

KEY INFORMATION**Ward** Longhaugh**Proposal**Construction of 31 dwellings
And demolition of existing
flats**Address**Block 1-18, 55-72 and
Lock Ups
Carberry Crescent
Dundee
DD4 0EA**Applicant**Home in Scotland
27 Albert Square
Dundee
DD1 1DT**Agent**Architectural Services Home
Group Ltd
Ridley House
Regent Centre
Gosforth
Newcastle Upon Tyne
NE3 3JE**Registered** 5 Dec 2003**Case Officer** J Finlay

New Housing Development Proposed in Carberry Crescent

The construction of 31 dwellings and the demolition of existing flats is **RECOMMENDED FOR APPROVAL subject to Conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with the Dundee Local Plan 1998 policies and considerable pre-application discussions and meetings took place with the applicant to discuss the design and layout of the proposed development. A justification was submitted for departure from the Revised Housing Policy and this is considered acceptable. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the development of 31 dwelling houses on land to the north of Berwick Drive within Carberry Crescent, Dundee. The housing will be a mixture of one and two storey and range from 2 bedrooms to four bedrooms.
- Pre-application meetings have taken place with Home in Scotland, the Housing Department and the Planning and Transportation Department regarding the Planning and Housing Policy requirements for the site.
- No objections were received to the application.
- Policy H10 of the Dundee Local Plan 1998 and Policy 4 of the Finalised Dundee Local Plan Review are relevant and require a minimum garden size of 120sqm and 75% of houses to have three bedrooms or more. There were extensive pre-application meetings and close liaison between Home in Scotland and the Planning Department. Just under 75% of houses have 3 bedrooms or more which is considered acceptable in this case. A justification was provided from the applicant for departing from the Policy. This application together with a further one at Tranent Grove/Salton Crescent form phase 2 of Home in Scotland's programme of development at Whitfield.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 31 dwelling houses at Carberry Crescent, which is on the north side of Berwick Drive. The site area of the development is 1.04 hectares.

The houses range from single to two storey and from 2 bed 3 person bungalow to 4 bed 7 person house. The schedule of accommodation is as follows.

HOUSE TYPE	No
4 bed 7 person house	2
3 bed 5 person house	7
3 bed 5 person (wheelchair user bungalow)	1
3 bed 4 person house	12
2 bed 4 person house	8
2 bed 4 person (wheelchair user bungalow)	1
TOTAL	31

There are 45 car parking spaces for residents provided in total and 6 visitor car parking spaces. 13 dwellings have been provided with space for the future provision of a garage. Landscaping will form an integral part of the development, although no details have been provided at this stage. Stopping up orders are required for sections of footpaths and roads within the site. The promotion of the Stopping-Up Order was recommended for approval at the Planning and Transportation Committee on 26th January 2004 (Report No: 10-2004 applies).

SITE DESCRIPTION

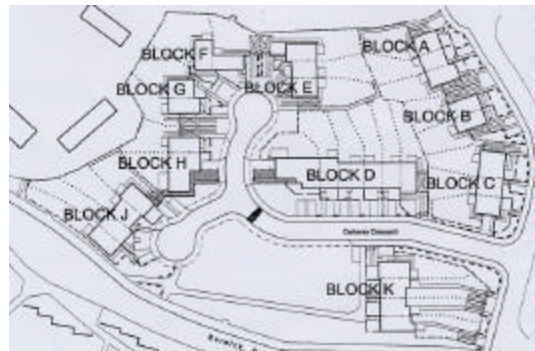
The application site is located on the north side of Berwick Drive and within Carberry Crescent. There are two 4 and 5 storey blocks of flats on the south and west sides of the site which will be demolished. There is a row of 12 lock-ups in the middle of the site, which will also be demolished for the proposed development. There is a mixture of 2 storey terraced and semi-detached houses in the surrounding area to the north, west and east. There is a large open space area to the south on the opposite side of Berwick Drive. The ground rises slightly to Berwick

Drive and falls a considerable height on the site of the flatted development to the south, which faces directly onto Berwick Drive. There is some landscaping within the site and particularly at the south west corner, where there is an area of open space. There is currently a turning head in front of the western block of flats. A bus stop is located at the west end of the site on Berwick Drive.

POLICY BACKGROUND

Tayside Structure Plan 1993

Policy 6 in the Structure Plan says that priority will be given to bringing forward brownfield sites in the peripheral estates and the central area of Dundee.



Dundee Local Plan 1998

H1: Existing Residential Areas

H10: Design of New Housing

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 4: Design of New Housing

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 3: Land for Housing

NPPG3 states that full and effective use should be made of previously developed sites within existing built-up areas, including redevelopment and conversions, to meet as much of the demand for new housing as possible. It further advises that priority should be given to re-using derelict and vacant land, or empty housing, in preference to greenfield sites, provided a satisfactory residential environment can be created. The guideline also says that planning authorities may properly take account of the need for affordable housing when formulating their development plan policies

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

LOCAL AGENDA 21

The proposal is for the redevelopment of a derelict site and therefore can be classified as sustainable and Key Theme 8 applies which aims to ensure that health is protected by creating safe, clean, pleasant environments. Key Theme 13 also applies which states that places, spaces and objects combine meaning and beauty with utility and in this case redevelopment develops this theme.

