

North East Planning Committee

Please note that this meeting will be held remotely.

Wednesday, 22nd June, 2022 - 1.30 p.m.



AGENDA

Page Nos.

1. APOLOGIES FOR ABSENCE.

2. MEMBERSHIP OF COMMITTEE.

Councillor John Caffrey (Liberal Democrat)
Councillor Al Clark (Liberal Democrat)
Councillor Fiona Corps (Liberal Democrat)
Councillor Sean Dillon (Liberal Democrat)
Councillor Alycia Hayes (SNP)
Councillor Stefan Hoggan-Radu (SNP)
Councillor Gary Holt (Liberal Democrat)
Councillor Margaret Kennedy (Liberal Democrat)
Councillor Louise Kennedy-Dalby (SNP)
Councillor Allan Knox (Liberal Democrat)
Councillor Robin Lawson (Conservative)
Councillor Jane-Ann Liston (Liberal Democrat)
Councillor Donald Lothian (Liberal Democrat)
Councillor David MacDiarmid (SNP)
Councillor Jonny Tepp (Liberal Democrat) (Convener)
Councillor Ann Verner (SNP)

3. APPOINTMENT OF DEPUTE CONVENER.

4. DECLARATIONS OF INTEREST – In terms of Section 5 of the Code of Conduct, members of the Committee are asked to declare any interest in particular items on the agenda and the nature of the interest(s) at this stage.

5. 21/03892/FULL - SITE AT WEST PARK ROAD, WORMIT 3 – 14

Erection of 4 dwellinghouses.

6. 22/00722/FULL - 23 GLEBE PARK, STRATHMIGLO, CUPAR 15 – 19

Formation of vehicle access (retrospective).

7. APPLICATIONS FOR PLANNING PERMISSION, BUILDING WARRANTS AND AMENDED BUILDING WARRANTS DEALT WITH UNDER DELEGATED POWERS

List of applications dealt with under delegated powers for the period 21st March to 17th April; 18th April to 15th May; and 16th May to 12th June, 2022.

Note - these lists are available to view with the committee papers on the Fife.gov.uk website.

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

Lindsay Thomson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
North Street
Glenrothes
Fife, KY7 5LT

15th June, 2022

If telephoning, please ask for:
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Agendas and papers for all Committee meetings can be accessed on
www.fife.gov.uk/committees

ITEM NO: 5

APPLICATION FOR FULL PLANNING PERMISSION REF: 21/03892/FULL

SITE ADDRESS: SITE AT WEST PARK ROAD WORMIT

PROPOSAL : ERECTION OF 4 DWELLINGHOUSES

**APPLICANT: SOLERA ASSOCIATES LTD
RDA ARCHITECTS SEABRAES HOUSE GREENMARKET**

**WARD NO: W5R17
Tay Bridgehead**

CASE OFFICER: Sarah Purves

DATE REGISTERED: 14/01/2022

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

More than 5 letters of representation have been received and the officer's recommendation is contrary to this.

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 BACKGROUND

1.1 This application relates to a vacant site at the north-east end of West Park Road, Wormit, which measures approximately 0.12 hectares. The site is within the Settlement Envelope of Newport-on-Tay, however, is not allocated, as per the Adopted FIFEplan Local Development Plan (2017). The site comprises of a level area adjacent to the road and a steep slope to the rear (south-east) and side (south-west). The surrounding area is residential in nature, with housing sloping up from the River Tay coast. There is a sheltered housing complex on the north side of West Park Road, directly across from the site, which is set lower due to the ground levels. On the south side of West Park Road, there are larger two and three storey dwellinghouses. There are elevated dwellinghouses to the south-east (rear) of the site along Westfield Terrace, and ongoing development of the former hospital site to the north-east.

1.2 Proposal

1.2.1 This application seeks planning permission for the erection of four dwellinghouses. The proposed dwellinghouses would comprise of two semi-detached blocks of three storeys with pitched roofs. The buildings would be set back in line with the adjacent property to the south-west, with landscaping to the front and tiered gardens to the rear. There would be parking and storage space at ground floor level, with steps at either side of the blocks to provide access to the rear gardens.

1.3 Planning History

1.3.1 The planning history for the site is as follows:

- In 2004, a Reserved Matters application was refused for the erection of 2 2-storey plus basement dwellings (03/03940/EARM)
- In 2005, a Reserved Matters application was approved for the erection of two three-storey basement dwellinghouses (04/04001/EARM)
- In 2008, planning permission was refused for the erection of 9 flats (08/02187/EFULL)
- In 2013, planning permission was granted for the erection of two dwellinghouses with associated parking (11/03373/FULL)
- In 2021, an application for the erection of 7 flatted dwellings with associated access and parking was withdrawn (20/02235/FULL)

The previous applications have now expired and are no longer implementable.

1.4 Procedural Matters

1.4.1 The application was advertised in The Courier newspaper on 20.01.2022.

1.4.2 A physical site visit has not been undertaken in relation to the assessment of this application. All necessary information has been collated digitally to allow the full consideration and assessment of the application, and it is considered, given the evidence and information available to the case officer, that this is sufficient to determine the proposal.

2.0 ASSESSMENT

2.1 The issues to be assessed against the Development Plan and other guidance are as follows:

- Principle of development
- Visual Impact
- Residential Amenity/ Garden Ground
- Transportation
- Drainage/Flood Risk
- Natural Heritage
- Low Carbon

2.2 Principle of Development

2.2.1 Scottish Planning Policy (2014) (SPP) promotes the use of the plan-led system to provide a practical framework for decision making on planning applications, thus reinforcing the provisions of Section 25 of the Act.

2.2.2 Policy 1, Part A, of the Adopted FIFEplan (2017) stipulates that the principle of development will be supported if it is either (a) within a defined settlement boundary and compliant with the policies for this location; or (b) is in a location where the proposed use is supported by the Local Development Plan.

2.2.3 As the proposal lies within the settlement boundary of Newport-on-Tay, as defined in the Adopted FIFEplan (2017), there is a presumption in favour of development. The surrounding area is wholly residential and the proposed dwellinghouses would occupy a vacant and overgrown site, therefore the proposal is considered to be acceptable in principle and would comply with Development Plan Policy in this respect. The overall acceptability of such a development, however, must also meet other policy criteria which are considered in detail below.

2.3 Visual Impact

2.3.1 Policies 1 and 10 of the Adopted FIFEplan advise that development will only be supported if it does not have a significant detrimental visual impact on the surrounding area.

2.3.2 Making Fife's Places Supplementary Guidance (2018) sets out the expectation for developments with regards to design. These documents encourage a design-led approach through placing the focus on achieving high quality development. These documents also illustrate how development proposals can be evaluated to ensure compliance with the six qualities of successful places.

2.3.3 The proposed dwellinghouses would comprise of two semi-detached blocks of three storeys with pitched roofs. The finishing materials would include traditional slate, grey edging details and rainwater goods, smooth white render, grey/brown composite cladding and grey windows, which would replicate some of the existing building materials within the street, whilst adding more contemporary features. The surrounding properties vary in style, including large modern dwellinghouses, traditional stone-built villas and low-level sheltered housing. The scale and massing of the proposal would be consistent with the surrounding context, with parking at ground floor level and living accommodation on the first and second floors. There would be 1.1-

metre-high post and wire fencing to the rear of the properties, to allow planting to be grown along the boundaries of the tiered garden areas.

2.3.4 Objections have been submitted which have raised concerns that the proposal would be out of keeping with the surrounding area and would result in overdevelopment of the site. Given the varied nature of the adjacent properties and the topography of the site, the proposal is considered to be a suitable design approach which would reflect the positive characteristics of the surrounding area. Three storey properties with garages at ground floor level are common within the street and are proposed on the adjacent site at the former hospital. As such, the proposed design would be appropriate and would have a positive visual impact on a long-term vacant site.

2.3.5 The proposal would therefore comply with Development Plan Policy and would be acceptable in this regard.

2.4 Residential Amenity/Garden Ground

2.4.1 Policy 1 of the Adopted FIFEplan (2017) advises that development proposals will be supported if they are in a location where the proposed use is supported by the Local Development Plan, and proposals address their individual and cumulative impacts. Policy 10 advises that development is required to be implemented in a manner that ensures that existing uses and the quality of life of those in the immediate area are not adversely affected by factors such as, (but not limited to) noise, potential losses of privacy, sunlight, or daylight etc.

2.4.2 Fife Council's Minimum Distance between Window Openings guidance advises that there should be a minimum of 18 metres distance between windows that directly face each other for privacy reasons, however, this distance reduces where the windows are at an angle to each other. Fife Council's Planning Customer Guidelines on Garden Ground (2016) advises that new dwellinghouses shall have private garden ground of 100 square metres.

2.4.3 At ground floor level, there would be no outward-facing openings on the rear or sides of the properties due to the slope in the site, which is below ground level at this point, however there would be windows and doors to the front and within the internal courtyard area. There would also be doors/windows on the front of the properties at first floor level, leading to balconies facing the street, which would be screened by obscured glazing on each side to reduce the impact of overlooking in these directions. In addition, there would be a Juliet balcony to the front of each property on the second floor, however these would not require obscured glazing as there would be no usable external space associated with these. Whilst the proposed frontages would overlook the public street, this would not significantly impact the privacy of neighbouring properties from this direction, as these views can already be achieved from standing at street-level. There would be outward-facing windows at first and second floor level on the side of each building, however these would be obscurely glazed and would therefore have no adverse impact on privacy. A condition would be utilised to ensure that obscured glazing was installed and retained in perpetuity, unless otherwise agreed in writing by Fife Council Planning Authority, in order to safeguard the amenity of nearby residents. Given the slope in the site, only the first and second floor levels of the buildings would be visible from the rear. There would be windows and doors to the rear of the properties at first floor level, and rooflights at second floor level. Due to the distance between the buildings and the property to the rear at the closest point (approximately 15 metres), the angle the properties would be situated at and the slope in the site, there would be no opportunity for direct overlooking between the properties as a result of the development.

2.4.4 With regard to daylight/sunlight, the proposed dwellinghouses would have no significant detrimental impact on the properties to the northwest (front) and southwest (rear) due to the topography of the site, as the development would be situated at the bottom of the slope. Similarly, due to the path of the sun and the position of the proposed dwellinghouses set lower in the site in comparison to the adjacent property to the south-west side, there would only be a slight impact in the morning, which would not be significant. To demonstrate the impact on the proposed property to the northeast side, site elevations have been submitted, which have been assessed against Fife Councils Daylight and Sunlight Guidance. The 25-Degree Assessment has been carried out, and although the mid-point of the lowest neighbouring window would be within the splay, this is acceptable as this room would be served by additional windows on the front elevation. As such, it is considered that although the dwellinghouses would have some impact on daylight to the adjacent property to the northeast, this would not be significant and is therefore considered to be acceptable.

2.4.5 In terms of private amenity space, plot 1 (northernmost property) would have approximately 71 square metres, plot 2 and 3 would have approximately 75 square metres and plot 4 (southernmost property) would have 81 square metres. On average, each of these fall short of Fife Councils Garden Ground guidance by approximately 25 square metres. Given that there is over 100 square metres of shared amenity space to the front of the properties which would include planting, and that the proposal would include the development of a vacant, overgrown site, this is acceptable in this instance.

2.4.6 Fife Council's Environmental Health (Public Protection) team have been consulted and have no objections to make, however a Scheme of Works designed to mitigate the effects of dust, noise and vibration from the construction phase of the proposed development has been recommended, to limit the impact on nearby sensitive premises. A condition to limit the working hours on site has also been recommended, however, it is considered more effective that the mechanism to control the time of working on construction sites is regulated by the relevant Environmental Health legislation rather than by planning condition.

2.4.7 Subject to conditions requiring the installation and retention of obscured glazing and the submission of a Scheme of Works, it is considered that the proposal is acceptable regarding residential amenity and garden ground. Whilst the 25-Degree Assessment shows that the daylight of one of the windows on the property to the northeast would be impacted by the development, this would not be significant given that this room would be served by another window. Also, whilst the size of the private garden ground spaces would fall slightly short of Fife Council's guidance, the provision of additional shared amenity space and the redevelopment of vacant land would, on balance, have a positive impact on the site and surrounding area.

2.5 Transportation

2.5.1 Policies 1, Part C, Criterion 2 of the FIFEplan states that development proposals must provide the required on-site infrastructure or facilities, including transport measures to minimise and manage future levels of traffic generated by the proposal. Policy 3 of the FIFEplan advises that such infrastructure and services may include local transport and safe access routes which link with existing networks, including for walking and cycling. Further detailed technical guidance relating to this including parking requirements, visibility splays and street dimensions are contained within Appendix G (Transportation Development Guidelines) of Making Fife's Places Supplementary Guidance (2018).

2.5.2 The properties would comprise of three bedrooms, which would each require 2 off street parking spaces. There is also a requirement for one visitor parking space overall, given the number of units. The proposed parking area would include 8 off street parking spaces, with two spaces positioned to the side of each property. A further two integrated garages would be provided, which are both capable of providing one off street parking space for each of those dwellings. As such, the off-street parking provision is acceptable in catering for the overall requirement of the proposed development.

2.5.3 Objection comments have been received which note that the scheme is not wheelchair liveable and there is no disabled parking, however there is no requirement for disabled parking/accessibility through the planning process. Further objections have made reference to the cumulative impact of additional vehicles on the street, however given the small-scale nature of the development, this impact would not be significant.

2.5.4 Fife Council's Transportation Development Management team have advised that they have no objections to the proposal, subject to conditions in the interest of road safety. Therefore, the proposal is acceptable in this respect, subject to conditions.

2.6 Drainage/Flood Risk

2.6.1 Policies 1 and 3 of the FIFEplan state that development must be designed and implemented in a manner that ensures it delivers the required level of infrastructure and functions in a sustainable manner. Where necessary and appropriate, as a direct consequence of the development or as a consequence of cumulative impact of development in the area, development proposals must incorporate measures to ensure that they will be served by adequate infrastructure and services. Such measures will include foul and surface water drainage, including Sustainable Urban Drainage Systems (SUDS).

2.6.2 Policy 12 of the FIFEplan advises that development proposals will only be supported where they can demonstrate that they will not, individually or cumulatively increase flooding or flood risk from all sources (including surface water drainage measures) on the site or elsewhere, that they will not reduce the water conveyance and storage capacity of a functional flood plain or detrimentally impact on future options for flood management and that they will not detrimentally impact on ecological quality of the water environment, including its natural characteristics, river engineering works, or recreational use.

2.6.3 The surface water runoff would be stored in an attenuation crate in the centre of the site, which would connect to the existing drainage infrastructure. Scottish Water have confirmed acceptance of these connections and Fife Councils Structural Services team have reviewed this approach and have no comments to make.

2.6.4 Scottish Environmental Protection Agency (SEPA) flood maps have been assessed, which show no coastal, river or surface water flooding risk on the site.

2.6.5 As such, the development is in compliance with Policies 1 and 3 of FIFEplan and is acceptable in regard to drainage and flood risk.

2.7 Natural Heritage

2.7.1 Policy 1 Part B of the Adopted FIFEplan states that development must safeguard or avoid the loss of natural resources. Policy 13 of the Adopted FIFEplan also outlines that development proposals will only be supported where they protect or enhance natural heritage and access.

2.7.2 Whilst there are some small trees and shrubs within the site, these appear to be self-seeded, and none are subject to a Tree Preservation Order. These would be removed as part of the development, however some planting is proposed in replacement, as shown on the Proposed Roof Plan. Although the trees and shrubs are not established, they may be used by nesting birds, therefore a condition has been added to ensure that all vegetation clearance should be undertaken outwith the nesting season, or alternatively, a suitably qualified and experienced ecologist should undertake checks of the area immediately prior to works commencing.

2.7.3 The proposed landscaping to the front of the properties, as shown on the Roof Plan, is welcomed as this would add to the biodiversity and sense of place for the area. Further details of this, including the siting, numbers, species and proposed heights of all trees, shrubs and hedges to be planted, has been secured by condition.

2.7.4 Overall, the development complies with the Development Plan in this regard, subject to the aforementioned conditions.

2.8 Low Carbon

2.8.1 Policies 1 and 11 (Low Carbon) of the FIFEplan (2017) state that planning permission will only be granted for new development where it has been demonstrated that:

- The proposal meets the current carbon dioxide emissions reduction target (as set out by Scottish Building Standards), and that low and zero carbon generating technologies will contribute at least 15% of these savings from 2016 and at least 20% from 2020;
- Construction materials come from local or sustainable sources;
- Water conservation measures are in place;
- Sustainable urban drainage measures will ensure that there will be no increase in the rate of surface water run-off in peak conditions or detrimental impact on the ecological quality of the water environment; and
- Facilities are provided for the separate collection of dry recyclable waste and food waste.

2.8.2 A Low Carbon Checklist has been submitted, which notes that energy efficiency measures have been considered through the building layout and orientation to reduce energy consumption and with a high standard of insulation to reduce heat waste. In addition, sustainable materials will be used which are naturally abundant, easily extracted and/or easily recycled, and renewable sources of energy will be incorporated where possible. The waste solution would incorporate facilities for separate collections of dry and recyclable waste. As the development would be within the settlement boundary, there are opportunities for active and sustainable travel which are further supported by the provision of secure, covered bicycle storage facilities. There is no requirement for an Air Quality Impact Assessment in this instance.

2.8.3 The proposal is therefore considered to be acceptable and would comply with Development Plan Policy in this respect.

CONSULTATIONS

Structural Services - Flooding, Shoreline And Harbours	Structural Services have no further comments to make.
Transportation, Planning Services	Transportation Development Management have no objections, subject to conditions.
Environmental Health (Public Protection)	Environmental Health have no objections, subject to conditions.
Scottish Water	Scottish Water has no objection.

REPRESENTATIONS

Nine objection comments (two from one party) have been submitted for this application, which make reference to the following matters:

Inaccurate neighbouring properties on drawings- These are indicative representations for scale/massing/layout purposes. This does not change the assessment of the application.

Insufficient supporting information provided- This is at the Planning Authorities discretion and the information provided is sufficient to make an assessment.

Safety/risk of landslip - This is a matter which will be assessed at the Building Standards stage.

The fee has not been paid- This fee exemption is at Fife Councils discretion, however, the withdrawal letter associated with the previous application (20/02235/FULL) notes 'The subsequent application must be submitted in full and registered before the expiration of 12 months from the date this application was registered. For the avoidance of doubt this application was registered on 21 January 2021.' The current application was registered on the 11th of January 2022, which is acceptable.

Development outwith site boundary- These works are permitted development as per the Town and Country Planning (General Permitted Development) (Scotland) Order (as amended).

Inaccuracies in Low Carbon Checklist - Whilst it is noted that there are inaccuracies within the Low Carbon Checklist in relation to district heating, this is not applicable to this application therefore this has been discounted.

Development of greenfield land- Whilst this is a greenfield site, it has been subject to various planning approvals. In addition, it has been vacant and overgrown for a number of years.

Damage to private property as a result of development- This is a private civil matter.

Lack of garden ground - This is addressed in section 2.4.5 of the Report of Handling.

Overdevelopment- This is addressed in section 2.3.4 of the Report of Handling.

Out of keeping- This is addressed in section 2.3.4 of the Report of Handling.

Overlooking - This is addressed in section 2.4.3 of the Report of Handling.

Overshadowing- This is addressed in section 2.4.4 of the Report of Handling.

Parking/Road Safety Issues- This is addressed in section 2.5 of the Report of Handling.

Increased noise- This is addressed in section 2.4.6 of the Report of Handling.

Dust from construction- This is addressed in section 2.4.6 of the Report of Handling.

Impact on Ecology/Trees- This is addressed in section 2.7 of the Report of Handling.

CONCLUSIONS

The proposal is acceptable in meeting the terms of the Development Plan and National Guidance and would be compatible with its surrounds in terms of land use. There would be no significant detrimental impacts on surrounding properties or road safety as a result of the development.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. Prior to the commencement of works, a Scheme of Works shall be submitted, designed to mitigate the effects on sensitive premises/areas (i.e., neighbouring properties and road) of dust, noise and vibration from construction of the proposed development. The use of British Standard BS 5228: Part 1: 2009 "Noise and Vibration Control on Construction and Open Sites" and BRE Publication BR456 - February 2003 "Control of Dust from Construction and Demolition Activities" should be consulted. Once approved, the development shall be constructed in accordance with the approved Scheme of Works unless otherwise agreed in writing.

Reason: In the interests of safeguarding the amenity of nearby residents.

2. Prior to the occupation of the first dwellinghouse, there shall be 2 No. off street parking spaces provided for that dwellinghouse and thereafter, 2 No. off street parking spaces for each of the other 3 No. dwellinghouses. The parking spaces shall be provided within the curtilage of the site in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking spaces shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

3. Prior to the occupation of the first dwellinghouse, there shall be provided within the curtilage of the site, 1 No. off street visitor parking space in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places. The parking space shall be retained throughout the lifetime of the development for the purposes of off street parking.

Reason: In the interest of road safety; to ensure the provision of adequate off-street parking facilities.

4. Prior to the occupation of the first dwellinghouse, the first two metre length of the access driveways at both vehicular access points, to the rear of the public footway shall be constructed in a paved material (not concrete slabs).

Reason: In the interest of road safety; to ensure that no deleterious material is dragged on to the public road.

5. Prior to the occupation of the first dwellinghouse, all works carried out on or adjacent to the public roads and footways shall be constructed and completed in accordance with the current Appendix G (Transportation Development Guidelines) of Making Fife's Places/Fife Council Transportation Development Guidelines.

Reason: In the interest of road and pedestrian safety; to ensure the provision of an adequate design layout and construction.

6. The obscured glazing shown at first and second floor level on each side of the properties and on the first floor level balcony screens(drawing numbers 21024d-RDA-EL-DR-A-001, 21024d-RDA-PL-DR-A-002 and 21024d-RDA-PL-DR-A-003) shall be installed and retained in perpetuity, unless otherwise agreed in writing by Fife Council Planning Authority.

Reason: In the interests of safeguarding the amenity of nearby residents.

7. Vegetation removal shall not take place at any time between March and August (inclusive) in any calendar year, unless checks are undertaken by a suitably qualified and experienced ecologist immediately prior to works commencing, or otherwise agreed in writing with the Planning Authority.

Reason: In the interests of ecology, to minimise disruption within the bird nesting season.

8. BEFORE ANY WORKS START ON SITE, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth-mounding, shall be submitted for approval in writing by this Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

National Policy and Guidance
Scottish Planning Policy (SPP) (2014)

Development Plan
Adopted FIFEplan (2017)
Making Fife's Places Supplementary Guidance (2018)
Fife Council's Low Carbon Fife Supplementary Guidance (January 2019)

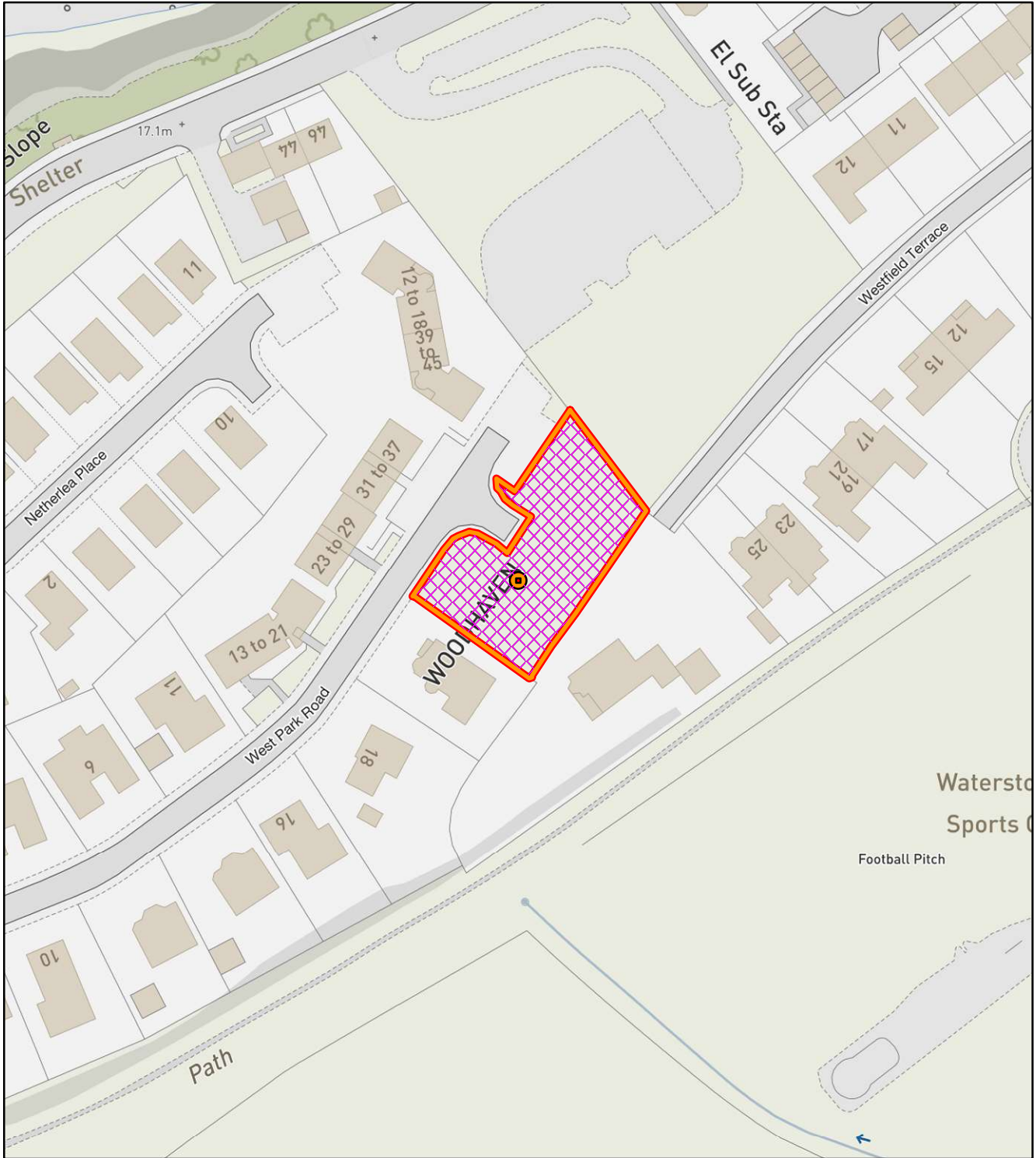
Other Guidance
Fife Council's Design Criteria Guidance on Flooding and Surface Water Management Plan Requirements (2021)
Fife Council's Planning Customer Guidelines on Daylight and Sunlight (2018)
Fife Council's Planning Customer Guidelines on Garden Ground (2016)
Fife Council's Minimum Distance between Windows Guidance (2011)

Report prepared by Sarah Purves, Case Officer and Planner
Report agreed and signed off by Alastair Hamilton, Service Manager(Committee Lead) 14/6/22.

Date Printed 14/06/2022

21/03892/FULL

Site At West Park Road Wormit



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Legend	
	Application Boundary
	
	
 Economy, Planning & Employability Services	

ITEM NO: 6

APPLICATION FOR FULL PLANNING PERMISSION REF: 22/00722/FULL

SITE ADDRESS: 23 GLEBE PARK STRATHMIGLO CUPAR

PROPOSAL : FORMATION OF VEHICLE ACCESS (RETROSPECTIVE)

**APPLICANT: MRS MICHELLE INNES
23 GLEBE PARK STRATHMIGLO CUPAR**

**WARD NO: W5R16
Howe Of Fife And Tay Coast**

CASE OFFICER: Kristie Hung

DATE REGISTERED: 29/03/2022

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

More than five representations have been submitted which are contrary to the officer recommendation.

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 BACKGROUND

1.1 This application relates to a ground floor flatted dwelling within a two storey, semi-detached building. The site is located within an established residential area of Strathmiglo. A vertically lined timber fence has been erected around the applicants property to the street frontage.

