

**KEY INFORMATION**

**Ward** East End

**Proposal**

Erection of 28 Dwellings and  
SUDS Detention Basin

**Address**

Land to North of Honeygreen  
Road  
Dundee

**Applicant**

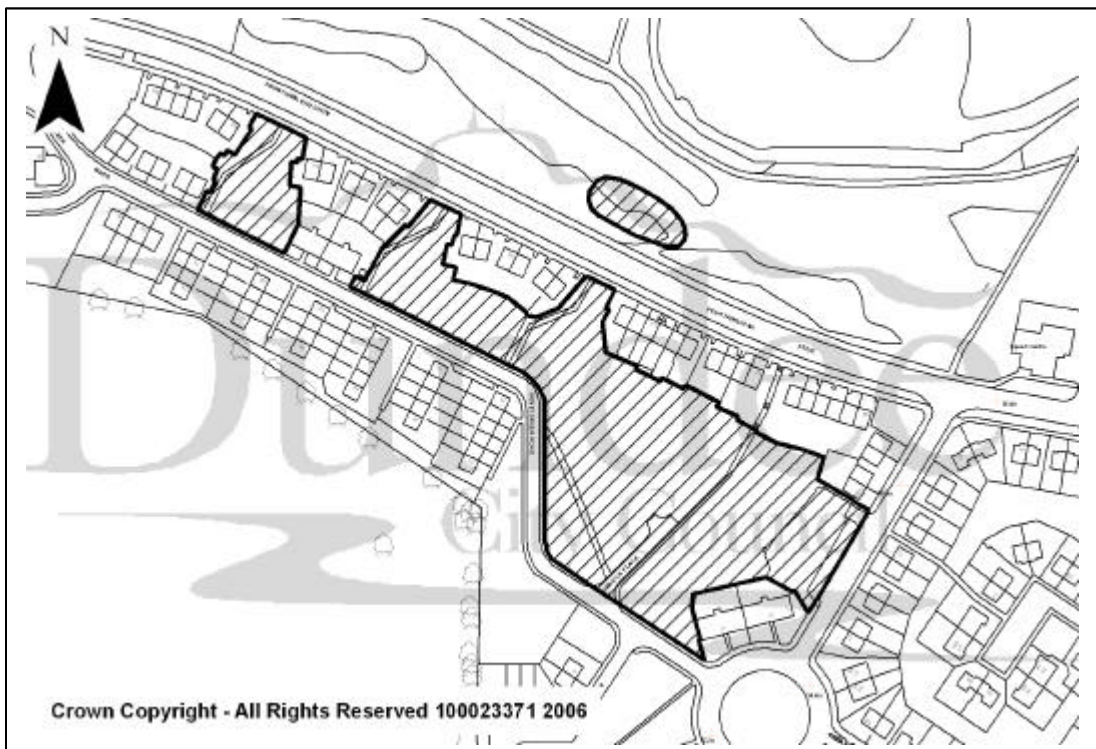
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**Agent**

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**Registered** 16 April 2007

**Case Officer** Julie Young



## Housing Development Proposed in Honeygreen Road

The erection of 28 dwellings is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by  
Director of Planning and Transportation

**RECOMMENDATION**

The proposal does not comply with Policy 4 of the Dundee Local Plan Review 2005 due to the inclusion of flats within the development. The applicant has provided a justification, which is of sufficient weight to merit approval of the application. Accordingly, the application is recommended for **APPROVAL subject to conditions**.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of 26 houses and two flats on land to the north of Honeygreen Road and for a SUDS detention basin to the north of Fountainbleau Drive.
- No letters of objection were received from surrounding residents or other bodies.
- Policy 4 and the associated Appendix 1 of the Dundee Local Plan Review 2005 are of relevance to the determination of the application.
- A justification was provided from the applicant to support the inclusion of two flats within the development site.
- The proposal is considered acceptable and the justification from the applicant is of sufficient weight to merit approval of the flattened element. The development will provide a high quality of living for future occupants, whilst regenerating a brownfield site.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 26 houses and 2 flats on brownfield land on the north side of Honeygreen Road. The houses are a mixture of single and 2 storey semi-detached and terraced and have 2, 3 or 4 bedrooms. The breakdown is as follows:

