

**KEY INFORMATION**

Ward Balgillo

**Proposal**

Erection of 40 detached dwellings with associated infrastructure and services.

**Address**

Land to West of Lawers Road South of Lawers Drive Broughty Ferry Dundee

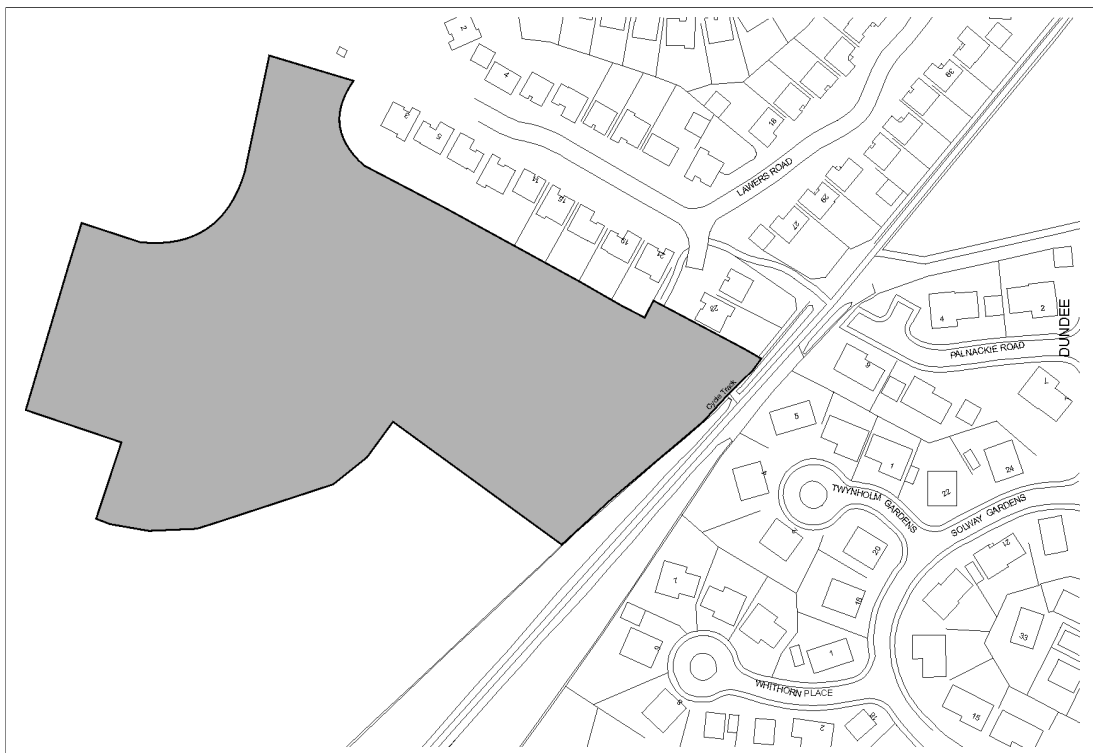
**Applicant**

Stewart Milne Homes  
Osprey House  
Mosscroft Avenue  
Westhill Business Park  
ABERDEEN AB32 6JQ

**Agent**

Registered  
8 February 2002

Case Officer  
Charlie Walker



## New Housing Proposed at Lawers Drive

Erection of 40 detached dwellings with associated infrastructure and services is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

**The proposed development fully complies with the requirements of Policy H10 of the Local Plan and provides a good quality of residential accommodation in an attractive layout. The application is therefore recommended for APPROVAL with conditions**

**SUMMARY OF REPORT**

- Planning permission is sought to erect 40 detached houses on the site. 35 of the houses have 4 bedrooms and the remaining 5 have 3 bedrooms. Each house has a minimum private garden area of 120 sq. metres and an integral garage (either single or double).
- Outline planning permission has been granted to Wimpey Homes for a major housing development at this location. That consent was issued following the conclusion of a Section 75 Agreement covering a number of issues including the provision of access roads and open space for the overall development.
- Statutory neighbour notification was carried out and no public comment was received.
- The development complies with all the requirements of Policy H10 both as in the adopted Local Plan and as amended by the Committee in its review of Policy H10 in August 2001.
- The site is part of a larger housing development at Panmurefield where provision has already been made for local shopping facilities and public transport. Open space has yet to be provided but Wimpey have now submitted their proposals and intend to implement the scheme as soon as it has been approved.
- The design of the proposed house types is satisfactory and the use of feature walls and provision of street trees will provide an attractive layout.

