

Out of School Club Building at Forthill Primary

KEY INFORMATION

Ward The Ferry

Address

Forthill Primary School
Fintry Place
Broughty Ferry

Applicant

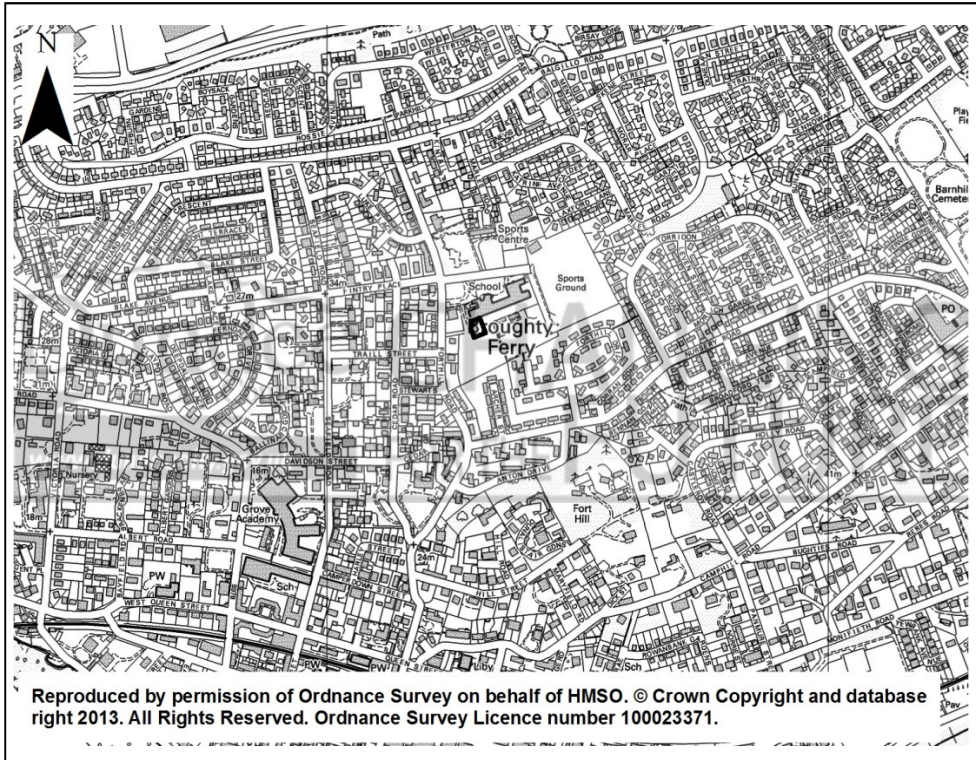
Director of Education (DCC)
Floor 2 Dundee House
50 North Lindsay Street
Dundee DD1 1NL

Agent

City Architect (DCC)
Floor 5 Dundee House
50 North Lindsay Street
Dundee DD1 1LS

Registered 12 April 2013

Case Officer Paul Macari



SUMMARY OF REPORT

- This application seeks planning permission for the erection of a modular building to be used as classrooms by the Out of School Club at Forthill Primary School.
- Policy 1 (Vibrant and Sustainable Communities) and Policy 55 (Urban Design) of the Dundee Local Plan Review 2005 is relevant to the outcome of this application.
- No letters of objection or representation have been received.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MLG1DTGC03700>.

RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, the application is recommended for APPROVAL.

1 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the erection of a modular building to be used as Out of School Club classrooms at Forthill Primary School.
- 1.2 The modular building will have a low profile pitched roof finished in single ply membrane and grey coloured plastic coated steel walls. The building will have a floor area of 185m² and a ridge height of 3.7m above ground level. There will be window openings and a main entrance on the front (northern) elevation. A fire exit will be located on the eastern elevation of the building. The building will provide 2 classrooms with a floor area of 76m² and 59m², male and female toilet facilities and a disabled WC. Each classroom will have an equipped wet area.
- 1.3 In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as the Council is the owner of the application site and applicant. The application site is located in the south western corner of the school campus.

2 SITE DESCRIPTION

- 2.1 The application site is situated in the south western corner of the Forthill Primary School campus behind the existing school building. The site is located to the south west of the existing school building and adjoins the existing hard surfaced play ground. In its current form the application site forms an unkempt area of land with grass, shrubbery and other plants growing wild. The site is separated from the primary school playground by a 1.8m high steel post and wire mesh fence.