Property type	No of Units
2 bed 4 person accessible bungalow	2
3 bed 5 person accessible bungalow	2
2 bed 4 person house (2 storey)	5
3 bed 5 person house (2 storey)	16
4 bed 7 person house (2 storey)	1
2 bed 3 person flat	2

Two car parking spaces are provided with all houses and 50% have space for a garage. Two flats are included as part of the development and they each have two bedrooms. The properties are accessed from Honeygreen Road and Pitkerro Drive.

The proposed materials are timber cladding walls, concrete tiled roofs, timber windows and doors and timber boundary fences.

The proposal includes the formation of a SUDs detention basin on the north side of Fountainbleau Drive. The basin will be bound by a 1.1m high fence. Some trees will be removed within the site of the detention basin.

### Justification from Applicant

Home in Scotland is a housing association, which provides housing for rent in Dundee and other locations in Scotland. The Association owns and manages 1350 houses in various parts of Dundee ranging from sheltered housing, general needs houses and flats and houses specifically designed and built for people with physical disabilities.

The proposal consists of 28 units for general housing needs tenants and includes 4 wheelchair user units. Two flats are also included as part of the proposal.

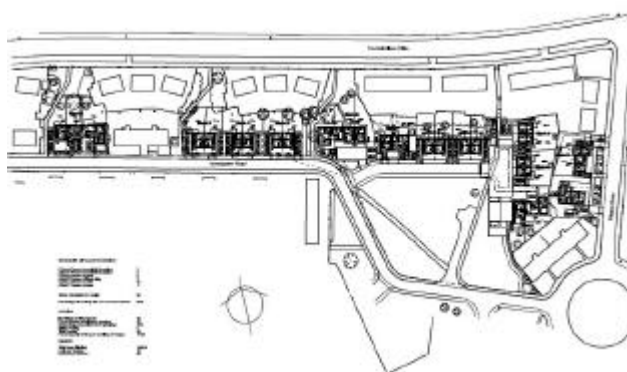
The applicant has justified the two flats on the grounds that due to the site boundaries and the existence of telecommunications equipment within the garden areas of the flats mean that the required 120m<sup>2</sup> garden ground for houses cannot be provided. Further supporting information was received from the Housing Department, which states that there is demand for flatted development and they are considered as sustainable house types.

## SITE DESCRIPTION

The site comprises some 1.45 hectares of grassy space which is brownfield land. The application site is located on the north side of Honeygreen Road, west side of Pitkerro Drive and to the south of Fountainbleau Drive. The site is surrounded by 2 storey terraced housing and flats with a mixture of boundary treatments from walls to



fences to hedges. There are a number of existing trees within the site, particularly at the west end. A secure flatted block is located at the west end of the site. There are various footpaths and some of these are to be retained.



There is a large new retail development which is currently being built to the south west of the site.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 2005

The following policies are of relevance:

Policy 4: Design of New Housing - the design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of this Local Plan unless:

- the City Council, through either site allocation in the Local Plan or site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or
- the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

In addition, new housing development should meet "Secured by Design" standards. New residential streets should be designed to promote low vehicle speeds of 20 m.p.h. or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

### Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3: Planning for Housing reflects the key planning policies in Scottish Planning Policy 1: The Planning System and addresses them in relation to new housing.

Designing Places - Policy Statement for Scotland (Scottish Executive 2000). This document sets out the policy context for raising the standards of urban development in Scotland.

Planning Advice Note 67: Housing Quality explains how "Designing Places" should be applied to new housing. It identifies the qualities found in successful places and provides examples of successful development in order to promote good design.

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

## SUSTAINABILITY ISSUES

The proposal involves the development of a brownfield site resulting in the improvement and enhancement of this derelict site. The application raises no concerns in relation to the Council's Sustainability policies.

## SITE HISTORY

There is no site history of direct relevance to the application site in these circumstances.

## PUBLIC PARTICIPATION

The application was advertised as a departure to Policy 4 of the Dundee Local Plan Review 2005 on 30 April 2007.

Statutory neighbour notification was carried out and no letters of objection were received.

## CONSULTATIONS

The Council's Forestry Officer advises that details of landscaping, including the retention/protection of existing trees and proposed new planting, will be required.

The Head of Environmental Health and Trading Standards states that the site previously had high rise development, which is now demolished. Therefore there is potential for made ground and associated contamination that will need to be characterised. If Members are minded to grant approval of the application, a model condition on

contamination will be attached to the consent.

Scottish Water have no objection to the proposal but state that a separate application should be made for connection to the infrastructure if planning permission is granted.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposed development is for 28 single and two storey semi detached houses and two flats with two bedrooms on land to the north of Honeygreen Road. The properties are for social rent purposes. The land is brownfield and has been sold by the Council as it is surplus to their requirements. The proposal was advertised as contrary to Policy 4 of the Dundee Local Plan Review 2005 as an element of flatted development is included as part of the proposal.

## Houses

Policy 4 of the Dundee Local Plan Review 2005 requires 75% of houses to have 3 or more bedrooms. However the houses are for social rent purposes and the guideline can be applied more flexibly in these circumstances. One car parking space is required per house. 43 car parking spaces are provided and 13 of the houses have space for a garage. This more than exceeds the required parking provision. On brownfield sites a minimum private useable garden ground of 120m<sup>2</sup> should be provided for all houses. All gardens meet the minimum requirement of 120m<sup>2</sup>. There are 18m between facing windows of habitable rooms. The design and materials for the houses will blend in with housing along Pitkerro Drive, which has timber

cladding and tiled roofs. The housing element of the proposal complies with all these requirements and is in accordance with Policy 4.

## Flats

In terms of flatted developments, Appendix 1 of Policy 4 states that flats will only be permitted in exceptional circumstances to provide choice where this type of accommodation is not available in the surrounding area or where identified in a site planning brief. Parking and garden ground requirements for new flats will be the same as for flats in the inner city. The garden ground is over 100m<sup>2</sup> and there are two car spaces with the proposed flats, which complies with the requirements of the Policy. The applicant has provided a justification for the provision of flats at this suburban location. The statement indicates that the flats will provide a choice of accommodation and the Director of Housing has identified a demand for this type of flatted property in the area. This is considered acceptable grounds to permit the provision of two flats within the overall development and to set aside the provisions of Policy 4 of the development plan.

The proposed detention basin on the north side of Fountainbleau Drive is considered acceptable and will be fenced off with a 1.1m high fence. If Members are minded to grant approval of the application, a condition will be attached to ensure that further details of tree removal and details of the fence are submitted, prior to development commencing on site.

It is concluded from the foregoing that although the proposal does not comply with Policy 4 of the Dundee Local Plan Review 2005, there are material considerations to justify setting aside the provisions of the development plan.

## Other Material Considerations

There are no other material considerations to be taken into consideration.

It is therefore recommended that planning permission be granted with conditions.

## Design

It is considered that the proposed design and materials used for the

residential development are appropriate for this location.

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## CONCLUSION

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Although the proposed development does not technically comply with Policy 4 of the Dundee Local Plan Review 2005 due to the inclusion of two flats within the development site, it is considered that there are material considerations which justify their approval.

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## RECOMMENDATION

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It is recommended that consent be GRANTED subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Details of the proposed finishing materials, including boundary treatments and gates shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details
- 3 Full details of landscaping, including tree removal, measures to protect trees to be retained on the site and proposed new planting shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details
- 4 Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:
  - a the nature, extent and type(s) of contamination on the site;
  - b measures to treat/remove contamination to ensure the site is fit for the use proposed;
  - c measures to deal with contamination during construction works; and

d condition of the site on completion of decontamination measures.

Before the unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

## REASONS

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 To ensure the site is suitable for the future occupants of the proposed residential properties.