

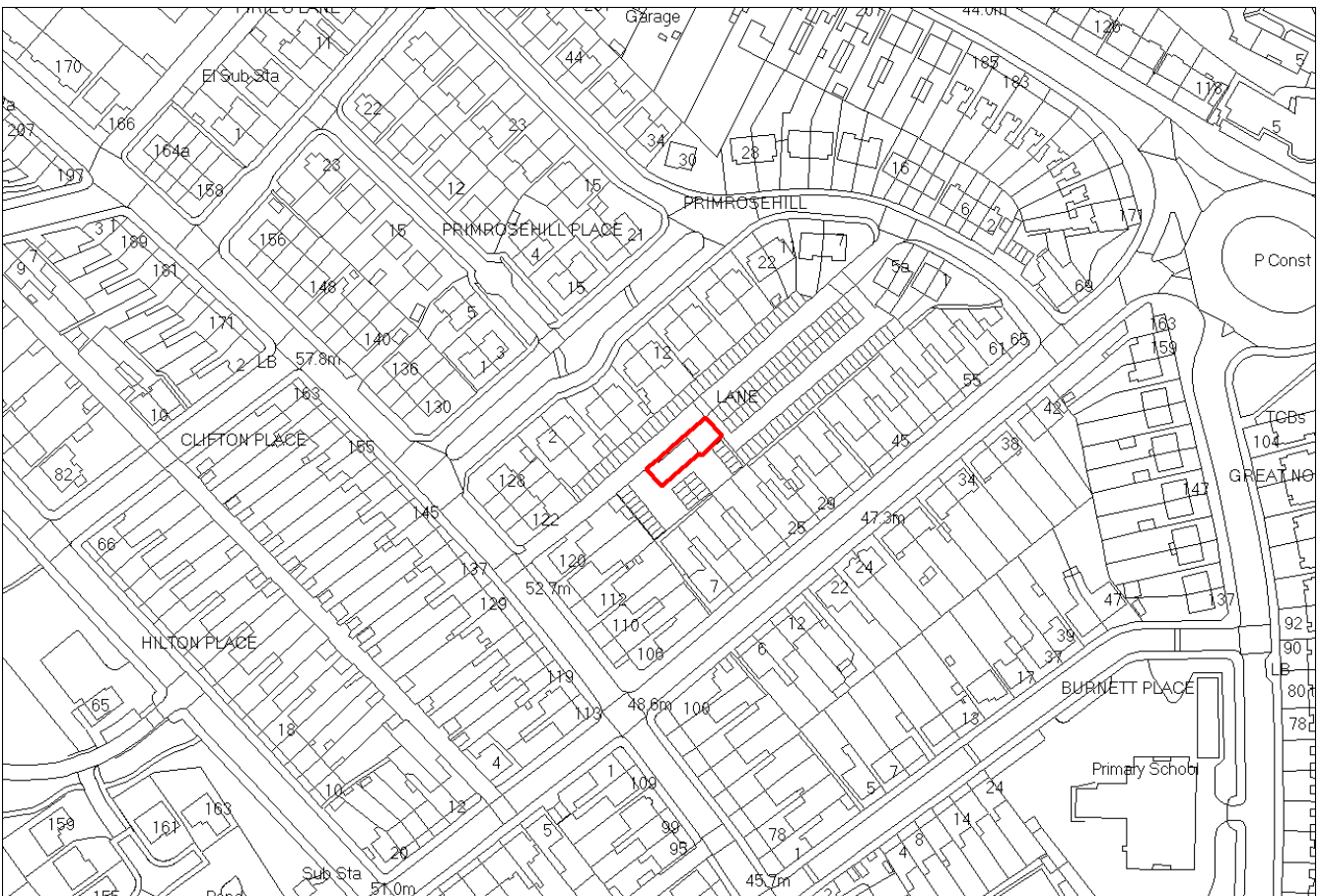
43 CLIFTON LANE, ABERDEEN

PROPOSED SPORTS GYM

For: Granite City Amateur Boxing Club

Application Type : Detailed Planning Permission  
Application Ref. : P121644  
Application Date: 22/11/2012  
Officer: Donna Laing  
Ward : Hilton/Stockethill (G Adam/K Blackman/L Dunbar)

Advert : Section 34 -Proj. Pub.  
Concern  
Advertised on: 05/12/2012  
Committee Date: 21 May 2013  
Community Council : No Community Council



**RECOMMENDATION:**  
**Approve subject to conditions**

## **DESCRIPTION**

The premises is run as a charity, staffed by volunteers and is presently used as a gym occupied by an amateur boxing club, which was established in 1998. The site is located within a lane running east to west which connects Clifton Road and Primrosehill Drive. The lane comprises single storey mono-pitched corrugated iron roofed garages for the surrounding two storey houses. The site sits to the south of Clifton Lane and is a corrugated iron one and a half storey building. The premises has space for three vehicles accessed off the lane. The building has windows on three elevations, with the door facing Clifton Lane. The building measures approximately 18.6m by 8.5m by 5.6m at its highest.

## **RELEVANT PLANNING HISTORY**

There are two previous applications relating to the retention of a storage hut on ground adjacent to the site (P84/0164 and P85/0232) both were approved under delegated powers. A further application in 1996 (P96/2431) for a vehicle repair workshop was refused at Planning Committee on 11 February 1997. The application was refused for the following reasons:

being contrary to policy by virtue of having a detrimental effect on the character and amenity of the neighbourhood and for introducing a new industrial use into a service lane;

being unduly detrimental to the amenity of the area by virtue of noise and odour;

being unduly detrimental to road safety in Clifton Lane by the absence of pedestrian footways; and

it would set an undesirable precedent for applications of a similar nature.

## **PROPOSAL**

It is proposed to demolish the existing structure and replace this with a two storey premises that is also longer than the existing structure. The proposed structure would measure 30m by 8.9m by 8m at its highest, an increase in height of 2.5m from the existing structure. The ground floor would be 21.5m in length, and by granite chip dry dash. The first floor would run for 30m, be profile steel sheeting in gull grey. There would be space for three vehicles to park under the first floor. There would be white uPVC windows on the two longest elevations, that facing Clifton Lane and the rear elevation facing the single storey garages. Doors would be located facing Clifton Lane and on the north east elevation, accessed from the car port.

The proposed opening hours are from 8am to 8pm 3 to 4 days a week but this may increase to 7 days a week. The club would run 2 classes per day with 15-20 children being present at any one class, with the classes aimed at providing boxing and general physical training to children and juniors.

## **Supporting Documents**

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?121644>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

A car parking survey was submitted with the application. This can be viewed online. Please see Section 4: Conclusions which highlights parking provision is sufficient.

### **REASON FOR REFERRAL TO SUB-COMMITTEE**

The application has been referred to the Sub-committee because it is a project of public concern. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

### **CONSULTATIONS**

**Roads Project Team** - There is a shortfall of 10 parking spaces, the car parking survey shows there is sufficient parking on-street to accommodate the lack of parking on-site. The internal cycle provision is acceptable.

**Environmental Health** - Response received – no observations

**Enterprise, Planning & Infrastructure (Flooding)** - Response received – no observations

**Community Council** – Non-active

### **REPRESENTATIONS**

One letter of objection has been received. This relates to loss of view and car parking.

### **PLANNING POLICY**

#### **Aberdeen Local Development Plan 2012**

##### Policy H1: Residential

Within residential areas proposal for non-residential uses will be refused unless: they are considered complementary to the residential use; or it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

##### Policy D1: Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting.

##### Policy T2: Managing the Transport Impact of Development

New development will need to demonstrate that sufficient measures have been taken to minimise the traffic generated. Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility.

##### Policy R7: Low and Zero Carbon Buildings

All new buildings, in meeting buildings standards energy requirements, must install low and zero carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 buildings standards. The requirement does not apply to buildings which will be heated or cooled, other than by heating provided solely for the purpose of frost protection, which this building is.

## **Supplementary Guidance**

### Transport and Accessibility

The Council's supplementary guidance 'Transport and Accessibility' is a relevant material consideration. This outlines parking standards for a number of modes of transport.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

### Principle of Development

The principle of development has been established through the existing use of the premises as a gym. The application would retain this use, although consideration has to be given to an intensification of use through the increase in floor space of the new development.

### Impact on Residential Character and Amenity

The physical alterations proposed would extend the existing sport facility. The proposed facility would sit within a rear lane, as the existing does, and would be surrounded by single storey garages. The height increase of 2.5m from the existing would mean a second storey is proposed with windows being present within this storey. The site sits 21.9m from the rear elevation of the nearest property to its north, 29.1m from the rear elevation projection and 37m to the rear wall of the nearest property to its west and 22.1m from the rear elevation projection and 33.4m to the rear wall of the nearest property to its south. The distances to the rear elevations of the properties and the surrounding single storey domestic garages and the vegetation in the gardens surrounding the site would mean, although there would be an increase in overlooking from the existing arrangement due to the additional storey and the windows within this, there would be no detrimental impact on privacy to the residents.