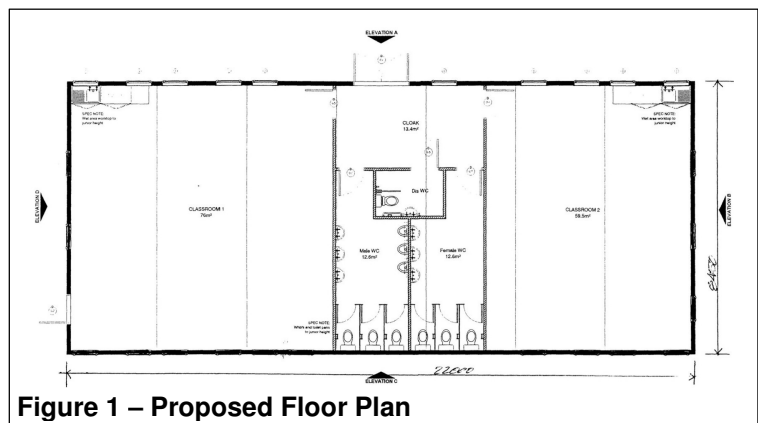


Figure 1 – Proposed Floor Plan

- 2.2 To the south and west beyond the application site there is an unkempt area of ground zoned for housing by the adopted Local Plan. This housing site is bound to the south and west by neighbouring properties on Forthill Road and Archer Street and to the north and east by the Forthill School Campus. To the east of the application site there is a dense 3m high hedge that separates the site from an all weather sports pitch and playing fields.

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL PLAN REVIEW 2005

Policy 1: Vibrant and Sustainable Communities

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 55: Urban Design

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 Planning application ref: 04/00432/DLA gave notice of the Council's intention to erect an extension to Forthill Primary School including the formation of community facilities. These works have been completed.

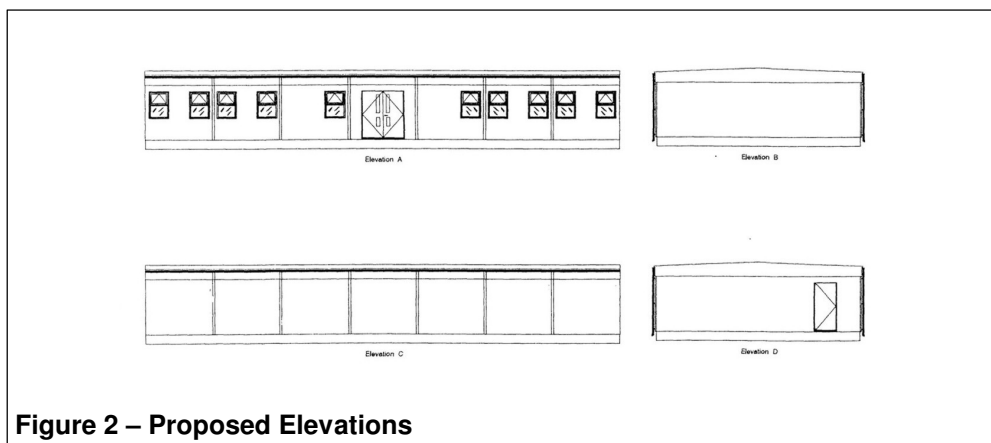
5 PUBLIC PARTICIPATION

- 5.1 The Council has followed the statutory neighbour notification process. No letters of objection or representation have been received.

6 CONSULTATIONS

- 6.1 No objections have been received from consultees.

7 DETERMINING ISSUES



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

THE DEVELOPMENT PLAN

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

DUNDEE LOCAL PLAN REVIEW 2005

- 7.2 **Policy 1 Vibrant and Sustainable Communities** – it is the aim of Policy 1 to support development in residential areas that does not adversely affect the environmental quality of

neighbouring properties by virtue of design, layout, parking and traffic movement issues, noise or smell.

- 7.3 The proposed building is of a scale, design and massing that will respect the amenity of neighbouring properties as well as the appearance of the existing school building. This is because the new building will be positioned to the rear of the existing school building and will have a low profile roof design to ensure that it will not be prominently visible from Forthill Road and neighbouring properties. The finish of the proposed building will tie in with the modern finish of the extended primary school. There are no neighbouring properties that will be overshadowed or overlooked by the proposed classroom building.



Figure 3 – View South

- 7.4 With regard to the generation of parking and traffic movement issues, the purpose of the proposed development is to provide Out of School Club classrooms. It is therefore considered that the proposed development will not exacerbate existing parking and traffic movement issues in and around Forthill Primary School.
- 7.5 Given that the proposed development will be carried out during the summer recess when school traffic will be at a minimum any construction traffic generated by the proposed development is unlikely to adversely impact on the level of environmental quality afforded to neighbouring properties.
- 7.6 The proposed development will not generate instances of noise or smell nuisance.
- 7.7 **The proposal satisfies Policy 1.**
- 7.8 **Policy 55 Urban Design** - this policy is supportive of proposals that have a high quality design, respects historic street layouts, creates points of interest and respects the setting of listed buildings.
- 7.9 The proposed modular building is of a sensitive scale, massing, design and finish that respects the existing school building and the surrounding suburban environment in which it is located. This is reflected in the location of the building, the position of windows and the low profile design so that there is no infringement on the level of amenity afforded to neighbouring properties by virtue of overlooking or overshadowing.
- 7.10 The proposed building will provide level access and will be positioned so that it promotes permeability through the school campus.
- 7.11 **The proposal satisfies Policy 55.**
- 7.12 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:

A - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

The requirements of Policy 7 of the Proposed Plan are broadly similar to the requirements of Policies 55 of the adopted Local Plan. **Therefore the requirements of Policy 7 of the Proposed Dundee Local Development Plan are also satisfied.**

- 7.13 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. It is therefore recommended that planning permission is granted.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED.