windows, castellated bay and slated roof. It overlooks a pleasant garden and area of woodland to the south.

The building was last used as a student residence and was part of the campus of the former Northern College. The building has been vacant for some time. Its current footprint is some 277m<sup>2</sup> and there are 3 buildings within the curtilage to the north and east of the building occupying a cumulative footprint of some 104m<sup>2</sup>. Redholme is currently accessed from a private drive off Gardyne Road and there is a parking area and garages to

the north of the building. The remains of a former vehicular access to Strathern Road to the south are clearly visible within the site although this access has not been used for many years.

There are substantial detached villas to the east and west of the site, a terrace of 4 modern houses to the north and a modern housing estate to the north east. Further to the north and north west is the Gardyne Road campus operated by Dundee College.

## 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 seeks to protect residential amenity.

Policy 10 sets out standards for Non Mainstream Residential Uses including residential care homes.

The site is within an area where Policy 15 on garden ground development is applicable.

The site, along with the adjoining Dundee College campus is covered by Policy 28 of the Local plan which relates to Higher Education Development.

Finally Policy 55 encourages good design quality.

### Scottish Planning Policies, Planning Advice Notes and Circulars

SPP6 and PAN 84 promote sustainable development.

### Non Statutory Statements of Council Policy

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

## SUSTAINABILITY ISSUES

The proposed development raises issues in terms of sustainability which are addressed in the Observations Section of this Report.

## SITE HISTORY

Applications for a development of 3 houses and subsequently for 1 house in the garden ground to the south of Redholme were withdrawn prior to being determined by the Council in December 2005 and August 2006 - applications 05/00886/OUT and 06/00496/FUL refer.

In October 2007 planning permission for a block of 12 flats on the site was refused permission - application 07/00727/FUL refers. That building was 3 storeys high and approximately two thirds of the footprint of the care home building currently proposed. The reasons for refusal included reference to the poor design of the proposed building, overlooking of neighbouring gardens, excessive footprint and demolition of Redholme contrary to garden ground policies.



In January 2009 planning permission for a care home on the site was refused permission - application 08/00799/FUL refers. That application was similar in many respects to the current proposals, but its footprint was larger by almost 200m<sup>2</sup> (or 30%), the side elevations were much longer and contained large sections of blank wall and the overall development footprint was larger.

The reasons for refusal referred to the design, excessive scale and massing and overlooking of adjoining gardens contrary to Policies 1, 10, 15 and 55 of the Local Plan.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposed development was advertised as potentially contravening Policies 10 and 15 of the adopted Local Plan.

A letter of objection was received from the occupiers of the house to the east of the site who state that the proposal is contrary to Policy 15 of the Local Plan and in particular its design and materials are not appropriate (15(a)), its foot print is excessive (15(b)), it is grossly over prevailing densities (15(d)) and it is in front of the existing building line (15(e)). They also have concerns about traffic congestion and noise, smell from food preparation and overlooking windows. They feel the reasons for refusal of the previous proposals for a nursing home on the site have not been addressed by the current application and that the building remains excessively large.

Members will already have had access to this letter and the points raised are considered in the Observations Section of this Report.

## CONSULTATIONS

Broughty Ferry Community Council object to the proposed development, stating that that the reuse of an attractive building which is still in reasonable condition would be a more sustainable/less energy wasting option. They note the reduction in the size of the new building and the improvement in the design but continue to have concerns regarding the size of the proposed new building and the overlooking of adjoining houses and gardens. They are of the opinion that if this

application were to be approved, there is likely to be pressure for significant additional development in the future in the form of extensions to the building. They point out that if trees must be felled, replacement planting should be provided and that if the development is approved, the basecourse should be of natural stone and that the existing roof material should be recycled or matched as far as possible.

Members will already have had access to this letter and the points raised are considered in the Observations Section of this Report.

The Councils Forestry Officer has no objections to the proposed works but suggests planning conditions to protect the trees to be retained and to regulate the proposed new planting.



