

**KEY INFORMATION**

Ward Ardlar

**Proposal**

Erection of 116 detached dwellings with provision for optional conservatories at the rear of each unit.

**Address**

Land to the South of  
Birkdale Place, Ardlar  
Phase 2A  
Dalmahoy Drive  
Dundee

**Applicant**

Wimpey Homes East  
Scotland Ltd  
28 Barnton Grove  
Edinburgh  
EH4 6BT

**Agent**

Registered 28 June 2002

Case Officer D Gordon



## Proposal for Further Phase of New Housing at Ardlar Village

The erection of 116 detached dwellings with provision for optional conservatories at the rear of each unit is **RECOMMENDED FOR APPROVAL, subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

**The proposal will contribute to the continual improvement in the environmental quality of this important redevelopment within the City. The application is recommended for APPROVAL subject to conditions.**

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of 116 detached dwelling houses and associated works within the north west sector of the Ardlar Village development area.
- The proposal forms a further phase of the comprehensive redevelopment of Ardlar and is in accordance with the principles set out in the approved outline application for the site and the approved Masterplan for the area.
- The statutory neighbour notification procedure has been undertaken by the applicants and no objections to the proposal have been received.
- The details of the proposal are considered to be in accordance with the relevant development plan policies for the area.

## DESCRIPTION OF PROPOSAL

The proposal seeks permission to erect 116 detached dwelling houses with associated roadworks on a site located to the south of Birkdale Place and to the west of Dalmahoy Drive.

There are four different house types proposed. Each will be 2 storey in height and will accommodate living room, kitchen, dining room, integral garage and either 3 or 4 bedrooms. Associated garden ground is to be provided to both the front and rear of the new buildings.

The proposed finishing materials to be used are facing brick and roughcast for the external walls and concrete roof tiles.

## SITE DESCRIPTION

The site is bounded by Birkdale Place to the north and Dalmahoy Drive to the west. The site is currently vacant with several pockets of trees.

The surrounding land uses are residential, educational, medical, religious and community. Ongoing development works are currently being undertaken to the east.

## POLICY BACKGROUND

### "Designing Places - Policy Statement for Scotland" (Scottish Executive 2001)

This document sets out the policy context for raising the standards of rural and urban development in Scotland.

### Dundee Local Plan 1998

Policy H1 - Advises that within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and they are in accordance with the policies and proposals found elsewhere in the Plan.

Policy H10 - Offers guidelines for new residential developments within the City. This Policy was the subject of an Interim Review in 2001.

Proposal HS27 - A 9.5ha site allocated for residential purposes following the demolition of the multis. The land is to be developed as a mixture of private housing with some flats. About 200 houses are expected.

### "Dundee - The Urban Design Guide" (approved January 2002)

This document sets out the design principles for new developments within the City.

## LOCAL AGENDA 21

Key themes of Local Agenda 21 include combining places, spaces and objects to achieve beauty with utility and protecting diversity and local distinctiveness. The proposed development, together with the larger



comprehensive redevelopment of Ardler, will achieve these aims.

## SITE HISTORY

A number of planning applications associated with the redevelopment of the local area has been submitted for consideration. The application of most relevance in this instance is an outline application for the comprehensive redevelopment of Ardler, including the current site, which was approved by the Council on 12/01/1999 (D23697).

## PUBLIC PARTICIPATION

The applicants' agents have undertaken the statutory neighbour notification procedure. In addition, the development proposals have been the subject of consultations with representatives of the local community. To date no objections to the proposals have been received from members of the public.

## CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals.

The Council's Forestry Officer has commented on the requirement for the protection of the existing trees to be retained and for appropriate landscaping to be incorporated into the development.

## OBSERVATIONS

The determining issues for the Committee in this instance are:

- a whether the proposals accord with the provisions of the Development Plan and if not whether there are any material considerations which indicate that the adopted policies and proposals should be set aside and permission granted, and
- b Whether the design and appearance of the buildings and other matters of detail are satisfactory.

The site in question is identified in the Dundee Local Plan as an allocated housing site (Proposal HS27). The site is also within an area where developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents (Policy H1 refers). The site also forms part of the Ardler regeneration area that was granted outline planning permission for residential and associated purposes in January 1999. Policy H10 (Design Guidelines in Residential Areas) is also of relevance.

The development will have no adverse impact on the environmental quality of the local area, indeed the proposals will improve on the current situation. In this respect, the development is in accordance with Policy H1 of the Local Plan. With regard to Policy H10 (as reviewed), the submitted design details are considered acceptable. The proposed scheme accommodates a range of private garden ground provision designed to cater for the requirements of the future occupants of the new houses. The average sizes of the rear garden areas is over 120 sq.m. and this conforms to the requirements of Policy H10 and the approved Masterplan for Ardler Village.

## Design

The design of the proposed dwellinghouses is in keeping with the aspirations of the various partnerships involved in the redevelopment of this part of the City. The development also respects the advice contained in the documents 'Designing Places - A Policy Statement for Scotland' and 'Dundee - The Urban Design Guide'

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## CONCLUSION

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The layout, design of the buildings and other associated matters are all in accordance with the Masterplan approved for the redevelopment of the Ardlar area. The detailed submission is the result of continued consultation between the various partnerships involved in the scheme and the local community. It is considered that the proposal represents an integral part of the continual improvement of the environmental quality of the area.

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## RECOMMENDATION

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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 All hard and soft landscaping works shall be carried out in accordance with a scheme approved in writing by the planning authority.
- 4 Development shall not begin until details of a scheme of hard and soft landscaping works have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
  - a indication of existing trees and shrubs to be removed, those trees to be retained and, in the case of damage, proposals for their restoration

- b location of new trees, shrubs, hedges and grassed areas
- c schedule of plants to comprise species, plant sizes and proposed numbers/density
- d programme for completion and subsequent maintenance
- e location and design, including materials, of walls, fences and gates.

## 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 that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
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