

Formation of Driveway

KEY INFORMATION

Ward Coldsid

Address

15 Barnes Avenue
Dundee
DD4 9AE

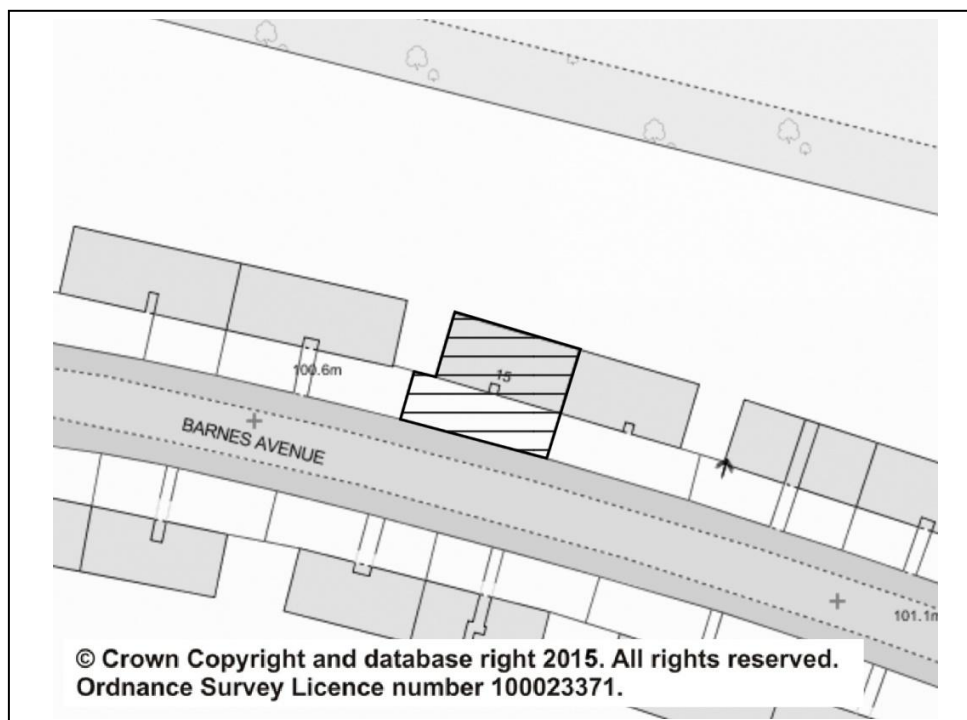
Applicant

Mr Peter Page
42 Heron Rise
Dundee
DD4 9DH

Agent

Registered 6 June 2016

Case Officer Claire Myles



SUMMARY OF REPORT

- The application proposes the formation of a driveway and gate to provide secure off-street parking outside a flatted dwelling at 15B Barnes Avenue.
- The application was the subject of neighbour notification and no letters of objection were received.
- The application is being referred to the Development Management Committee as the applicant is an employee within the City Development Department of the Council.
- Policy 10 of the Adopted Dundee Local Development Plan (2014) is relevant to the determination of the application.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

RECOMMENDATION

The proposed development complies with Policy 10: Householder Development of the local development plan and related Supplementary Guidance: Householder Development - Advice and Best Practice. There are no material considerations that would justify the refusal of this application. The application is therefore recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

