

KEY INFORMATION

Ward Strathmartine

Proposal

Erection of extension to south elevation to provide escape

Address

The Downfield Hotel
530 Strathmartine Road
Dundee

Applicant

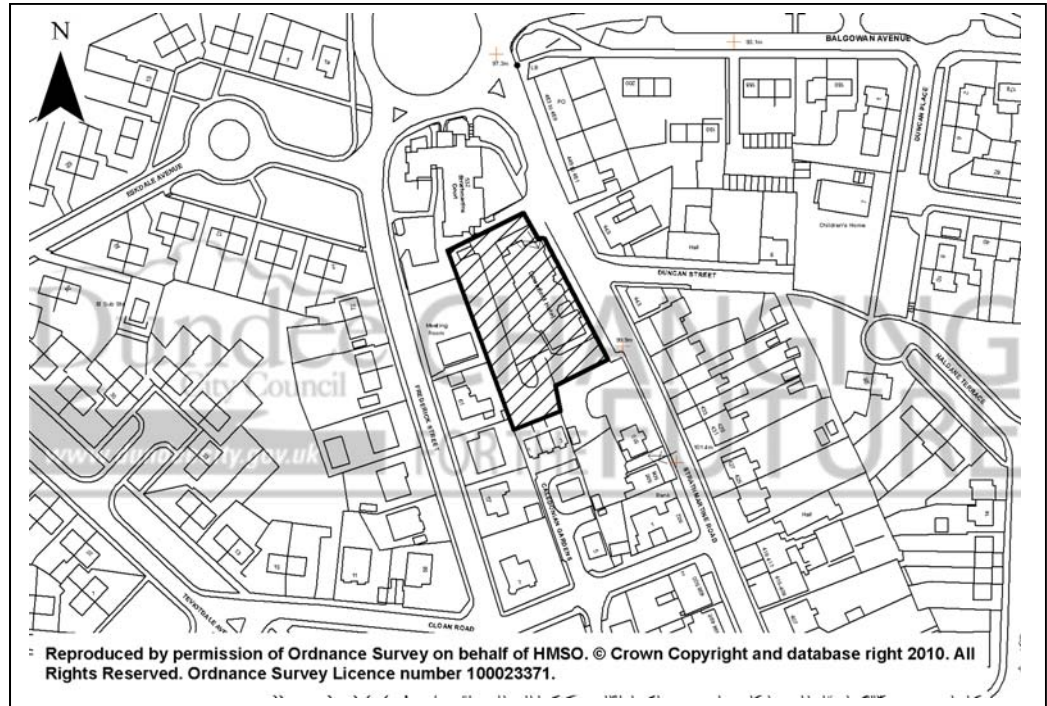
Doc Stewarts
The Downfield Hotel
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Dundee
DD3 9BR

Agent

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Registered 12 Aug 2010

Case Officer B Knox



Proposed Fire Escape Extension at the Downfield Hotel

The erection of an extension to the south elevation to provide an escape is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

It is considered that the application is acceptable and will not detract visually from the surrounding area or the existing property. There will be no significant impact upon the amenity of the neighbouring properties as a result of the extension. There are no Policies in the Dundee Local Plan Review 2005 considered to be of relevance to the determination of the application. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application seeks permission for a side stair extension to an existing public house.
- There are no Policies of the Development Plan considered to be of relevance to the determination of the application.
- The application attracted 6 objections from neighbouring residents but the views of the objectors are not supported in this instance.
- The application is therefore recommended for approval subject to a condition regarding the finishing materials.

DESCRIPTION OF PROPOSAL

The application proposes the erection of an escape stair extension to the south elevation to provide additional fire escape. It would be approximately 6.2 metres in total height and would have a single door to the ground floor on the rear elevation facing west and a single roof light to the rear upper floor roof area. The extension would measure approximately 11 metres in length and be approximately 1.8 metres in width.

It is to be finished in a rustic facing brick and a roofing membrane in a grey colour for the roof finish.

There are internal changes to the property indicated on the plans but these do not require planning permission since the use of the planning unit is to remain as public house use. Therefore the only aspect that can be considered is that of the external stair extension.

SITE DESCRIPTION

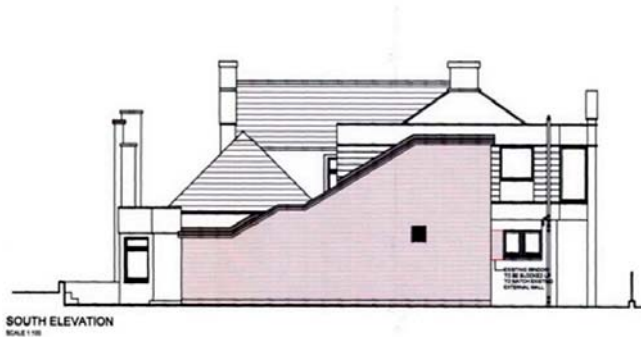
The site relates to an existing property known as the Downfield Hotel but which offers public house and function suite facilities only at this time. The building occupies a site measuring approximately 1,939m². It is a building that has been altered and extended in the past with two distinct types of design. The southmost part of the building appears to be the oldest part of the establishment and the northern section is a later addition. The original part of the building is of traditional design with two storeys and a natural slated roof. This part of the building also includes a ground floor conservatory style addition to the front elevation.

The part of the building to the north is of a contrasting design with a flat roof and dark stained timber cladding feature panels.

