

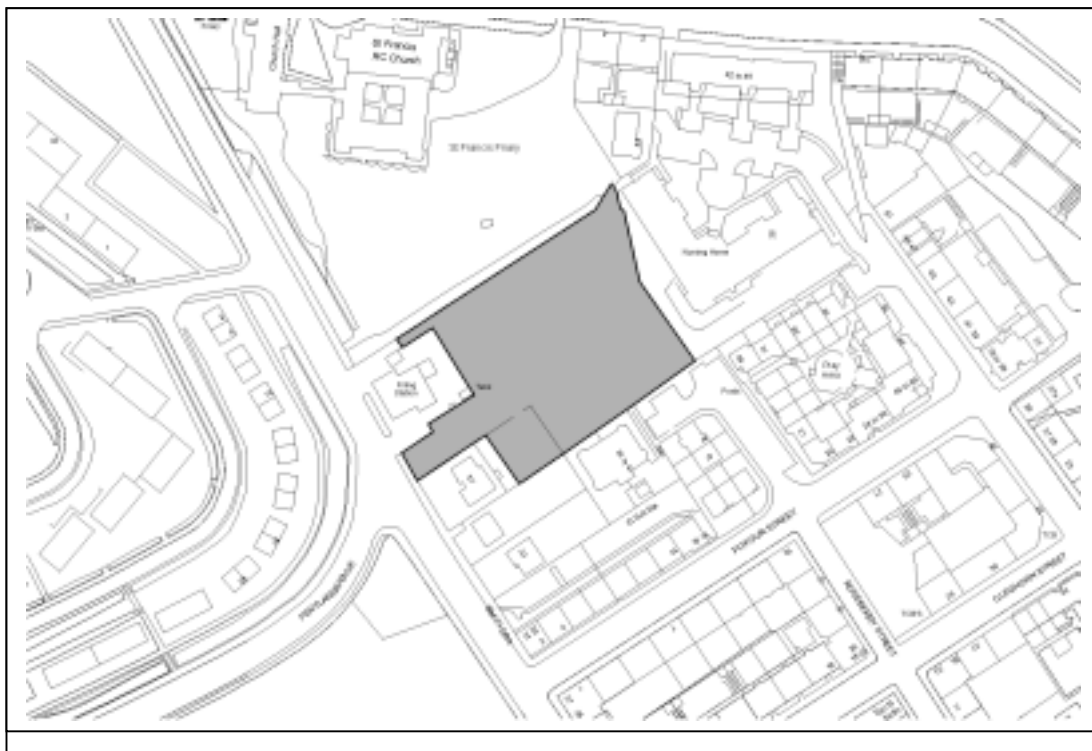
KEY INFORMATION

Ward Law

ProposalChange of house types
(Plots 1-19)**Address**Land to east of City Road
Roseberry Street
Dundee
DD2 2BP**Applicant**Mr R S Barsa
95 Ancrum Road
Dundee**Agent**Leadingham Hynd
Partnership
18 South Tay Street
Dundee
DD1 1PD

Registered 24 Jan 2002

Case Officer Eve Jones



Change of House Types at New Housing Development, City Road/Roseberry Street

The change of house types (Plots 1-19) is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation.

RECOMMENDATION

The application is for the change of house types for all 19 plots of a proposed development which has previously been granted planning permission. The number, type and layout of houses remains unchanged.

Recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application is for the change of house types for all 19 plots of a proposed housing development which has previously been granted planning permission. The number, type and layout of houses remains unchanged.
- The revised house types provide upgraded internal standards of accommodation and different external appearances.
- The houses provide detached and semi-detached family housing which complies with the policies in the Dundee Local Plan.
- Two objections were received regarding the lack of boundary fences to the development. Following discussion, full details of proposed 1.8 metre boundary fences have been submitted. However the objections have not been withdrawn.
- It is considered that the proposed fences provide privacy and security to the adjoining properties and the objections can no longer be supported.

DESCRIPTION OF PROPOSAL

The application is for the change of house types on all 19 plots on a site which has planning consent for the erection of 19 dwelling houses. The layout remains unchanged and the proposed houses are still two storey, three bedroom, family houses but they are slightly larger than previously approved and have different elevations.