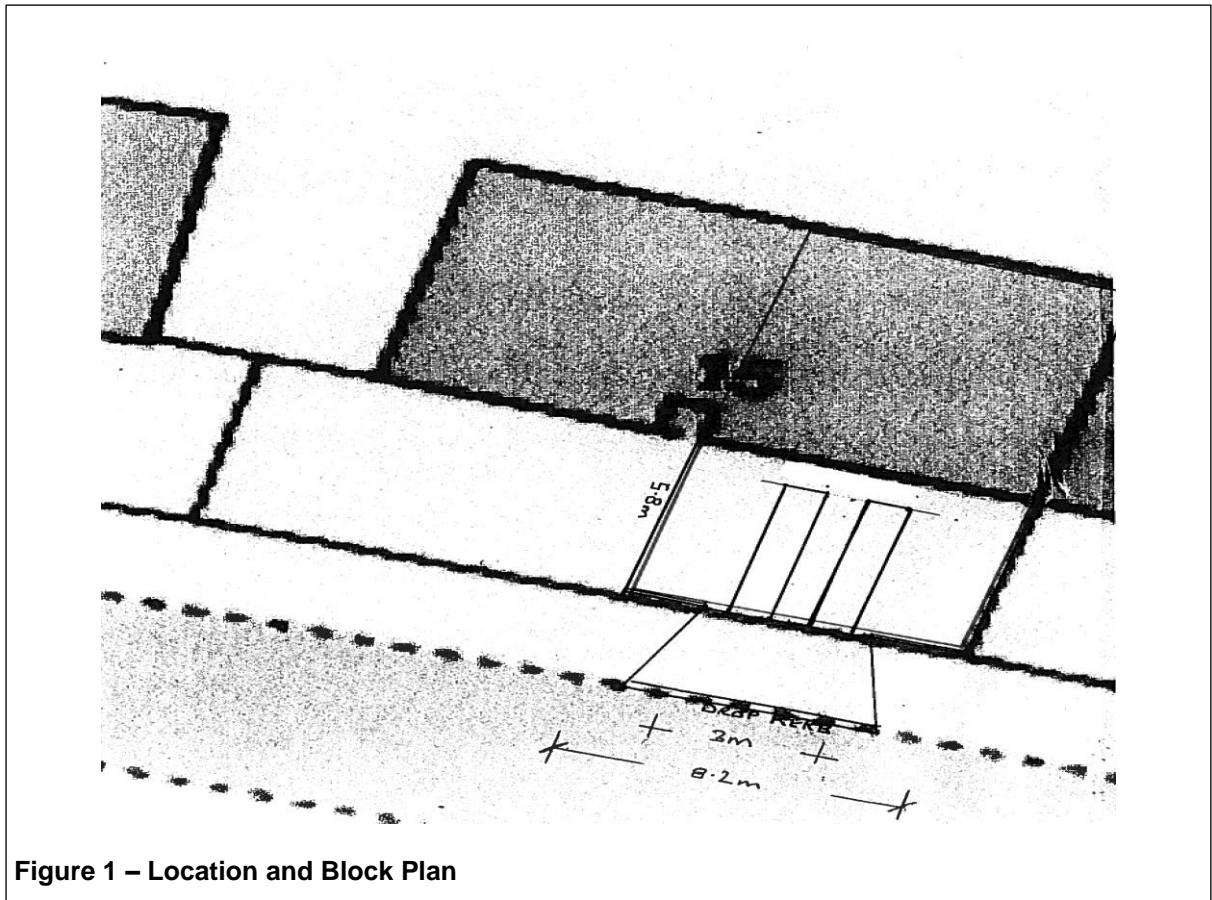


Figure 1 – Location and Block Plan

- 1.1 The proposal is for the creation of a driveway with a width of 3 metres and the erection of a gate. The driveway is to be formed by two rows of 600 x 600mm slabs and gravel laid on a porous membrane. The existing steel rail fencing on the front of the property will be replaced by a gate to provide security. A bi-fold or sliding gate is proposed to match the existing fence height.

2 SITE DESCRIPTION

- 2.1 The application site is the front garden of a flatted dwelling located on the north side of Barnes Avenue in a residential area in the Coldside neighbourhood of the city. The application property is a ground floor flat within a block of 4 that is finished with a brick basecourse, render and a slate roof. The application site is currently enclosed by steel rail fencing which is common to the area.



Figure 2 – Photo of Site

3 POLICY BACKGROUND

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

DUNDEE LOCAL DEVELOPMENT PLAN

Policy 10: Householder Development

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 No relevant site history.

5 PUBLIC PARTICIPATION

5.1 The application was the subject of statutory neighbour notification and no objections were received.

6 CONSULTATIONS

6.1 No consultations were received.

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 DEVELOPMENT PLAN

7.2 **Policy 10: Householder Development** – supports development that does not have a detrimental impact on the character or environmental quality of the application site and surrounding area.

7.3 The preamble to Policy 10 also states that householder development should adhere to the guidance contained within the Dundee Local Development Plan Householder Development Supplementary Guidance (2015). The supplementary guidance states that driveways must be made of porous materials, or provision must be made to direct run-off water from the driveway to a permeable or porous area within the host property. In addition driveways should be of sufficient length so that vehicles do not block the public footpath.

7.4 The proposal for a driveway by virtue of design, materials and location will not have a detrimental impact on the character or environmental quality of the application site,

neighbouring properties or the surrounding area. Although the driveway will be formed using porous materials the underlying ground conditions are unknown. Therefore it is proposed that a condition is attached if planning permission is granted to ensure that provision is made to direct run-off water from the driveway to a permeable or porous area within the curtilage of the property. This will ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road. The flatted dwelling has access to a front and rear garden and the proposal to create a driveway in the front garden will not result in a significant loss of private/useable garden ground. The proposal will not have a significant adverse effect on the existing level of parking provision and is consistent with all other policies of the Plan.

- 7.5 The proposal satisfies Policy 10 and Supplementary Guidance: Householder Development - Advice and Best Practice.
- 7.6 **It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.**

OTHER MATERIAL CONSIDERATIONS

- 7.7 There are no material considerations that would justify the refusal 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. Therefore, it is therefore recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 Details of the proposed vehicle access must be agreed prior to any works on site and the access must be formed and constructed as a Type A junction to Dundee City Council standards and specifications.
 - 2 The hard surface within the curtilage should be made of porous materials or provision should be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.
 - 3 Any gates to be erected on the boundaries of the development shall be designed to open only into the site of the development.

REASONS

- 1 In the interests of vehicle and pedestrian safety.
- 2 To ensure that surface water from within the curtilage of the site does not drain to the adjacent adopted road.
- 3 For the safety and convenience of all pedestrians.