

KEY INFORMATION

Ward East Port

Proposal

Outline application for amenity housing for the elderly with commercial on ground floor

Address

1-19 Victoria Street
2-22 Albert Street
Dundee

Applicant

Servite Housing Association
118 Strathern Road
Dundee

Agent

Keppie Architects
76 Tay Street
Perth

Registered 26 June 2002

Case Officer C Walker



Redevelopment to Provide Housing for the Elderly at Albert Street

Outline application for amenity housing for the elderly with commercial on ground floor is **RECOMMENDED FOR APPROVAL subject to conditions** Report by Director of Planning and Transportation

RECOMMENDATION

The redevelopment of this site will help to transform the image of the wider Albert Street area by removing semi derelict buildings at a prominent location. The development is in accordance with Local Plan allocations in this area and will not adversely impact on the natural environment of the area. The application is therefore recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Outline planning permission is sought to clear the site of its tenement buildings and to erect amenity housing for the elderly and a ground floor commercial unit. The proposed building will mostly be 4 storeys in height providing 45 flats.
- In the adopted Local Plan most of the site is allocated as an existing residential area and at the Albert Street frontage Policy S18 of the Plan permits changes of use from shopping use. Policy H10 of the Plan sets out guidelines for new housing development.
- The Albert Street Study states that "priority should be given to the redevelopment of the derelict tenement property at Albert Street/Victoria Street".
- A development brief relating to this site was approved by the Council in September 2000. The proposed land use is compatible with the terms of this brief.
- A letter of objection was received from the occupier of a flat at 19 Victoria Street which is within the development site. He claims that long established trees which provide a habitat for wildlife would be lost, that the new development is likely to be of poor design, with too high a density and with minimal gardens and that the environment for the proposed residents will be poor with traffic noise and fumes.

DESCRIPTION OF PROPOSAL

Outline planning permission is sought to clear the site of its tenement buildings and to erect amenity housing for the elderly and a ground floor commercial unit. The only details of the development which have been submitted are an indication that the building would generally adhere to the existing building lines on Albert Street and Victoria Street. It would mostly be 4 storeys in height with a 5 storey corner at the junction of Albert Street and Victoria Street. A vehicular access from Victoria Street leading to a parking area of 10 spaces is indicated at the western end of the site. The application form states that 45 flats would be provided within the building.

SITE DESCRIPTION

The application site is 0.2 hectares in extent. It consists of tenement buildings which are predominantly 4 storeys in height with ground floor commercial uses. The buildings are in poor condition and are almost entirely vacant. The remaining ground floor commercial uses include a bookmakers premises and a hot food takeaway. The rear garden areas are overgrown and in derelict condition.

To the west of the site is the Wallacetown Health Centre. To the north are residential and commercial premises on Lyon Street, including a four and a half storey corner building at the junction of Lyon Street and Albert Street with a public house and takeaway at ground floor level. To the east, on the opposite side of Albert Street are tenement properties of a similar scale to those on the application site with ground floor commercial uses and flats above. To the south, on the opposite side of Victoria Street, is the listed former Dundee Savings Bank now owned by the Church of Scotland.

The site slopes steeply downwards from north to south.

POLICY BACKGROUND

Dundee Local Plan 1998

In the adopted Dundee Local Plan 1998 the Albert Street frontage of the site is allocated as falling within the

District Shopping Centre, although outwith the retail core frontage. Policy S18 of the Plan permits changes of use from shopping use. The balance of the site is allocated as an existing residential area with Policy H1 seeking to protect amenity.

To the west of the site proposals for the North East Arterial Route are indicated but the specific road building proposals at this particular location have since been abandoned.

Policy H10 of the Plan sets out guidelines for new housing development. For social rented sheltered housing the requirement for garden ground is 10 sq. metres per unit although the policy adds that this guideline can be interpreted flexibly. The parking requirement is 1 space per 6 units. The policy also states that new development should make a positive



contribution architecturally to the street scene but to be in sympathy with the surroundings.

The Albert Street Study, which was approved by the Planning and Transportation Committee on 25/10/99, recommends a redefinition of the shopping centre to exclude the declining southern section and that priority be given to measures to address unsightly and derelict properties. In particular it states that "priority should be given to the redevelopment of the derelict tenement property at Albert Street/Victoria Street. The property contributes heavily to the overall run-down image of the location and occupies a prominent site in townscape terms opposite a key listed building (Trinity Parish Church)".