## OBSERVATIONS

### Statutory Requirements

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 is a general policy protecting residential amenity. Essentially it is designed to enable services and facilities to be provided in residential areas but without compromising amenity standards. The proposed development is a form of residential use so may not be covered by Policy 1 but in any event most of the issues raised in Policy 1 (design, layout and parking and traffic movement issues) are covered by Policy 10 which is of more direct relevance to the determination of this application. The other concerns in Policy 1 about noise and smell do not arise in this instance.

Policy 10 states that proposals for the development of non-mainstream residential uses (such as care homes) will be supported where:

- a a good quality residential environment will be created for residents and the proposal does not impact adversely on the amenity of neighbours by virtue of design, overshadowing, overlooking and parking; and
- b the site is well located to give access to a range of local services and facilities and is accessible by public transport; and
- c it will not lead to an excessive concentration of non-mainstream residential uses to the detriment of the character of the particular area; and
- d appropriate car parking provision is made relative to the needs of occupants, visitors and any support staff. In determining

appropriate provision the availability of public transport and proximity of local services and facilities will be considered; and

- e appropriate amenity space is provided in a sheltered, private location that is sunny for most of the day; and
- f the design reflects the scale, massing and materials of adjacent buildings.

In terms of subsection (a) it is considered that a good quality residential environment will be created for residents. It is further considered that the reduced scale of building now proposed coupled with the significant improvements to the design of the side elevations means that the proposal will not impact adversely on the amenity of neighbours by virtue of design, overshadowing, overlooking and parking. An Analysis of Shading Patterns was produced by the applicants which indicates that the development will not lead to any unreasonable overshadowing of neighbouring properties. Overlooking will be avoided by ensuring that windows will only be placed on the new building where there are already windows on the existing building and that elsewhere glazed areas will use glass block or etched glass.

It is considered that this is a good site for a residential care home and that the requirements of subsections (b), (c), (d) and (e) of the Policy are also met. In terms of subsection (f) it is considered that although the scale and massing of the proposed development is significantly larger than the surrounding dwellings (excepting the Dundee College buildings further to the north west), the revised size and design of building currently proposed is satisfactory. Taking into account the size of the site, the fact that the proposed building has the appearance of a large house (rather than an institutional building), the distance from the building to the site boundaries and the extensive screening provided by existing trees and shrubs, it is considered that the proposed design is in keeping with adjacent buildings.

Policy 15 relates to garden ground development. The preamble to this policy states that its aim is to protect the architectural appearance and landscape features of low density parts of the city.

Sub-section (a) of the policy requires the design of new development to be appropriate for its surroundings. Redholme is an attractive building set in mature landscaped grounds. Although the building is not listed or situated in a conservation area, proposals to demolish this building would only be acceptable if the replacement building was of an equal design quality.

It is considered that the design of the building is satisfactory and is appropriate for its surroundings. The changes since the previous refusal of planning permission have tackled concerns about the blandness of the side elevations. Not only are the side elevations some 8 metres shorter but the design has been amended and windows have been added to produce attractive elevations on all sides of the building.

In terms of Policy 15(b) the total footprint of new buildings will exceed one and half times the footprint of the original house. The proposed new building has a footprint of some 665m<sup>2</sup> (excluding a projecting terrace of some 57m<sup>2</sup>). This is approximately 2.4 times the footprint of Redholme.

In terms of Policy 15(c) the total coverage of the proposed development in terms of buildings, paths and hard standings is some 1,750m<sup>2</sup> on an overall site of 4,430m<sup>2</sup> giving a coverage level of just below 40%. This extent of development is within the levels permitted by Policy 15.

In terms of Policy 15(d), it is considered that the reduced scale of building respects the prevailing density of development in this area.

In terms of Policy 15(f) the prominent frontage of the original house has architectural character and this will not remain intact. However it has been concluded that the proposed replacement building is of sufficient quality to justify the demolition of the existing building.

