

**KEY INFORMATION**

**Ward** Longhaugh

**Proposal**

Erection of 44 dwellings and 12 flats and new surface water detention pond

**Address**

Land at Grampian Gardens  
Cheviot Crescent  
Dundee

**Applicant**

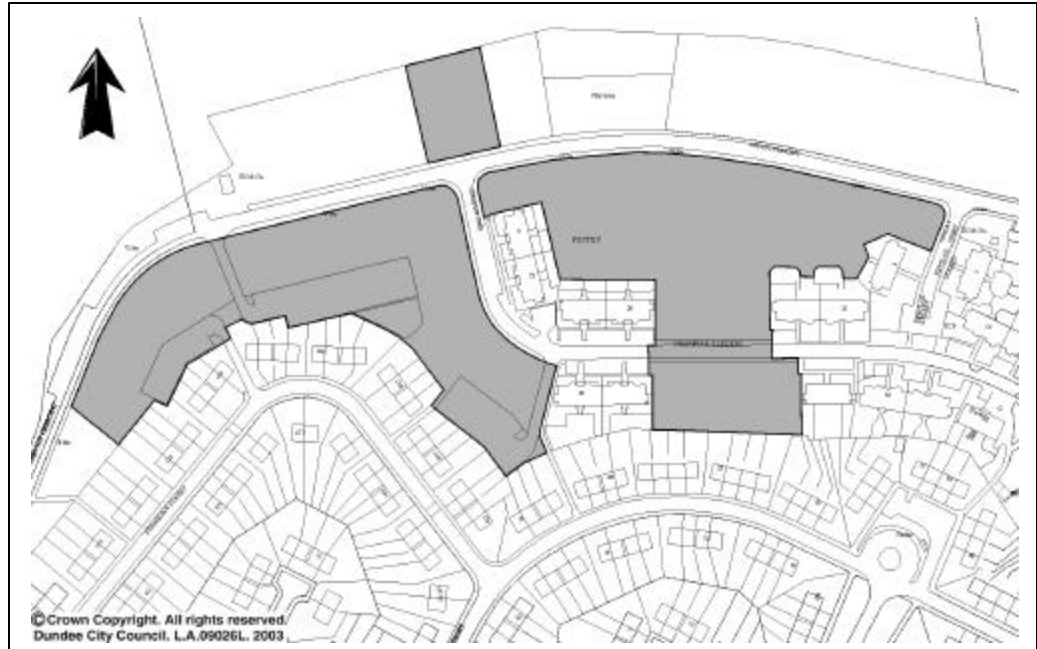
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**Agent**

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**Registered** 16 Dec 2003

**Case Officer** J Finlay



# New Housing Proposed at Grampian Gardens

The erection of 44 dwellings and 12 flats is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal is located on a brownfield site on the south side of Cheviot Crescent, Fintry and offers houses for rent by Abertay Housing Association. The layout and design of the proposed development are acceptable and meet the requirements of the development plan. Therefore the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of 44 one and two storey houses, 12 flats and new surface water detention pond on land to the north and south of Cheviot Crescent and Grampian Gardens, Dundee. The housing will be a mixture of two, three and four bedrooms and the proposed flats will each have two bedrooms.
- One letter of objection was received from neighbouring residents stating concerns about effect on residential amenity due to noise, overlooking and overshadowing; loss of privacy and height of proposed buildings.
- Policies H1 and H10 of the Adopted Plan and Policy 4 of the Revised Plan are relevant to the determination of the planning application. Policy 4 requires a minimum garden size of 120 sq metres and 75% of houses to have three bedrooms or more.
- The layout is considered to be acceptable in terms of the Adopted and Revised Local Plan Policies. It is considered that the terms of the objection cannot be given significant weight to justify refusal of the application. Therefore the application is recommended for **APPROVAL** subject to conditions.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 44 one and two storey dwellings and 12 flats on land to the north and south of Grampian Gardens, Fintry, Dundee. The area of the site is 2.28 hectares.

The proposed housing mix is as follows:

5 apt 6 person	7
4 apt 5 person	11
4 apt 4 person	18
3 apt 4 person	7
3 apt 3 person	1
3 apt 2 person	12

86 car parking spaces are proposed within the development which includes visitor parking spaces.

The materials proposed are white and beige roughcast walls; facing brick; blue, red and green cladding and grey and red concrete interlocking roof tiles. Samples of the finishing materials are to be provided for approval prior to construction of this phase commencing on site. The boundary enclosures around the garden areas will be a mixture of 1.8m, 1.5m, 0.9m and 0.45m high timber fences. The proposal includes a surface water detention pond on the north side of Cheviot Crescent.

## SITE DESCRIPTION

The application site is located on vacant grassy land which is relatively flat on the north and south side of Cheviot Crescent and north and south sides of Grampian Gardens. The site faces open fields to the north. The site is bound by 2 storey terrace houses to the south and 3 storey tenement flats to the east end of the site. There are a few redundant car parks at the west and south west ends of the site which are surrounded by 3 storey tenement flats with 1.5m high timber fences along the boundary of the back gardens. There are a few self-seeded trees within the site. A small parade of shops is located to the south west.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

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:

H52: The site is allocated for a brownfield housing development.

Policy 4: Design of New Housing

### Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

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

Planning permission was granted for phase 1 which was for 38 houses at Grampian Gardens on 29th April 2002.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident. Concerns were raised about the adverse impact on residential amenity due to noise, overshadowing, overlooking and loss of privacy. It was advertised as a potential departure to Policy H10 on 29th December 2003 as there is a presumption against flats within suburban areas.

## CONSULTATIONS

The Council's Forestry Officer requires a full tree survey, details of protective fencing around retained trees and detailed landscaping/tree planting plans.

## 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.

#### 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 some pre-application discussions with the applicant regarding the layout 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% visitor parking. 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 86 car parking spaces including visitor spaces. The Policy allows for 20% flats and in this case 12 will be flats which is acceptable. 10sqm per flat is also provided.

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.

Over 75% of houses will have 3 bedrooms or more, so it complies with this requirement. There is more than one car parking space per dwelling and space for a garage at more than half. 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 Policy contains a presumption against flatted development apart from exceptional circumstances. The applicant has provided a justification for the flatted development from the Council's Social Work Department which states that the flats will provide accommodation with support for vulnerable people. Ten of the flats will be for vulnerable people and two for staff who will provide 24 hour support and care for the residents.

#### Objections

One letter of objection was received from a resident at Findhorn Street and their concerns relate to the adverse impact on residential amenity due to noise, overshadowing, overlooking and loss of privacy. It is not considered there will be an increase in noise levels as the proposal is for residential development within an existing residential area. There is considerable distance between the objector's house and the new

development to ensure that there will be no overlooking, overshadowing or loss of privacy.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the grant 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 but fails to comply with the Finalised Dundee Local Plan Review as flats have been included within the development. The applicant has provided a justification for the proposed flatted development 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 The planning permission for the 12 flats hereby granted shall only enure for the benefit of supported accommodation for vulnerable people
- 5 Details of all boundary treatments and shared surface areas 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 that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 The use hereby permitted would not otherwise comply with the Council's Housing Policies regarding parking and private space requirements
- 5 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.