SITE DESCRIPTION

The site is located to the east of City Road to the rear of the petrol filling station and to the north of the existing new housing at Rosebery Street. The land slopes down from west to east and is currently overgrown. St Francis Friary lies to the north, screened by conifer trees and there is a nursing home to the east.

POLICY BACKGROUND

There are no National or Tayside Structure Plans of relevance to this application.

Dundee Local Plan

Policy H1 - Existing Residential Areas. Within areas where residential uses predominate, development should not have an adverse impact on the existing environmental quality enjoyed by neighbours.

Policy H10 - Design of New Housing. The policy provides guidelines for new development relating to layout, garden ground, privacy, parking standards and design.

LOCAL AGENDA 21

The proposed development complies with key themes to provide settlements which are human in scale and form and health is protected by creating safe, clean pleasant environments.

SITE HISTORY

D25165 Planning permission granted, subject to planning conditions, for the erection of 19 dwelling houses on this site on 06 August 2001.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and two valid objections were received from neighbours. The objections are on the basis of loss of privacy and encroachment on garden grounds due to lack of secure boundary enclosures.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

The determining issues for Committee are:

- 1 Whether the proposed development complies with Policies H1 and H10 of the Dundee Local Plan 1997.



- 2 Whether the objections are sufficiently strong to support refusal of the application.

- 1 As detailed above the application is for the change of house types on a site for which planning permission has previously been granted for the erection of 19 houses. The layout of the development, the number and type of houses ie two storey and detached or semi-detached, remain the same. The proposed houses are now slightly larger and have different elevations from those previously approved. Small windows on the upper floor, side elevations are to en-suite facilities and will be conditioned to be provided with obscure glazing.

The changes proposed by this application do not significantly alter the impact that the proposed development will have on the environmental quality enjoyed by the surrounding neighbours.

Therefore the application is considered to comply with Policy H1 - Existing Residential Areas

Policy H10 contains the guidelines for new developments with regard to house types, sizes, parking provision, garden area, privacy and design. The revised houses, whilst being slightly larger, comply with the guidelines and provide the following accommodation: 3 bedroom houses, 100% parking and minimum gardens sizes of at least 50 square metres. The site is surrounded by 1.8 metre high wooden fences. The proposed facing materials are facing brick with grey concrete roof tiles for 9 of the houses and reconstituted stone with dry dash rendered on the upper floor and grey concrete tiles.

2 Two objections were received from adjoining neighbours regarding the lack of boundary enclosures to the development and the resulting loss of privacy and potential for trespass on private grounds. Full details of proposed 1.8 metre high wooden boundary fences have now been submitted and the objectors have been advised. The objections have not been withdrawn. However, it is considered that the submitted details provide sufficient security and privacy to the adjoining properties and the objections can no longer be supported.

Design

The external elevations of the proposed houses have more detail than the previous proposals and provide a more varied streetscape.

CONCLUSION

The proposed revised house types provide an improved level of internal accommodation and external appearance compared to the previously approved houses and they comply with the Policies in the Local Plan. The proposed number, type and layout of houses remains unchanged. The fence details which are proposed are considered to be acceptable and provide privacy and security to the adjoining properties.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions.

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 No development will commence on site until a thorough investigation of potential contamination has been carried out by the developer and the results submitted in writing and approved by the City Council. Any measures to decontaminate the site shall be fully implemented as approved by the City Council prior to the start of any construction works on site.
- 3 The timber fence as detailed on the approved plans shall be installed prior to the occupation of the first dwellinghouse hereby approved and the beech hedge shall be planted adjacent to the fence, as shown on the approved plans, prior to the occupation of the first of the units on plots 10 to 13.
- 4 No walls, fences or planting higher than 0.5 metres above the level of the footway shall be allowed within the 20 metre visibility splay adjacent to Plot 1.
- 5 Within six months of the occupation of the first house, trees and shrubs shall be planted in accordance with a scheme which has been submitted to and approved by the City Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 6 The upper floor windows on the side elevations of the houses shall be glazed, in perpetuity, with obscure glass.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

- 2 In order to ensure that the site is made suitable for the proposed use.
- 3 To protect the privacy of surrounding occupiers and to ensure that noise from the adjacent petrol filling station is reduced to levels that will not affect the amenities enjoyed by the prospective residents.
- 4 In the interests of highway safety
- 5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 6 In order to protect the privacy of adjacent neighbours.