Policy 15(e) is not applicable. A tree survey has been provided in accordance with Policy 15(h) and new planting proposals have been submitted in accordance with Policy 15(i). The applicants Supporting Statement has indicated that the landscaped area to the south of the site will be developed as an amenity for residents.

Policy 28 relates to Higher Education Development and the application site falls within an allocated campus area. The aim of the policy is to support higher education development. Although the application site falls within a campus area and its last use was as student accommodation, in practical terms it is peripheral to the campus and is now separated from it by a private dwelling house. It is considered that to permit the redevelopment of this site for a care home would not prejudice the development of the Gardyne Road campus for higher educational purposes.

Policy 55 promotes good design and for the reasons set out in the assessment of the proposed development against Policy 15(a) of the plan it is considered that the design of the proposed development is satisfactory.

It is concluded from the foregoing that the proposal does not comply with Policy 15(b) of the adopted Local Plan.

### Other Material Considerations

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

(A) The Applicants Supporting Statement - the applicants make a strong case for the establishment of a care home on this site and all the points relating to the accessibility of the site, linkages to the college and demand for care homes are accepted.

They justify the demolition of the existing building on the basis that it is unsuitable for conversion to a care home. They state that the existing building is unsustainable in terms of energy efficiency and that the new development will be energy efficient in terms of SPP6 and PAN 84. These matters will be considered under the subsection headed The Concerns of the Community Council below.

They state that the proposed arts and crafts design is attractive, non institutional and in keeping with neighbouring houses. They explain that following the previous refusal of planning permission they have significantly reduced the scale of the development and improved its design. They state that the scale of the building avoids overlooking, does not result in an increase in overshadowing, maintains a ridge height similar to the house to the east, does not affect trees

and the screening from trees means that there is no clear view of the building from any location.

In terms of the Local Plan they state that the development complies with Policies 1, 10, 15, 28 and 55. They state with particular reference to Policy 15(b) that the original footprint of Redholme has already had its foot print exceeded by one and a half times and in terms of 15(c) that less than 40% of the site will be covered by buildings and hard standings.

Whilst most of this analysis is accepted, it has been concluded in this Report that the development conflicts with Policy 15(b) of the Local Plan.

(B) Justification for Departing from Policy 15(b) of the Local Plan - the primary function of Policy 15(b) is to prevent the overdevelopment of sites and to protect the appearance and character that currently exists. In this case the existing footprint of buildings on the site is low (even including outbuildings only 8.6% of the site is occupied) and the character and appearance of the site is largely defined by the extensive area of mature planting to the south of the site.

The applicants consider that the existing outbuildings on the site, which are to be demolished, should be taken into account in analysing the increase in footprint created by the proposed development. These buildings amount to a total of some 104m<sup>2</sup> and when added to the footprint of Redholme, produce a total of some 380m<sup>2</sup>. Although Policy 15(b) relates to the original house as existed in 1947, if the outbuildings were taken into account, the proposed new building would amount to 1.75 as opposed to 2.4 times the footprint of buildings on the site.

The applicants place significant emphasis on the fact that the site is well screened. It is accepted that existing screening will tend to diminish the scale of the proposed building and its impact on neighbours to such an extent that a well designed building that may exceed the standards set out in the Local Plan might be acceptable on this site.

Previous proposals for a flatted development and a larger nursing home were refused planning permission for a number of reasons, one of which was excessive footprint. The development currently proposed represents a significant reduction in

footprint when compared with the previous scheme for a nursing home and although the footprint is in excess of the flatted development that was refused, it is a much better scheme in terms of the design of the development, the proposed land use, its proximity to the site boundaries and the impact on neighbours.

