

KEY INFORMATION

Ward Claverhouse

Proposal

Erection of 30 dwelling houses and associated garages.

Address

Land at
Emmock Woods Drive
Dundee

Applicant

Baldragon Homes Ltd
Barns of Claverhouse
Dundee
D4 9DJ

Agent

Registered 7 May 2002

Case Officer Gordon Reid



Proposed Housing Development to the North of Emmock Woods Drive

The erection of 30 dwelling houses and associated garages is **RECOMMENDED FOR APPROVAL, subject to conditions.** Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed housing development is of a good standard of design and is in accordance with the policies of the development plan.

The application is recommended for APPROVAL subject to conditions

SUMMARY OF REPORT

- This Report considers an application for planning permission for the erection of 30 houses and associated garages at land adjacent to Emmock Woods Drive, Claverhouse, Dundee.
- The application raises issues for consideration in terms of Housing Policy H10 of the Dundee Local Plan 1998, Report 462-2001: New Build Housing in Dundee-Interim Review of Policy H10 Guidelines and the Planning Brief for Emmock Woods.
- No objections were received to the proposals from neighbours or consultees.
- It is considered that the housing mix, layout and design complies with the guidelines set out in Housing Policy H10 of the Dundee Local Plan 1998, the revised guidelines in Report 462-2001: New Build Housing in Dundee-Interim Review of Policy H10 Guidelines and the main themes of the Planning Brief for Emmock Woods.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 30 dwelling houses and associated garages at land adjacent to Emmock Woods Drive, Claverhouse, Dundee.

The proposal includes 26 detached and 4 semi-detached houses with all the units having 3 bedrooms. All houses have a single garage and at least one off street parking space. All of the houses have private garden ground in excess of 120 sq. metres.

The design of the houses are of a quality in accordance with the aspirations of the Arts and Crafts' theme of the surrounding housing. The finishing materials are to be grey concrete roof tiles and a dry dash roughcast.

Landscaping is to include trees in the front and rear gardens of some of the house plots. In addition, there are to boundary walls and fences located at some of the house plots.

SITE DESCRIPTION

The application site is located to the north, east and west of Emmock Woods Drive which is to the north of William Fitzgerald Way. The site is approximately 1.47 hectares in size and is currently undeveloped. The road layout has already been constructed. The site is bounded to the north by open farmland, to the south by residential properties, to the west by open land and to the east by cottages one of which is occupied.

POLICY BACKGROUND

There is no national policy of relevance in this instance.

Tayside Structure Plan 1993

Housing Policy 7 states that development will mainly be located in the western sector of the city in conjunction with the removal of infrastructure constraints. However additional greenfield allocations will be allowed in the north eastern and eastern sectors and more limited land release will be acceptable in the north west sector.

Dundee Local Plan 1998

The site is located within an area covered by Housing Proposal HS32 (Claverhouse) of the Local Plan. The proposal indicates that the area is to be developed primarily for private housing with houses being mostly detached or semi-detached with 3 or more bedrooms. Policy H10 of the local plan is also relevant and sets out the guidelines for new housing developments.

Report 462-2001: New Build Housing in Dundee-Interim Review of Policy H10 Guidelines is of relevance and sets out revised guidelines for new build housing. This report was approved by the Planning and Transportation Committee on the 27 August 2001. The report advises that in suburban developments there will be



a general presumption against the developments of flats, that 75% of houses should have three or more bedrooms and that private garden ground should be a minimum of 120 square metres although some should be larger to provide choice.

The general planning brief for Emmock Woods was approved by the Planning and Transportation Committee in October 1996. The main elements of the planning brief which relate to the application site are that: house types must have a traditional appearance incorporating features such as wet dash or reconstituted stone walls, slate-like roofs, integral chimneys, barge boards and projecting rafters, interesting windows or door surrounds on some houses and reconstituted stone walls with railings along the main road boundaries.

LOCAL AGENDA 21

Key Themes 13 and 14 are relevant to the consideration of the application.

These themes seek to ensure that places, spaces and objects combine meaning and beauty with utility and that settlements are 'human' in scale and form. The proposal satisfies the Council's Agenda 21 policies by providing housing in an acceptable location and of an appropriate design, scale and form.

SITE HISTORY

DLA00550: Planning application for the main distributor roads for the new housing development linking with the new roundabout junction on Forfar Road was deemed to be granted by the Scottish Office Environment Department on 20 April 1995.

DLA00549: A planning application for an alternative option for the main distributor road routes linking the new roundabout junction on Forfar Road with the existing Barns of Claverhouse Road was withdrawn on 3 May 1995 following the receipt of a high number of objections to this through route and given the decision on the alternative option.

Planning Application D22667 for the erection of 45 houses and 10 flats at site 1 Emmock Woods was granted permission on 26 June 1997.

Planning Application D23652 for the erection of 30 houses at Site 2 Emmock Woods was granted permission on 23 December 1998.

Planning Application D23972 for the erection of 51 houses at 2B Emmock Woods was granted permission on 29 June 1999.

Planning Application 01/30356/FUL for the erection of 15 houses at Site 3 Middleton Crescent was granted permission on 3 December 2001.

Planning Application 01/30459/FUL for the erection of 93 houses at Site 4 Emmock Woods was withdrawn by the applicant on 13 June 2002.

Planning Application 02/00421/FUL for the erection of 95 houses at Site 4 Emmock Woods was received on 6 June 2002 and is considered in another Report on this Agenda.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and no objections were received to the proposed development.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

OBSERVATIONS

The determining issues for the Committee in this instance are whether:

- 1 The proposed development is in accordance with the Housing Policies and Proposals of the Dundee Local Plan 1998.
- 2 The proposed development is in accordance with the revised guidelines contained within Report 462-2001: New Build Housing in Dundee-Interim Review of Policy H10 Guidelines.
- 3 The proposed development is in accordance with the Planning Brief for the Emmock Woods area.

The proposed development is located within a wider area allocated in the Local Plan as a new housing area. A new access to this area has already been constructed from a round about junction at Forfar Road. Planning permission has been granted for the first four phases of housing in this area. These sites are immediately to the south and east of the current application site. The current application site formed part of Site 1, which was granted planning permission in June 1997 for the erection of 45 houses and 10 flats. While the flats and 13 houses fronting onto William Fitzgerald Way have been built the area to the north has remained undeveloped. Two houses were not built by Millars in the first phase. The current application seeks permission for the remaining 30 houses on this area. The application is by a different developer and includes new house types and minor revisions to the layout.

It is considered that the proposal complies with the land allocation set out in the adopted local plan and the

more specific guidance contained in Housing Proposal HS32 in terms of providing a mixture of 3 or more bedroom detached and semi-detached houses. The issue of whether or not the proposals comply with the guidelines contained in Housing Policy H10, the Interim Review of Policy H10 Guidelines and the terms of the Planning Brief will be considered in the following paragraphs.

The proposals are considered to comply with the guidelines in policy H10 and Report 462-2001 Interim Review of Policy H10 Guidelines in that:

- 1 30 units are proposed, with 26 detached and 4 semi-detached. All of the units have 3 bedrooms. There are no flats proposed within the development. The proposal satisfies the house type/mix set out in the guidelines.
- 2 The private useable garden sizes for the houses range from approximately 120 square metres to approximately 259 square metres. The development easily meets the criteria of useable garden ground of 120 square metres.
- 3 All the houses have garages and at least one parking space. On street parking will be available throughout the proposed development to cater for visitor parking. The parking provision meets the required standards.
- 4 The elevational detailing of the houses are of a quality in keeping with the aspirations of the arts and crafts theme. The layout has been altered with regard to the positioning of the houses but is generally the same as that previously approved. The design and layout of the houses are considered to be acceptable and are in accordance with the Planning Brief for Emmock Woods.

The design and layout of the site are considered to comply with the guidelines for new housing developments as set out in Housing Policy H10 and Interim Review of Policy H10 Guidelines. In addition the proposals also accord with the aims of the general planning brief for the area.

Design

The proposed houses have been designed to a good standard with interesting detailing to the elevations. The quality of the design is in keeping with the other phases of development at Emmock Woods. The proposals are considered to be of an acceptable quality of design.

Other Matters

While an initial landscaping plan was submitted by the applicant it did not contain sufficient detail. In order to progress this matter a condition should be attached to consent, if granted, to ensure a landscaping scheme of suitable quality is achieved.

The application site discharges to the Dighty Burn at Trottick which, is a flood sensitive area as highlighted in the Council's Flood Prevention Report 2001. In order to prevent an increased risk of flooding as a result of this development surface water attenuation measures will be required to ensure that there is no increase in the level of run off from the site. To ensure that the quality of surface water discharge is acceptable a sustainable urban drainage system should be used. Therefore, it will be necessary to impose a condition on any consent to ensure that the details of the proposed drainage arrangements are submitted to and approved by the Council prior to the development proceeding.

CONCLUSION

The application is considered to be in accordance with the Housing Policies and Proposals of the Dundee Local Plan 1998, the revised guidelines contained within Report 462-2001: New Build Housing in Dundee-Interim Review of Policy H10 Guidelines and the Planning Brief for the Emmock Woods Area. The proposal is considered to be acceptable and is recommended for approval.

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 That a detailed landscaping scheme including, the timing of planting and a maintenance schedule be submitted to the Council for approval prior to development commencing and if approved the development shall be carried out only in full accordance with such approved details.
- 3 That samples of all finishing materials shall submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out using only the approved samples
- 4 Details of the proposed surface water and foul drainage arrangements 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.
- 5 Specific details of the proposed boundary treatments, including the walls and railings 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.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure that the landscaping of the proposed development is of a satisfactory standard.
- 3 To ensure that the appearance of the development is of a satisfactory standard.
- 4 To ensure that the proposed development can be drained in a satisfactory manner
- 5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.