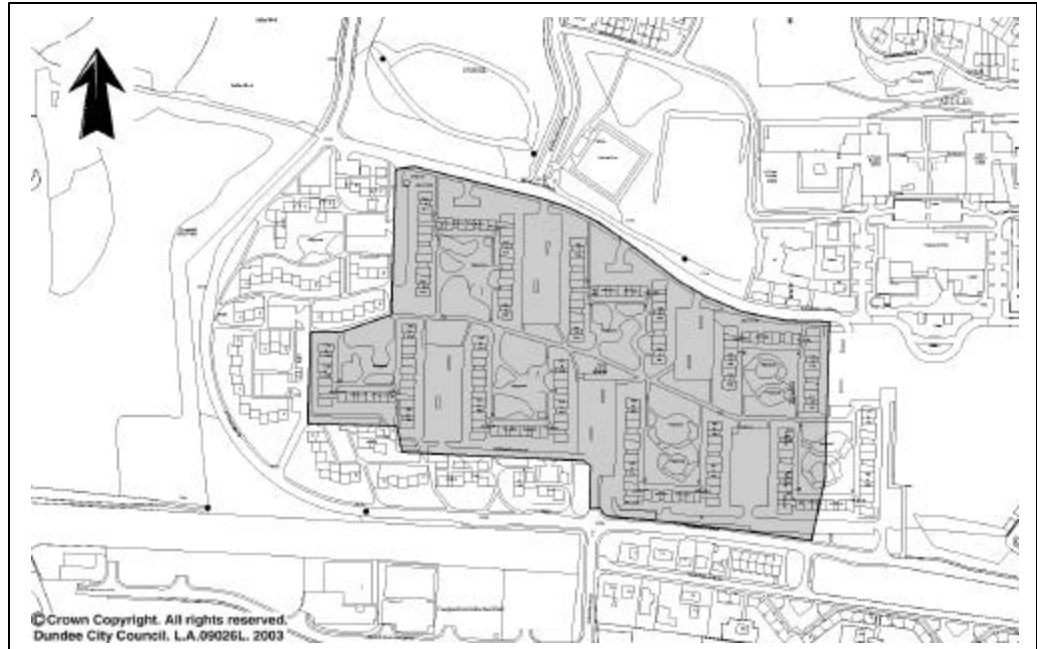


KEY INFORMATION**Ward** Ardlar**Proposal**

Demolition of existing buildings and erection of 215 houses

AddressArdler Sites 4 and 5
Turnberry Avenue
Dundee
DD2 3YG**Applicant**Sanctuary (Scotland)
Housing Association
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Angus
DD8 1UN**Registered** 17 Nov 2003**Case Officer** D Gordon

Further Phase of Housing Development Proposed at Ardlar Village

The demolition of existing buildings and erection of 215 dwelling houses 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 area within the City. The application is recommended for **APPROVAL subject to conditions**.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 215 residential units with associated development and landscape works within the south west sector of the Ardlar Village development area. The proposed housing is a mixture of detached, semi-detached and terraced dwellings in addition to several flatted properties.
- This application was deferred by the Members at the Development Quality Committee Meeting on 26 January 2004 in order to allow further discussion to take place with the applicants on the appropriate use of a wider palette of external finishing materials.
- 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. No objections or representations to the proposals have been received from members of the public within the prescribed time period.
- The details of the proposal are considered to be in accordance with relevant development plan policies for the area. In addition, there are no material considerations that would justify the refusal of the application.

DESCRIPTION OF PROPOSAL

The proposal seeks permission to demolish existing buildings, form new local streets and erect 215 residential units on a 7.3 hectare residential site located to the south of Turnberry Avenue. The proposed housing mix is 2 detached houses, 82 semi-detached houses, 115 terraced dwellings and 16 flats. A total of 229 car parking spaces are to be provided in association with the development.

There are nine different residential units proposed ranging in accommodation size from 2 bedrooms to 4 bedrooms. There will be a mixture of one and two storey designs with the predominant finishing materials being facing brick and interlocking roof tiles. There will also be colour coated steel flat panel standing seam roofs over the porch and bay window details to be found on the front elevations of the many of the dwellings.

A small "pocket park" is to be formed in the central area of the development. This will be split level and will act, in part, as an attenuation area for surface run off water at peak times.

Associated landscape works are also proposed ie street trees.

SITE DESCRIPTION

The site is bounded by Turnberry Avenue to the north and Rosemount Road to the south. Part of the south side and the entire west side of the site is bounded by existing residential properties.