In analysing the impact of the increase in footprint, it is considered that although the requirements of Policy 15 (b) are exceeded, there are good reasons for approving the development contrary to the Development Plan. These are:

- 1 The proposed new footprint will occupy only 15% of the plot area. This compares favourably with surrounding housing and maintains the appearance and character that currently exists (which is the primary aim of the Policy).
- 2 The building will be set back over 50 metres from Strathern Road and 47 metres from Gardyne Road and does not intrude into the existing mature landscaping. Again this will ensure that the appearance and character that currently exists will be maintained.
- 3 The building will be well designed and its appearance will be comparable with a large villa rather than an institutional building.
- 4 The building will not adversely impact on the amenities of neighbours.
- 5 This is a good sustainable location for a new nursing home development.
- 6 The proposed development complies in all other respects with the provisions of the Development Plan.

(C) The Concerns of the Community Council - Broughty Ferry Community Council objects to the proposed development, stating that the reuse of an attractive building which is still in reasonable condition would be a more sustainable/less energy wasting option. They note the reduction in the size of the new building and the improvement in the design but continue to have concerns regarding the size of the proposed new building and the overlooking of adjoining

houses and gardens. They are of the opinion that if this application were to be approved, there is likely to be pressure for significant additional development in the future in the form of extensions to the building and suggest that the use of a legal agreement to restrict future extensions should be considered if the application is approved. They point out that if trees must be felled, replacement planting should be provided and that if the development is approved, the basecourse should be of natural stone and that the existing roof material should be recycled or matched as far as possible.

In terms of the concerns about sustainability, the applicants justify the demolition of the existing building on the basis that it is unsuitable for conversion to a care home. They state that the existing building is unsustainable in terms of energy efficiency and that the new development will be energy efficient in terms of SPP6 and PAN 84.

It is accepted that with the recycling of existing materials and the use of modern energy efficient technology that the proposed demolition and rebuilding can contribute to a sustainable development on this site. In addition, choosing an accessible location which is already well served by public transport for this development contributes to sustainability.

The Community Councils concerns about the size of the building and overlooking of adjoining houses and gardens have been addressed in the assessment of the proposals against the Development Plan. It has been concluded that there will be no unacceptable overlooking of adjoining properties and that the scale of development is justified.

The Community Council considers that if the application is approved the use of a legal agreement to restrict future extensions should be considered. Although it has been concluded in this Report that there is a justification for approving a building of this size contrary to the provisions of the Local Plan, it is accepted that the scale of development is close to the acceptable limit and that future extensions would be problematic. However there are no permitted development rights for extensions to this building and therefore the planning system can be

used to control future development proposals.

The point raised about replacement planting and the reuse of materials can be addressed by conditions if Members are minded to approve this application. Finally although good quality finishing materials will be an essential requirement if the application is approved, it is not considered appropriate to insist that the base course should be finished in natural stone, particularly since the existing structure is a rendered building with no exposed stone.

(D) The Concerns of the Objectors - the issues raised by the objectors in connection with Policy 15 of the Local Plan have all been addressed in the assessment of the development against the Development Plan above. It was concluded that the proposal complies with all aspects of Policy 15 with the exception of Policy 15(b) and that there are material planning considerations that justify approving the application contrary to this Development Plan requirement.

The objectors also have concerns about traffic congestion and noise, smell from food preparation and overlooking windows. Although the junction of Gardyne Road and Strathern Road is busy because it serves Dundee College Gardyne Campus, it is not considered that the small amount of traffic generated by the proposed development will have any significant impact on congestion levels. It is proposed to provide only 10 parking spaces within the application site, reflecting the low levels of traffic generated. In addition experience shows that the most significant amount of trips from visitors to nursing homes are at weekends when traffic on adjoining roads is quieter. It is not considered that there will be any significant noise or smell generated from within the application site. Nursing homes tend to be quiet neighbours and planning conditions can be imposed controlling noise from any plant or equipment and the ventilation of the premises should Members be minded to approve the application. All the windows on the east elevation of the proposed nursing home serving bedrooms are in locations where there are currently windows on the existing building and all the other windows on this elevation serve stair tower areas which will only be glazed or reglazed in obscure glass.