## DESCRIPTION OF PROPOSAL

Planning permission is sought to erect 40 detached houses on the site. 35 of the houses have 4 bedrooms and the remaining 5 have 3 bedrooms. Each house has a minimum private garden area of 120 sq. metres and an integral garage (either single or double).

The site layout follows a previously approved road pattern developed when outline planning permission was granted for housing in this area. The house types are of a typical suburban design with walls of roughcast and reconstituted stone and concrete roof tiles. Interest is added at key points by the use of reconstituted stone walls and feature gable windows. Street trees are indicated throughout the scheme.

It is proposed to drain the site using a Sustainable Urban Drainage System.

## SITE DESCRIPTION

The site comprises some 1.88 hectares of ground which was formerly agricultural land but now is part of the Wimpey housing site at West Grange. To the north are the rear gardens of Wimpey houses enclosed by timber fences. To the east is the tree covered embankment of the former Dundee to Forfar railway which is now part of the Dundee Green Circular cycleway. To the south and west is land within the ownership of Wimpey which has outline permission for housing.

The site slopes downwards to the Dighty from north to south. It contains no landscaping features. Lawers Road has been formed to the north of the site linking West Grange Road to Panmurefield Road. To the north west of the site is an area allocated for open space which has not yet been developed.

## POLICY BACKGROUND

The site is allocated as part of an existing housing area in the adopted Dundee Local Plan 1998 where Policy H1 seeks to protect residential amenity. Policy H10 of the Plan sets out standards for new housing developments.

## LOCAL AGENDA 21

The site is allocated in the Local Plan for housing and it is considered that with the development of community facilities and public transport linkages at Panmurefield Village to the west that the development of this area complies with the sustainability requirements of the Council's Local Agenda 21 policies.

## SITE HISTORY

In June 1998 outline planning permission was granted to Wimpey Homes for a major housing development at this location - application ref. No. D22366 refers. That consent was issued following the



conclusion of a Section 75 Agreement covering a number of matters including the provision of access roads and open space for the overall development.

Also in June 1998 detailed consent for the first 109 houses of this development was granted - application ref. no. D23095 refers. This phase of the development is now substantially complete.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no public comment was received.

## CONSULTATIONS

No adverse comment on the development was received from Statutory Consultees.

## OBSERVATIONS

The determining issue for the Committee in this instance is whether the proposed development complies with Policy H10 of the Local Plan.

In this case the development complies with all the requirements of Policy H10 both as in the adopted Local Plan and as amended by the Committee in its review of Policy H10 in August 2001.

The site is part of a larger housing development at Panmurefield where provision has already been made for local shopping facilities and public transport. Open space has yet to be provided but Wimpey have now submitted their proposals and intend to implement the scheme as soon as it has been approved.

The developers will be requested to advise potential house purchasers about education catchment areas at this location as well as their specific proposals for street lighting and construction traffic routes.

## DESIGN

The design and layout of the development has been the subject of discussion. Plans

have been amended to enhance the treatment of the gables of houses on key sites. The design of the proposed house types is satisfactory and the use of feature walls and provision of street trees will provide an attractive layout.

## CONCLUSION

The proposed development fully complies with the requirements of Policy H10 of the Local Plan and provides a good quality of residential accommodation in an attractive layout.

## 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 Samples of the finishing materials proposed to be used

shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.

- 3 Prior to the commencement of development, a scheme of landscaping for the site shall be submitted to and approved in writing by the City Council. This scheme shall include the timescales for implementation of the planting and provision for the future maintenance of the planting. In particular street trees shall be planted prior to the occupation of the houses closest to them. 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.

## Reason

- 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.