To the north and east there are a variety of uses associated with the Ardlar Village regeneration works ie residential, leisure and attenuation pond.

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 - 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 and 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.

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. The Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing estates. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell.

Policy 3: Housing Investment Focus Area. The Council will encourage investment in housing and related social and physical infrastructure in the Housing Investment Focus Area, working in partnership with Communities Scotland and the private sector. More detailed development frameworks, masterplans and action plans for each of the focus areas will be brought forward as appropriate by the Council and will form supplementary guidance to the Local Plan.

Policy 4: Design of New Housing. The design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of the Local Plan Review unless:

- a the Council, through either site allocation in the Local Plan or site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or
- b the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.

Policy 5: Open Space Provision as Part of New Housing Developments. Housing proposals will be required to provide new open spaces in accordance with local standards for each area of the City. Supplementary Guidance will establish the amount and type of open space provision required. New space must be carefully designed in accordance with Supplementary Guidance and should support local biodiversity, accommodate sustainable drainage systems and promote environmental education. Major housing developments will be required to ensure that new open space provision is well integrated with the existing open space network by incorporating green access corridors which link up with existing path networks and open spaces, to allow ease of movement for pedestrians, wheelchair users and cyclists.

Policy 55: Urban Design. For all new developments the emphasis will be on design quality. In addition, all development will, in its design and layout, be expected to contribute to an environment that is safe and accessible to all.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3: Planning for Housing. SPP 3 reflects the key planning policies in Scottish Planning Policy 1: The Planning System, addressing them in relation to new housing. The measures are intended to promote a more attractive and sustainable living environment as part of the wider investment in new housing.

Designing Places - Policy Statement for Scotland (Scottish Executive 2000). This document sets out the policy context for raising the standards of the rural and urban development in Scotland.

Non Statutory Statements of Council Policy

The following policy statement is of relevance:

Dundee - The Urban Design Guide (approved January 2002).

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 on this brownfield site will achieve these aims.

SITE HISTORY

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

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. No objections to the proposals have been received from members of the public.

CONSULTATIONS

The relevant Council Departments and interested outside bodies have been consulted with regard to the proposals. No objections to the proposals have been received within the prescribed period.

OBSERVATIONS

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

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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 site in question is identified in the Dundee Local Plan 1998 as being in 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 10 (Development Guidelines in Residential Areas) is also of relevance.

The development as submitted will have no adverse impact on the environmental quality enjoyed by local residents, indeed, the proposals will improve on the current situation. In this respect, the development is in accordance with Policy H1 of the Plan. With regard to Policy H10, 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 size of the rear garden areas is

120 sq.m. which conforms with requirements of Policy H10 and the approved Masterplan for Ardler Village.

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:

Finalised Dundee Local Plan Review

The planning application details submitted for determination are considered to be in accordance with Policy 1: Vibrant and Sustainable Communities, Policy 3: Housing Investment Focus Areas, Policy 4: Design of New Housing, Policy 5: Open Space Provision as Part of New Housing Developments and Policy 55:

Urban Design. The terms of these policies are generally reflected in Dundee Local Plan policies H1 and H10 above and consequently the same conclusion is offered ie that submitted details are in accordance with the requirements of the policies.

With regard to the provision of flats, this is considered to be acceptable, in certain circumstances, within the suburban area of the City. In addition, this form of flatted accommodation is identified as being suitable for these development phases in the approved Masterplan for the regeneration of Ardler.

It is concluded from the foregoing that all the material considerations weigh in favour of the proposed development and do not 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

The design of the proposed residential units 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'. The proposal also conforms to the requirements of the Ardlar Masterplan.

CONCLUSION

The layout, design and other associated matters are all in accordance with the requirements of the Masterplan approved for the redevelopment of the Ardlar Area. The application is also in accordance with the policies of the Dundee Local Plan and the Finalised Dundee Local Plan Review. The detailed submission is the result of the continued consultation between the various partnerships involved and the local community. It is considered that the proposals represent an integral part of the continued improvement of the environmental quality of the area.

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 All hard and soft landscaping works shall be carried out in accordance with a scheme approved in writing by the planning authority. For the avoidance of doubt, the required landscape scheme shall contain a programme for completion and subsequent maintenance of the planting to be carried out.
- 4 Any trees or shrubs, including hedges, which in the opinion of the planning authority are dying, severely damaged or diseased within 3 years of planting shall be replaced by trees or shrubs of a similar specification to those originally planted.

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 environmental quality of the area.
- 4 To ensure that the proposed development has a satisfactory external appearance in the interests of the environmental quality of the area.