There is a car park to the rear of the property which takes access from the north of the hotel from Strathmartine Road.

There are residential properties to the rear of the application site and to the

south of the site there are some terraced houses and an access driveway which slopes upwards to a dwelling further



south down Strathmartine Road.

There is a sheltered flatted complex to the north of the site of four storeys in height.

POLICY BACKGROUND

Dundee Local Plan Review 2005

There are no policies of relevance to the determination of the application.



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 have been several extensions and additions to the property dating

from more than 30 years ago but the most relevant application to the current application is as below:

04/00703/COU - Change of Use of part of car park to beer garden. Approved on 25 October 2004 subject to time restriction conditions.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and in total 6 letters of objection were received within the statutory timescale and the following valid planning issues were raised:

- 1 Concerns with regards to the noise emanating from the establishment arising from customers late at night.
- 2 Increasing anti-social behaviour.
- 3 Loss of privacy close to objectors house.
- 4 There would be additional strains on the area due to limited parking facilities at the establishment.
- 5 The existing trees provide noise screening and some may have to be removed to allow for the extension.
- 6 The extension will provide additional areas for those wishing to smoke and hence have doors of the building open leading to noise late in the evenings at weekends.
- 7 Other concerns were raised in relation to the use of the upper floor for function room and bar facilities but this is not a planning issue since no change of use has or is proposed to take place and planning permission is not therefore required.

Members will already have had access to the objection letter(s) and it is intended to comment on them in the Observations Section of the report below.

CONSULTATIONS

No adverse comments from consultees were received.

OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

The Development Plan

It is considered that in this particular instance that there are no Policies of relevance to the determination of the application.

Material Considerations

1 Appearance of the proposal and its relationship to its surroundings

The main public view of the proposed extension will be from Strathmartine Road. The extension will be set back approximately 2.2 metres from the existing front building line and will decrease in height from front to rear, following a stair-like outline. It will house an access stair and as such there will be a single door to the rear ground floor and single roof light to the rear roof slope only. No other openings are proposed. Due to the existing trees to the south of the building there will be a considerable degree of screening offered. It is considered that the design is of an acceptable standard and will be in keeping with the general proportions and scale of the adjoining part of the building. Although the plans indicate that the wall finish to the extension is intended to be facing brick a condition shall be attached to any grant of permission to agree these details as a colour and style to match the cream of the main building is considered to be most appropriate in order that the extension does not appear overly prominent.

2 Impact

Due to the limited number of openings to be provided to the extension as discussed above it is considered that there will no degree of overlooking such as to significantly affect neighbouring residential occupiers. In relation to any potential sunlight/day lighting impact there are no properties that are likely to be

affected due to the location of the proposed extension and relative distance to the nearest dwellings. The small extension is therefore considered to be acceptable in this regard.

3 Views of the objectors

- Concerns with regards to the noise emanating from the establishment arising from customers late at night and increasing anti social behaviour.

Any concerns in relation to existing noise cannot be addressed through the current application and only concerns in relation to the effect the proposed extension may have can be considered.

The proposed extension will provide one additional access point to the rear of the property. It is located within 5 metres of an existing door way. It is considered that one additional entry/exit point is acceptable and will not have a significant impact upon the nearest residential occupiers.

- Loss of privacy close to objectors house.

As discussed above there are to be a limited number of openings to be provided to the extension, taking the form of a single door to the rear ground floor and single roof light to the rear roof slope only. Due to their location within the site they are not considered to be likely to give rise in overlooking of nearby residential occupiers. In addition there are to be no openings facing the objectors property. As a result of the above the application is considered to be acceptable in this regard.

- There would be additional strains on the area due to limited parking facilities at the establishment.

The location for the proposed extension does not impede existing car parking spaces and is therefore considered to be acceptable in this regard.

- The existing trees provide noise screening and some

may have to be removed to allow for the extension

An existing retaining wall means that the trees are sat at a higher ground level than that of the adjacent establishment. Although there may be some loss of the smaller trees closest to the existing property, the largest of the existing trees shall remain in situ. It should be noted however that since these trees are not covered by a Tree Preservation Order, they could be removed by the owner of the property without permission at this time.

- The extension will provide additional areas for those wishing to smoke and hence have doors of the building open leading to noise late in the evenings at weekends.

The extension proposed seeks to provide a stair access and does not propose the erection of any beer garden or outdoor facilities. Planning permission was granted for a beer garden area to the rear (north) of the property in 2004 but the additional stair proposed does not alter the details of this.

It is concluded from the foregoing that sufficient weight can be accorded to any of the material considerations such as to justify the grant of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

As discussed above the design of the small extension is considered to be in keeping with the main part of the building and will not detract from the surrounding area. The agents have indicated that they would be happy to agree the details of the finishing materials as a condition of any grant of consent. This will ensure that the colour and style of the wall finish is in keeping with the area and does not appear overly conspicuous.

CONCLUSION

It is concluded from the foregoing that the application is acceptable and will not detract visually from the surrounding area or the existing property. It is considered that there will be no significant impacts upon

neighbouring properties as a result of the extension.

RECOMMENDATION

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

- 1 Prior to the commencement of development and notwithstanding the details shown on the approved plan full details of the finishing materials for the external wall finish shall be submitted to and approved in writing by the Council and the works shall thereafter be implemented in full accordance with such details.

Reason

- 1 In order to ensure that the finishing materials result in a finish which is in keeping with the main building.