In September 2000, following consultation, the Council approved a Development Brief for this area. The brief became a material consideration in the determination of planning applications in October 2000.

LOCAL AGENDA 21

The Council's Local Agenda 21 Policies seek to ensure that places, spaces and objects combine meaning and beauty with utility. Maintaining the existing street lines and the development of new buildings of exceptional design quality would serve to further these policies.

SITE HISTORY

There is no relevant history of planning applications pertaining to this site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised as potentially contravening Policy H10 of the Local Plan. A letter of objection was received from the occupier of a flat at 19 Victoria Street which is within the development site and would be demolished if the development were to proceed. The objector claims that the development will lead to the loss of mature garden areas with long established trees (which he thinks should be protected by a TPO) to

the rear of these tenement buildings which provide a habitat for wildlife, that the new development is unlikely to have anything other than small sterile gardens, that the design of the new build development is likely to be stark and overpowering compared with the existing buildings, that the density of development proposed is too high and that the environment for the proposed residents will be poor with traffic noise and fumes. A copy of this letter is available for inspection in the Members' Lounges and the points raised are fully considered in the Observations Section of this Report.

CONSULTATIONS

No adverse comment on the development was received from Statutory Consultees. The Forestry Officer does not consider that the trees

on the site are worthy of a TPO. Many are self seeded and suffer from a lack of maintenance.

OBSERVATIONS

The determining issue for the Committee in this instance is whether the proposed development is acceptable in principle taking into account the provisions of the adopted Local Plan and the views of the objector to the development.

The use of the site for residential purposes is consistent with the existing land uses, the adopted Local Plan and the approved Development Brief. Although there will be only 1 commercial unit in the development, Policy S18 of the Plan permits changes of use from shopping use in this non core sector of the District Centre.

In terms of Policy H10, without details of the proposed development it is difficult to assess compliance with the guidelines for open space and parking. However there is no reason why the standards cannot be met.

One of the most important factors in assessing the development of this prominent site is the design, scale and massing of the proposed building. The redevelopment of this site will have a significant impact on the regeneration of the Albert Street area and will set a standard for new developments in the wider area. Policy H10 encourages new development that makes a positive contribution architecturally to the street scene and the Councils Agenda 21 Policies and Urban Design Strategy for Dundee all reinforce the importance of good design. One of the concerns of the objector is that the design of the new development might be stark and overpowering. Should Members be minded to approve the development then planning conditions are proposed to ensure that the development is of exceptional design quality.

In terms of the other grounds of objection, the site is not of any particular nature conservation value. The Council's Forestry Officer does not think that the trees are worthy of a TPO. If trees of significant amenity value can be retained then this should be done and of course new planting will be a requirement of the redevelopment of the site. The density of development will be less

than that of the current buildings. The environment around the site will be no worse than that which currently prevails, but the buildings can be designed to minimise the impact of surrounding traffic noise.

Design

Although the design of the proposed building has not yet been established, this is a matter of fundamental importance in assessing the redevelopment of the site. This is a key site in a prominent location and the design of the building will set a standard for future redevelopment in this area.

CONCLUSION

The redevelopment of this site will help to transform the image of the wider Albert Street area by removing semi derelict buildings at a prominent location. The development is in accordance with Local Plan allocations in this area and will not adversely impact on the natural environment of the area.

RECOMMENDATION

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

- 1 the approval of the City Council shall be obtained to the following reserved matters before any development is commenced viz: the siting of the building(s) the design of the building(s) the external appearance of the building(s) the means of access to the building(s) the landscaping of the site
- 2 application for approval of the matters referred to in condition (1) above must be made within 3 years of the date of this permission
- 3 the development to which this permission relates shall begin within 5 years of the date of permission or 2 years of the final approval of the reserved matters, whichever is the later
- 4 this consent shall not authorise any specific number of flats on the site and the total number of flats shall take into account the guidelines set out in Policy H10 of the adopted Dundee Local

Plan 1998 and the appropriate scale and form of development in urban design terms

- 5 the siting and design of the proposed development referred in condition 1 above shall take into account the scale and character of the existing streetscape, the prominent location of the site and the significance of the site in terms of the regeneration of the wider Albert Street area.

Reasons

- 1 To reserve these matters for future consideration by the Council.
- 2 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 3 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 4 To ensure an appropriate scale of development on the site in the interests of visual and residential amenity.
- 5 In the interests of visual amenity and to accord with the approved Development Brief for the site.