

Change of Use to Funeral Directors and Associated Alterations

KEY INFORMATION

Ward Coldside

Address

12A Graham Street
Dundee
DD4 9AH

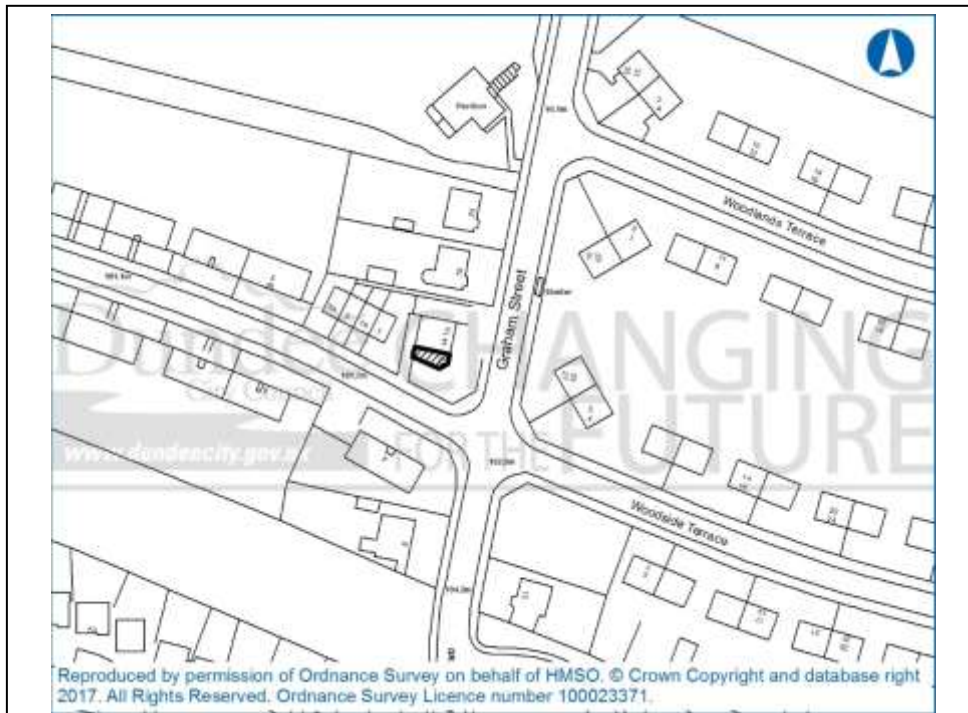
Applicant

Mr John Webster
24 Granary Wynd
Monikie
Dundee
DD5 3WP

Agent

Registered 21 Aug 2017

Case Officer Craig Swankie



SUMMARY OF REPORT

- Planning permission is sought for a change of use of 12A Graham Street to create a Funeral Directors for the arrangement of funeral services. It is not proposed that any funeral services are held at the property.
- Policies 16 and 26 of the Dundee Local Development Plan (2014) are relevant to the determination of the application.
- The statutory neighbour notification procedure was undertaken. Objections have been received from 5 neighbours to the application site and a petition with 119 signatures was received from local residents. Concerns have been raised in relation to the proposal's impact on parking in the surrounding area.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee as six objections have been received.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=OURM87GCG6V00>.

RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations of sufficient weight to justify refusal of planning permission. Therefore, the application is recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