SITE HISTORY

This application (together with a proposed site at Tranent Grove/Salton Crescent) forms phase 2 of Home in Scotland's new housing for rent in the Whitfield area of Dundee. Phase 1 comprised 49 new houses for rent at three sites (Whitfield Square, Whitfield Rise and 217-234 Carberry Crescent). The phase 2 proposals comprise a total of 59 new houses for social rent over two sites (31 at Carberry Crescent and 28 at Tranent Grove). The developments will be developed under a single contract and are administered as a single scheme by Communities Scotland and a Scottish Executive agency who provide Housing Association Grants.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no letters of objection were received.

CONSULTATIONS

Various Council Departments and outside bodies have been consulted regarding details of the planning application and no adverse comments have been received. The Council's Forestry Officer requires detailed planting plans.

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.

Background

In September 2000 the Housing Department identified housing at risk from demolition in Dundee City and some sites within Whitfield were identified. In response, sites were identified through housing policies in January 2001 for social rented housing needs in the Whitfield area. The strategic aim of the new housing investment in Whitfield is to support the Council's strategy of demolishing poor quality, unwanted housing and to provide new housing for Whitfield residents who wish to remain in the area. The Council's Housing Department will have 100% initial nomination rights, which will allow Council tenants who wish to remain in the area to be re-housed.

The Development Plan

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

H1: Existing Residential Areas

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 where they are in accordance with the policies and proposals contained elsewhere within the Local Plan.

The proposed housing provides the required number of parking spaces for future residents and visitors in terms of the Local Plan Policies. There have been considerable pre-application discussions with the applicant regarding the layout and design of the proposed development. A condition will be attached to require the submission of further details about sample materials and colours.

H10: Design of New Housing

The design and layout of any new housing will generally conform to the guidelines. More than half the houses should have three or more bedrooms and there should be an average of 120sqm of garden ground. Units with 3 or more bedrooms should have two car parking spaces, except where for rent and there should be 30%. At least half should have a garage or space for one. The proposal complies with all the requirements of this Policy as the gardens are all 120sqm or more and there are 45 car parking spaces and 6 visitor spaces.

Landscaping will form an integral part of the development. The agent has provided a schematic plan at this stage of the location of various planting within the site and tree removal. The Council's Forestry Officer requires a detailed planting plan to be submitted before development commences on site.

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

Policy 4: Design of New Housing

The design and layout of all new housing in Dundee should be of a high quality. The Design Standards should be conformed to including the requirement for 75% of houses to have 3 bedrooms or more and a minimum of 120sqm of garden ground. There should be regard to the Council's Urban Design Guide and "Secured by Design" standards. New residential streets should be designed to promote

low vehicle speeds of 20mph or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

Only 71% of houses will have 3 bedrooms or more, so it falls slightly short of this requirement. There is more than one car parking space per dwelling and 42% provide space for a garage. 30% visitor parking is provided. 18m have been provided between windows of habitable rooms and this has been taken into consideration in the design and layout of the development.

The applicant provided a justification for departure from the required housing mix, as specified in the Revised Housing Policy and this is as follows:

- * The mix has been compiled in conjunction with and agreed with the Council's Housing Department to better reflect the household profile of the tenants to be rehoused whilst acknowledging the desire for a high proportion of family housing.
- * The project aim is to assist with the Council's demolition programme and to contribute to the regeneration process. The mix must allow Whitfield residents who wish to remain in the community to be re-housed.
- * Council tenants whose homes are identified for demolition will be re-housed by Home in Scotland (100% initial nomination rights) and the mix needs to reflect the household profile, as far as possible.
- * Analysis of 40 households whose homes have been identified for demolition is detailed below:
 - 10 single person households
 - 6 two person households
 - 8 three person households
 - 8 four person households
 - 2 five person households
 - 1 six person households
 - 5 - no information available
- * Out of 35 households, 46% are single or two person households (29% single and 17% two persons).

- * At phase 1, several single person householders have been offered 3b5p or 3b6p houses. This does not meet their expectations and is not a good use of the new housing resource. Housing Benefit will apply to the level of under-occupation.
- * At Whitfield phase 1, 63% of the 38 houses are under-occupied by one or more bedrooms.
- * At phase 1, 23 single person households require to be re-housed within a stock base of 75 units (representing 71% of all prospective tenants).

Due to the household profile of the tenants to be re-housed and based on the difficulty encountered letting appropriate houses compared to need in Phase 1, the applicant in conjunction with the Council's Housing Department consider it necessary to have a small number of 2 bedroom 3 person flats to be included in the other application which together with this one complete phase 2.

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

There have been considerable pre-application discussions regarding the design and layout of the proposed development and they are considered acceptable. The imposition of a condition regarding finishing materials and colour will ensure that there is further discussion about final design details.

CONCLUSION

The proposal complies with the adopted Local Plan Policies and falls slightly short of complying with the 75% requirement of houses to have 3 bedrooms or more as advocated in the Finalised Dundee Local Plan Review. However the applicant has provided a justification for the proposed housing mix and this is considered acceptable.

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 No development shall take place until there has been submitted to and approved by the planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development
- 4 Details of the boundary treatments including a wall at the east boundary of block K 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

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.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 4 To ensure a satisfactory standard of appearance of the development