Finally although the objectors feel that the reasons for refusal of the previous proposals have not been addressed by the current application, it is considered that the substantial reduction of the footprint and the improvements to the design of the building have suitably addressed the previous concerns about this development.

(E) The Views of the Forestry Officer - the issues raised by the Forestry Officer can be dealt with by planning conditions should Members be minded to approve this application.

It is concluded from the foregoing that there are material considerations of sufficient weight that would justify approving the proposed development contrary to Policy 15(b) of the adopted Local Plan. It is therefore recommended that planning permission be approved with conditions.

## Design

The principal southern elevation overlooks the landscaped gardens and is attractively designed as a traditional arts and crafts building. The side and rear elevations are also attractively designed. Windows have generally been located on the side elevations where there are windows on Redholme, to avoid excessive overlooking of adjoining properties. The north elevation has the appearance of a 2 storey structure

## CONCLUSION

The proposed development generally accords with the Development Plan but there is a specific conflict with Policy 15(b) due to the excessive size of its footprint. There are material planning considerations which justify the approval of the development contrary to the Plan and it is considered that the development will not detract from the attractive character and appearance of this low density housing 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 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
- 3 Details of improvements to visibility at the Gardyne Road vehicular access by removing/cutting back shrubs shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
  - 4 A dropped pedestrian crossing point shall be formed in the west footway of Gardyne Road opposite the entrance to this site and the existing access on to Strathern Road, which is no longer required as part of the proposed development, shall be made good as footway. Details of these alterations shall be agreed in writing by the Council prior to the commencement of development and the agreed works shall be fully implemented prior to the first use of the nursing home.
  - 5 Details of the ventilation of the kitchen area, which shall ensure that odours from food preparation and cooking shall not adversely impact on neighbours, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
  - 6 All noise from mechanical and electrical plant should not exceed NR45 during the day (between 07.00 and 23.00 hours) and NR35 at night time (between 23.01 and 6.59 hours) as measured 1 metre external to existing residential properties surrounding the site.
  - 7 The 3 windows of the lounge/dining room/activity room on the west elevation and the 8 stair windows on the east elevation shall only be glazed or reglazed in obscure glass or glass block. Details of the obscure glazing/glass block shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried

out only in full accordance with such approved details.

- 8 Details of the proposed windows to be used on the building shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 9 Only those 5 trees indicated in the Report by Angus Tree Surgeons dated 25/11/08 shall be felled and all works to existing trees and shrubs shall be in accordance with BS3998:1989 and carried out prior to the erection of the tree protection fencing. Details of the tree protection fencing, in accordance with BS5837:2005, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. In particular no works (including demolition) shall commence on site until the Council has agreed in writing that the protective fencing which has been erected is satisfactory and this protective fencing shall remain in place until the development is complete.
- 10 The landscaping of the site shall be as indicated in the Report by Angus Tree Surgeons dated 24/3/09 but with the exception that the diseased Wych Elm should be replaced by a common hornbeam (*Carpinus betulus*) minimum size 20/25 cm girth rootballed semi mature trees and planted as per BS 4043. All the new planting on the site shall be carried out at the start of the first planting season after commencement of the development.

Details including a timetable for the carrying out of the planting and a scaled drawing of the planting proposals shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. Any trees or shrubs removed, dying, being severely damaged or becoming

seriously diseased within five 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.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure adequate visibility is provided to and from the access in the interests of pedestrian and road safety.
- 4 In the interests of pedestrian safety.
- 5 To control odours from the kitchen area in the interests of residential amenity.
- 6 To protect the occupiers of nearby dwellings from unacceptable noise disturbance.
- 7 To prevent unacceptable overlooking of adjoining dwellings and gardens in the interests of residential amenity.
- 8 To ensure that the style of window is appropriate for the traditional design of the building in the interests of visual amenity.
- 9 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 10 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.