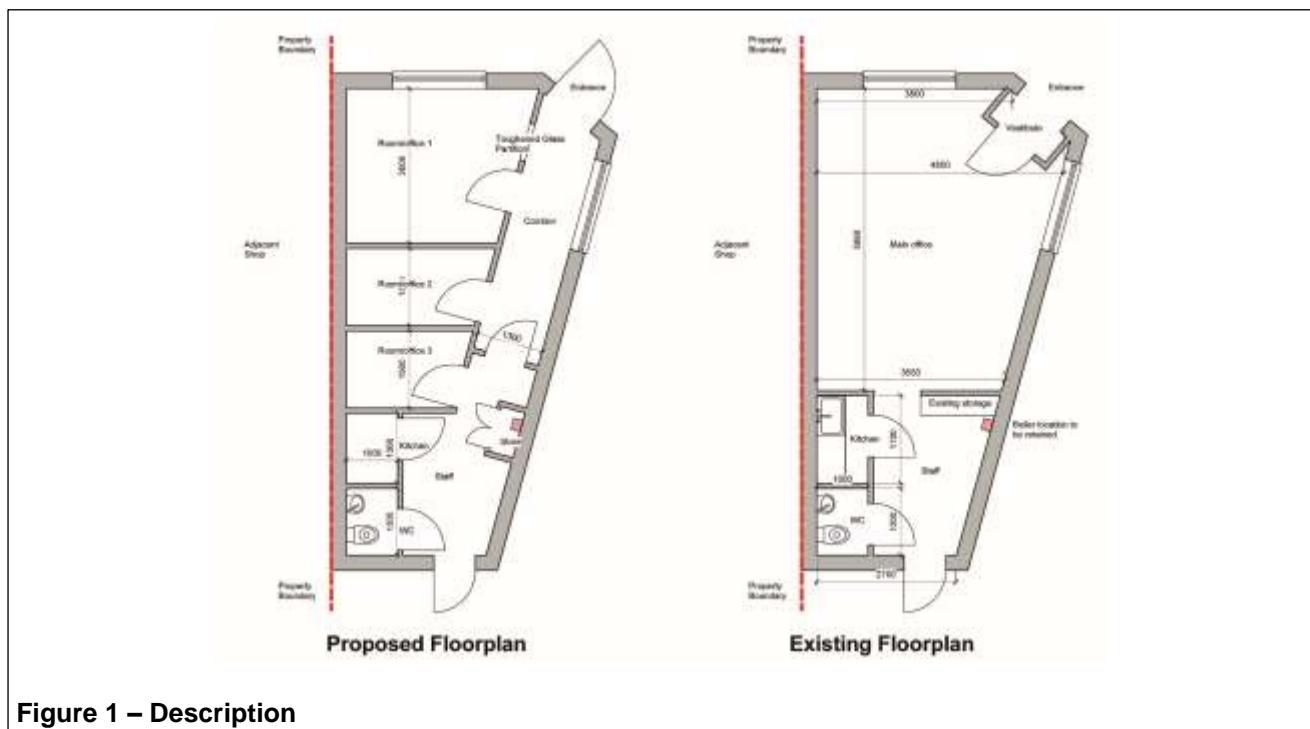


Figure 1 – Description

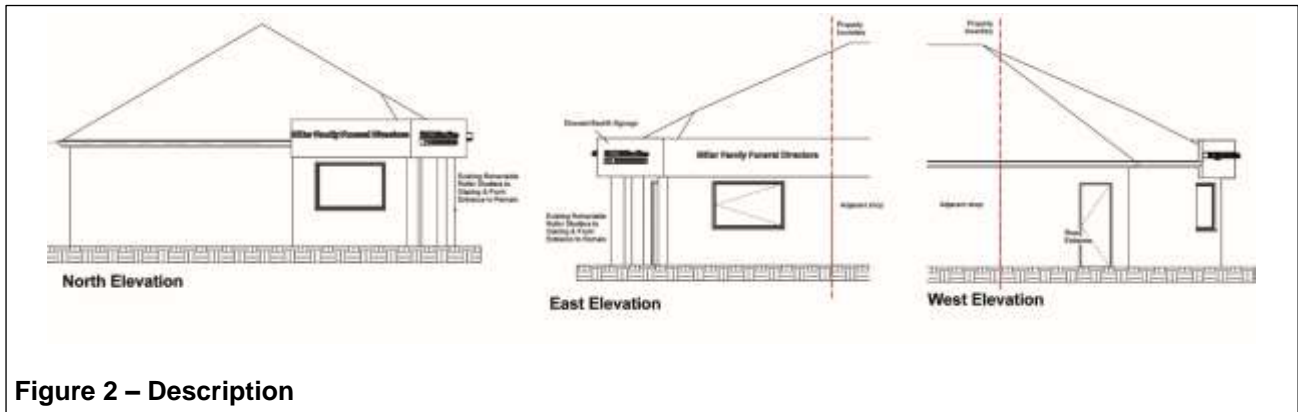
- 1.1 The application proposes a change of use of 12A Graham Street to a Funeral Directors. A Funeral Directors falls within Use Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property which is presently vacant was previously occupied by Woodside Community Group.
- 1.2 Internal alterations would see an existing office area sub divided into 3 rooms, with an existing staff area and bathroom to be retained. The proposed Funeral Directors would have a floor area of 35m². The proposed opening hours are 9.00am to 5.00pm Monday to Friday, with two members of staff to be located at the premises. The proposed Funeral Directors would facilitate the arrangement of funeral services. It is not proposed that any funeral services are held at the property.
- 1.3 No external alterations are proposed. A separate application 17/00592/ADV for signage associated with the Funeral Directors is currently under consideration.
- 1.4 A parking area which is accessed from Graham Street is located immediately east of the proposed Funeral Directors with space for 3 vehicles.

2 SITE DESCRIPTION

- 2.1 The application site relates to a commercial unit on the west side of Graham Street, Dundee at the junction with Barnes Avenue. The unit forms part of 12-14 Graham Street, which also contains a local convenience store.
- 2.2 12A Graham Street forms the southern portion of the building, the unit has a glazed frontage with areas of timber linings and roller shutters. The building is of brick construction with a white finish to external walls and a pitched roof finished in grey slate. The site is open to the

south and east with open space and parking areas. A convenience store adjoins the property to the north and to the west is an access road.

- 2.3 The surrounding area is predominantly residential in character, with Woodside Terrace and Woodlands Terrace to the east of the site and Barnes Avenue to the West. To the north are further residential properties and sports pitches on Granton Terrace and to the south are residential properties on Corbie Wood and Graham Wynd.



3 POLICY BACKGROUND

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

DUNDEE LOCAL DEVELOPMENT PLAN 2014

Policy 16: Small Scale Commercial Uses in Residential Areas

Policy 26: Local Shopping Provision

- 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 17/00592/ADV for advertisement consent is currently under consideration.

5 PUBLIC PARTICIPATION

- 5.1 The statutory neighbour notification procedure has been undertaken.
- 5.2 Six letters of objection, including a petition with 119 signatures, have been received raising concerns relating to the impact of the proposal on parking provision.
- 5.3 Members will already have access to the letters of objection and the issues raised are considered in the Observations section below.

6 CONSULTATIONS

- 6.1 No consultation responses 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 16: Small Scale Commercial Uses within Residential Areas** - supports the development of a range of small scale commercial services and facilities close to and within existing and proposed housing areas. The mix of uses and the availability of a range of services and facilities locally helps to create strong, stable and sustainable communities.
- 7.3 In terms of impact on amenity, the proposal would have the potential to generate additional traffic movement and noise. The proposed use would be unlikely to exacerbate the level of disturbance that could occur with the existing uses at the site which include a convenience store. The proposals would utilise an existing parking area and access onto Graham Street, there is also on street parking available on Graham Street and Barnes Avenue. The proposals would return a commercial unit to use and as the Funeral Directors would utilise an existing access there would be no detrimental impact on road safety. The proposal is of a scale which would not generate a significant parking requirement, with off street parking for three vehicles available and on street parking provided within the surrounding area. In addition, the site is easily accessible from the surrounding area by foot and by public transport.
- 7.4 The proposed change of use will bring an existing vacant property back into use and will contribute positively to the surrounding built environment.
- 7.5 **The proposal meets the requirements of Policy 16.**
- 7.6 **Policy 26: Local Shopping Provision** - is supportive of shops within existing shopping centres where the proposals include measures for upgrading existing shopping provision and where appropriate the provision of additional shopping floor space is up to a maximum of 500m².
- 7.7 There are a number of local shopping areas across Dundee which are not large enough to be identified as District Centres or part of the retail hierarchy, such as the convenience store and vacant premises at Graham Street. These smaller centres play an important role in supporting local neighbourhoods, however, development should be controlled to ensure that it is genuinely local and not of a scale which would impact on the vitality and viability of the larger existing shopping centres.
- 7.8 In this case, the vacant unit is located within an existing commercial premises. The vacant unit would provide 35m² of Class 1 retail space as a Funeral Directors, well within the 500

gross square metres stipulated. The proposed funeral directors is of a scale which would serve the local community and not impact on the vitality of existing shopping centres.

- 7.9 **The proposal meets the requirements of Policy 26.**
- 7.10 **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 - VIEWS OF OBJECTORS

- 7.11 Six objections were received, including a petition with 119 signatures citing the following concerns:
- 1 Concerns that the proposals will increase parking pressures on Graham Street and the surrounding area, raising road safety and residential amenity concerns.
- 7.12 Use of the existing off street parking area and access onto Graham Street does not raise any road safety concerns. There is also on street parking provision within the surrounding area. The proposals require parking for up to two staff vehicles only and will not generate a significant parking demand with only a small number of clients visiting the site for arranged meetings. The site benefits from good links to the surrounding path network and there are frequent bus services between the city centre and Kirkton which serve two bus stops within 50 metres of the application site. Residents raise concerns with parking pressures when football matches are played on sports pitches to the north of the site and at Dens/Tannadice. As the funeral directors will be open from 9.00am to 5.00pm Monday to Friday there will be limited occasions when football matches are played during the opening hours of the funeral directors. To ensure the proposal does not increase parking pressures at the weekend, it is recommended the opening hours of the Funeral Directors are controlled by condition.
- 2 Overprovision of Funeral Directors in the local area and unsuitable use for a retail area within a residential area.
- 7.13 Over provision is not a material consideration and cannot be taken into account in the determination of planning applications. The proposed Funeral Directors would maintain the commercial character of the site. The proposal would have no detrimental impact on the amenity of the site or surrounding residential properties as discharged in the assessment of the proposal against the requirements of the Development Plan. It has been concluded that the application site is suitably located so as not to increase parking pressures in the surrounding area or impact on road safety.
- 7.14 The proposed funeral directors falls within Use Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The use is therefore considered an appropriate use at within a building which contains an existing retail use.
- 7.15 **The concerns of the objectors in relation to parking provision can be addressed with the addition of a planning condition, should committee be minded to approve the application.**
- 7.16 **It is concluded from the foregoing that there are no material considerations which would justify refusal of planning permission.**

8 CONCLUSION

- 8.1 It is concluded from the foregoing that the proposal complies with the requirements of the Dundee Local. There are no material considerations of sufficient weight to justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following condition:
- 1 **Condition** - the development hereby approved shall only be open to members of the public between 9.00am and 5.00pm Monday to Friday.
Reason - in the interest of residential amenity.