

KEY INFORMATION

Ward Logie

Proposal

Amendments to flatted development

Address

Land to east of Daniel Street
Dundee
DD1 1DP

Applicant

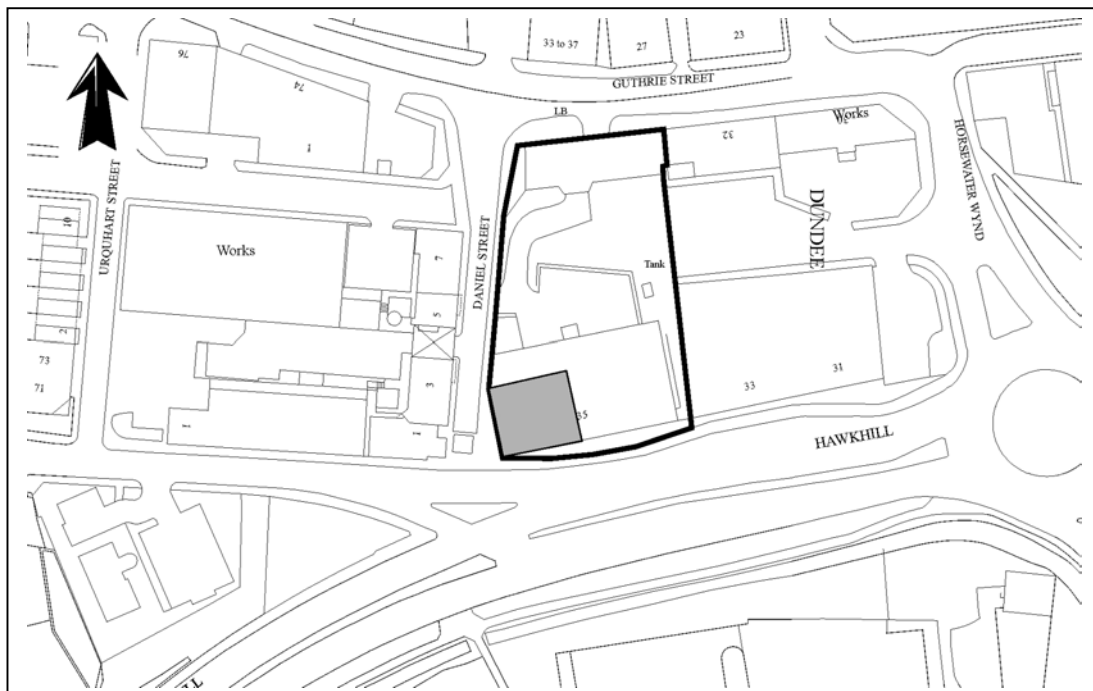
H & H Properties
71 Blackness Road
Dundee

Agent

Nicoll Russell Studios
111 King Street
Broughty Ferry
Dundee
DD5 1EL

Registered 18 June 2003

Case Officer D Gordon



The amendments to a flatted development are **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The quality of the development proposed should further assist in the regeneration of this local area of Blackness. This application is recommended for **APPROVAL** subject to conditions

SUMMARY OF REPORT

- The planning application seeks permission for alterations to the appearance of a block of flats that were granted permission for this site in January 2002.
- The site has recently been cleared of former industrial buildings and construction work on the flatted block is currently evident.
- The proposal attracted a local objection relating to the provision of flats on the site and the impact the development would have on the amenities of the adjacent occupiers.
- The proposal is considered acceptable in this inner city location. The alterations will add to the continuing improvement of this area of Blackness by providing quality architecture on this prominent frontage site. It is considered that the environmental quality of the local residents will not be further prejudiced by the proposals.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves a material amendment to the external design / appearance of a block of flats that was originally granted planning permission, as part of a larger housing development, on 28/01/2002.

The footprint of the proposed flats remains similar to the block previously approved as indeed does the accommodation to be provided ie 3 floors of 2 flats each containing 3 bedrooms, kitchen, bathroom and lounge. Access to the flats is taken from an external stair located on the north side of the building. Small balconies are proposed on the south elevation of the block.

Eight car parking spaces, bin store and a secure cycle store are to be located in the lower ground level of the building.

The proposed finishing materials are facing block and dry roughcast for the walls and tiles with a lead clad feature for the roof.

SITE DESCRIPTION

The site forms part of a larger site that was granted planning permission for a residential development in January 2002. The land is bounded by Daniel Street to the west and Hawkhill to the south. The site previously accommodated industrial buildings and associated yards that have now been demolished. Construction works on the block of flats has commenced.

The surrounding area accommodates a number of various land uses including industrial, commercial, and educational. To the west there is a recently completed 4 storey flatted development (on the site of the former Blackness Halls).

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

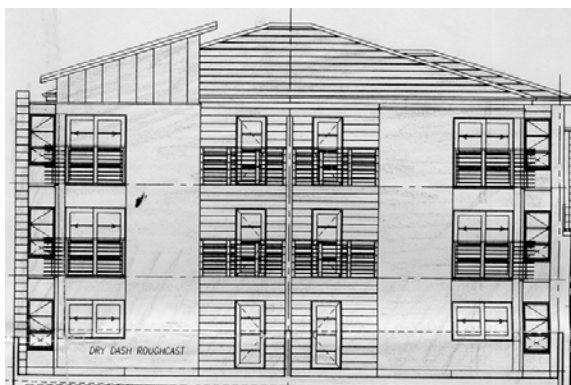
Dundee Local Plan 1998

The following policies are of relevance:

Policy H1 - Within residential areas, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents.

Policy BE1 - The Council will expect the highest standards of composition and design in all new development and its careful integration with its surroundings as regards scale, form, siting, alignment, materials and landscaping. Infill development should relate closely to the established character of the surrounding area.

Policy BE3 - The Council will encourage the appropriate and imaginative use of materials where they are in harmony with the character of the surrounding area.



Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1 - Vibrant and Sustainable Communities

Policy 4 - Design of new Housing.

Policy 79 - Contaminated Land.

Scottish Planning Policies, Planning Advice Notes and Circulars

Planning Advice Note 67 - Housing Quality.

Non Statutory Statements of Council Policy

The following policy statement is of relevance:

Dundee - The Urban Design Guide.

LOCAL AGENDA 21

The proposal satisfies a number of Agenda 21 criteria by the reuse of industrial land and buildings for residential purposes that will result in the continued improvement in the environmental quality of the local area.

SITE HISTORY

01/25262/D - Erection of 15 Town Houses and 6 Flats - Approved 28/01/2002

PUBLIC PARTICIPATION

The applicants undertook the statutory neighbour notification procedure and 1 objection to the proposal has been submitted. The main issues raised by the local resident relate to:-

- 1 The proposal is contrary to the Housing Policy 2, Housing Policy 4 and the terms of Appendix 1 of the Finalised Dundee Local Plan Review.
- 2 The development would adversely impact on the residential amenity of adjacent occupiers.

A copy of the objection is available for inspection in the Members Lounges. The various issues that have been raised by the objector are discussed in full in the 'Observations' below.

CONSULTATIONS

The relevant Council Departments and outside agencies have been consulted with regard to the proposals and no adverse comments have been received.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development

plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

The proposal under consideration involves changes to the design / appearance of a block of flats that were previously granted permission on this site in January 2002. As permission has been established by this previous grant of consent, it is concluded that the principle of such a form of development on this site is acceptable taking into account the land use policies of the development plan.

With regard to the proposed design amendments, the siting, massing and scale of the flats are to remain as previously approved. However, internal re-arrangements of the floor plans have necessitated several changes to the elevations of the property principally alterations to the sizes / positions of windows, doorways and balconies. In addition, the applicants have altered the configuration of the roof and added a lead-clad feature in order to generate a visual interest at the upper floor level. These amendments are considered to be an improvement on the details originally granted permission. It is also considered that the proposed alterations will not impact, to any further degree, on the environmental quality currently enjoyed by the local residents.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

The terms of the relevant development policies of the Finalised Dundee Local Plan Review are reflected in the Dundee Local Plan policies as discussed above. As the proposed alterations are in accordance with the requirements of the development plan, it is concluded that the proposal is acceptable under the terms of the Review.

With regard to the submitted objection, the following comments are offered.

- 1 The proposal is contrary to Housing Policy 2, Housing Policy 4 and the terms of Appendix 1 of the Finalised Dundee Local Plan Review. As indicated above, the principle of the erection of a block of flats on this site has been established by a previous grant of consent. Further, it is considered that the proposed alterations to the design of the building will improve its appearance in this local area.
- 2 The development would adversely impact on the residential amenity of the adjacent occupiers. As advised above, the siting, massing and scale of the flatted block has already been established. The proposed alterations should not have any further impact on the amenities of these adjacent occupiers by virtue of further reduced privacy or overlooking.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

It is considered that the proposed alterations to the flatted block will be an improvement on the details originally granted permission by the Council in January 2002.

CONCLUSION

It is concluded that the proposed alterations to the flatted property are acceptable and will not only benefit and improve the appearance of the small housing development in Daniel Street but also enhance the image of the City as a whole.

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

Reasons

- 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.