The impact of sun lighting would also need to be considered on the surrounding properties. Due to the distance the site lies from the surrounding residential properties there would be overshadowing on the proposed garages surrounding the site, but this impact to the residential accommodation would be minimal.

Another aspect that would require to be considered would be the impact of noise from the site. As stated the site is already in use as a gym therefore it would be expected that there is already a degree of noise present. Due to the increase in height, there would be an additional gym hall on the first floor. Environmental health have assessed the application and have returned no observations on the application, therefore it can be deemed that the potential noise from this site would be acceptable.

The premise provides an existing service to the surrounding community and through the expansion of the site and the provision of more floor space it could be deemed that the facility would provide an additional service to the community.

It is considered that the proposed sport facility would cause minimal detrimental impact to the existing residential amenity and would provide the surrounding community with improved facilities, therefore could be considered to provide a complementary use. The proposed works would accord with Policy H1: Residential of the Aberdeen Local Development Plan.

### Design

The immediate area surrounding the site consists of single storey corrugated iron garages. The proposed materials for the facility are modern, dry dash render and profile steel sheeting, and the design of the building uses these materials on the separate storeys, thereby breaking up the massing of the building. The existing structure is built of corrugated iron, therefore the materials of the proposed new building are comparable with that of the existing structure in terms of the non-domestic aesthetics they possess. The siting of the structure and its position within the lane means it is generally screened from either Clifton Road or Primrosehill Drive. The building has been designed with due consideration for its context. The materials and siting are acceptable, therefore the proposal is deemed to accord with Policy D1: Architecture and Placemaking of the Aberdeen Local Development Plan.

### Traffic Impacts and Car Parking

Traffic impacts have been assessed by Roads Projects Team. The Transport and Accessibility supplementary guidance outlines maximum car parking spaces, the car parking on site falls short by 10 spaces from the maximum required. The results of the parking survey have been considered and it has been deemed that there is sufficient on street parking to cope with the lack of parking provided on site. Cycle facilities have been provided internally, being located in two stores. The cycle facilities have been deemed acceptable by Roads Projects officer. The site is also located in close proximity to a bus route as the number 23 line runs along Clifton Road. It is therefore considered that the application complies with Policy T2: Managing the Transport Impact of Development and with the supplementary guidance on Transport and Accessibility.

### Relevant Planning Matters Raised in Written Representations

The letter of representation received raised the issue of increased pressure on car parking due to the proposed development. This issue has been discussed above within the section Traffic Impacts and Car Parking. The outcome of the traffic assessment and the assessment of this by the Council's Roads Projects officer is that there is sufficient parking on the surrounding streets to accommodate parked cars. The second point in the objection related to a loss of view, this is not a material planning consideration. The impact of the proposal on amenity, privacy and sun lighting has been assessed in the section above named Impact on Residential Character and Amenity.

## **RECOMMENDATION**

**Approve subject to conditions**

## **REASONS FOR RECOMMENDATION**

The application for the proposed sports gym would cause no conflict with, or any nuisance to the enjoyment of existing residential amenity, the facility could be

deemed to provide an increased service to the community thereby could be considered complementary to the existing residential use. The proposal therefore complies with Policy H1: Residential of the Aberdeen Local Development Plan. The proposed sport gym also accord with Policy T2: Managing the Transport Impact of Development and the supplementary guidance: Transport and Accessibility of the Aberdeen Local Development Plan as sufficient cycle parking has been provided and it has been shown through the parking survey that there is sufficient on-street parking. The design, materials and siting of the proposed are acceptable therefore accord with Policy D1: Architecture and Placemaking of the Aberdeen Local Development Plan.

## **CONDITIONS**

**it is recommended that approval is granted subject to the following conditions:-**

(1) that the development hereby approved shall not be occupied unless the car parking areas and cycle storage facilities hereby granted planning permission have been constructed, laid-out, demarcated and provided in accordance with drawing No. 821-01P of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars or storage of bicycles ancillary to the development and use thereby granted approval - in the interests of public safety, the free flow of traffic and encouraging more sustainable modes of travel.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.