

Comments for Planning Application 23/00560/FULL

Application Summary

Application Number: 23/00560/FULL

Address: 18 Dundee Street Carnoustie DD7 7PD

Proposal: Erection of Single Storey Extension to Dental Practice and Associated Internal and External Alterations

Case Officer: James Wright

Customer Details

Name: Miss K B

Address: Dundee Street Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Dental Surgery has had to extend its premises several times now to accommodate business requirements, I am concerned that what was originally intended as a residential property is no longer sufficient to meet the increasing demands of a successful business.

The business is located within a highly residential area, to its North lies a three-storey block of Victorian flats and to the South flats and accessible housing are situated either side of semi-detached family homes. Commercial units close by are purpose-built and more than 100 years old with residential accommodation above them.

The proposed extension will increase the ground floor footprint almost to the extreme of the property boundaries at the rear of the house and it should be noted that what is described as a single storey extension is 1.5 storeys once you consider the pitched roof.

It would be the only extension of this size in a residential terrace, surrounded by residential flats.

The design may be in-keeping with the existing surgery extension but is not in any way representative of other garden spaces within this terrace of residential homes. Immediate neighbours will almost certainly experience sunlight restriction throughout the day, and I feel that it would present an unacceptable visual impact for neighbouring properties in Dundee Street and Balfour Place.

Patient privacy is also a concern. Windows and doors in the existing surgery extension are often open and private conversations can often be overheard from neighbouring rear gardens, surely this has GDPR implications.

Parking has long been a problem in this area, for residents and members of the public alike, the creation of a 4th surgery within the dental practice can only exacerbate this situation.

I am pleased that the dental practice is thriving but, as a neighbour, concerned that what was originally intended as a residential property is no longer suitable or large enough for current or future expansion plans.

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Customer Details

Name: Mr John McVeigh

Address: 22 Dundee Street Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the extension which is being built by a commercial business in a residential area & the impact of the parking from patients & staff in what is already a congested area.

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Case Officer: James Wright

Customer Details

Name: Mr L M

Address: Balfour Place Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application to extend the surgery - The parking in Balfour Place is already over capacity and cars being damaged on a regular basis. Having even more cars coming up and down the street on a daily basis will be cause more risk to the residents cars. Currently residents struggle to get parked, how much harder is this going to be with more patients using the surgery?

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Case Officer: James Wright

Customer Details

Name: Mr Mark Scott

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the extension on the grounds that the result would mean an even bigger commercial property that is already out of sorts with the surrounding residential buildings. There would be increased noise and the impact on the parking in an already busy and congested area would have a major impact on the residents who already struggle due to the dental staff and patients taking up many spaces daily.

The current noise levels from this commercial property has a major impact on our household. The constant footfall from patients in and out of the surgery, up and down the interior stairs. The noise especially from the back surgery where we can already hear private conversations in the dental practise. The thought of 2 x surgeries and 2 x the noise would have an even greater impact on our well-being.

I trust that you will consider these objections carefully and that the application will be denied. I understand that the previous application for a similar extension was rejected in October 2007 and I am hopeful of the same outcome. The surrounding area now has an even more urgent parking issue due to the increased residential properties built since then.

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Customer Details

Name: Mrs Arlene Scott

Address: Not Available

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objection is based on the impact that this extension for this commercial business will have on our residential property as the noise levels inside & outside the property are already intolerable & an increased foot fall & staffing will only make this worse.

The lack of parking in this residential area is already critical due to the the number of spaces taken up by staff members & patients through out the whole day.

An increase in general & clinical waste will increase for a surgery who cannot cope with the current levels is extremely worrying. There have been numerous incidents where their waste (including medical waste) has been strewn into the adjacent properties & on the Main Street. This would be documented as the Angus council waste management inspector was aware off this issue.

This extension request has been an on going issue for several years as di

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Case Officer: James Wright

Customer Details

Name: Scott Ringsell

Address: 1 Balfour Place Carnoustie

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I stay in 1 Balfour place and object to this due to the very tight parking this should be residential parking only. The loud noise from the surgery is disruptive to neighbours and this business is not suitable for a residential area. If the surgery was to be extended this would only increase parking problems and noise issues.