1.2 This application is for retrospective planning permission for the formation of a hardstanding to provide an off-street parking space to the front. With an opening left from the street to access the hard standing

1.3 Previous planning history for this site include:

10/00249/FULL - Erection of single storey rear extension, approved with condition on 09.04.2010

10/01661/FULL - Erection of single storey rear extension to ground floor flat - amendment to application reference 10/00249/FULL (Retrospective), approved with condition on 09.07.2010

15/01271/FULL - Alterations and extensions to flatted dwelling, approved on 21.05.2015

1.4 A physical site visit has not been undertaken. All necessary information has been collated digitally to allow the full consideration and assessment of the application. It is considered, given the evidence and information available to the case officer, that this is sufficient to determine the proposal.

2.0 POLICY ASSESSMENT

2.0.1 The application is to be assessed against the Adopted FIFEplan 2017 policies and other related guidance. The material considerations are as follows:

- Design/Visual Impact
- Road Safety Impact

2.1 Design/Visual Impact

2.1.1 FIFEplan Local Development Plan (2017) Policies 1 and 10 apply with regard to the design and visual impact of the proposal.

2.1.2 The proposed hardstanding would be located to the front of the flatted dwelling which would be visible from the public road and would utilise approximately half of the front garden. The loss of amenity space is acceptable in this instance as there would still be adequate space available at the rear of the dwellinghouse for the enjoyment of the applicant. The applicant has confirmed part of the existing fence and gate separating the driveway and garden will be removed to accommodate a turning area. A condition has been proposed to secure this. The driveway has been constructed in tarmac it is permeable which would allow for surface water drainage. It is considered that the proposal would be finished appropriately and have no significant visual impacts on the surrounding area. The proposal is therefore deemed to comply with the relevant FIFEplan policies regarding design and visual amenity.

2.2 Road Safety Impact

2.2.1 Policies 3 and 10 of FIFEplan apply in terms of road safety. These policies indicate development will only be supported where it has no road safety impacts. Making Fife's Places Transportation Development Guidelines (2018) also apply.

2.2.2 A number of objections are concerned with the reduction of on-street car parking spaces and potential hazard of vehicles entering and leaving the driveway from and to the A912. Fife Council's Transportation Development Management team has been consulted and have no objections to the proposal. It is considered that the 6.4 metres in length between the rear of the adjacent footway and the front boundary wall of the dwelling provides sufficient depth to accommodate the parking space. Following a discussion with the applicant, it was agreed that a turning area is required to ensure that vehicles using the access driveway can move into and out of the driveway in a forward gear - a condition has been attached. Visibility splays are in place and achievable wholly within the adopted road and the footway boundary. It is considered the proposal would not have any detrimental impact on the road safety in the surrounding area subject to the above details and the inclusion of the noted condition.

CONSULTATIONS

Transportation, Planning Services

No objections subject to the imposition of condition.

REPRESENTATIONS

Seven letters of objection have been received and all material planning considerations are listed below:

- reduction of one on-street parking space - this has been addressed in the main body of the report; in para 2.2
- potential hazard of vehicles entering and leaving the driveway from and to the A912 and safety concerns for pedestrians using the pavement; this has been addressed in the main body of the report. In para 2.2

CONCLUSIONS

The proposal is considered acceptable in terms of road safety. The form, scale, layout, detailing and choice of materials are considered to comply with the relevant policy. The proposal would have no significant detrimental impact on the surrounding area and complies with the relevant policies related to garden ground. The porous surface of the hardstanding complies with the relevant policies relating to flooding and drainage. Therefore, the proposal is considered to be compliant with FIFEplan Local Development Plan (2017) and other guidance.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. Within 2 months of the approval of this application, there shall be provided within the curtilage of the site a suitable turning area for vehicles suitable for use by the largest size of vehicle expected to visit or be used by the occupants of the premises to allow a vehicle to enter and exit the driveway in a forward gear. The turning area shall be formed outwith the parking area and

shall be retained throughout the lifetime of the development. For the avoidance of any doubt, the applicant shall require to remove the wooden fencing as shown on submitted drawing 01A - Locations Plans and Block Plan.

Reason: In the interest of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

Development Plan

Adopted FIFEplan Development Plan (2017)

Other Guidance

Making Fife's Places Transportation Development Guidelines (2018)

Report prepared by Kristie Hung, Planning Assistant and Case Officer

Report agreed and signed off by Alastair Hamilton, Service Manager(Committee Lead) 13/6/22.

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23 Glebe Park Strathmiglo Cupar



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