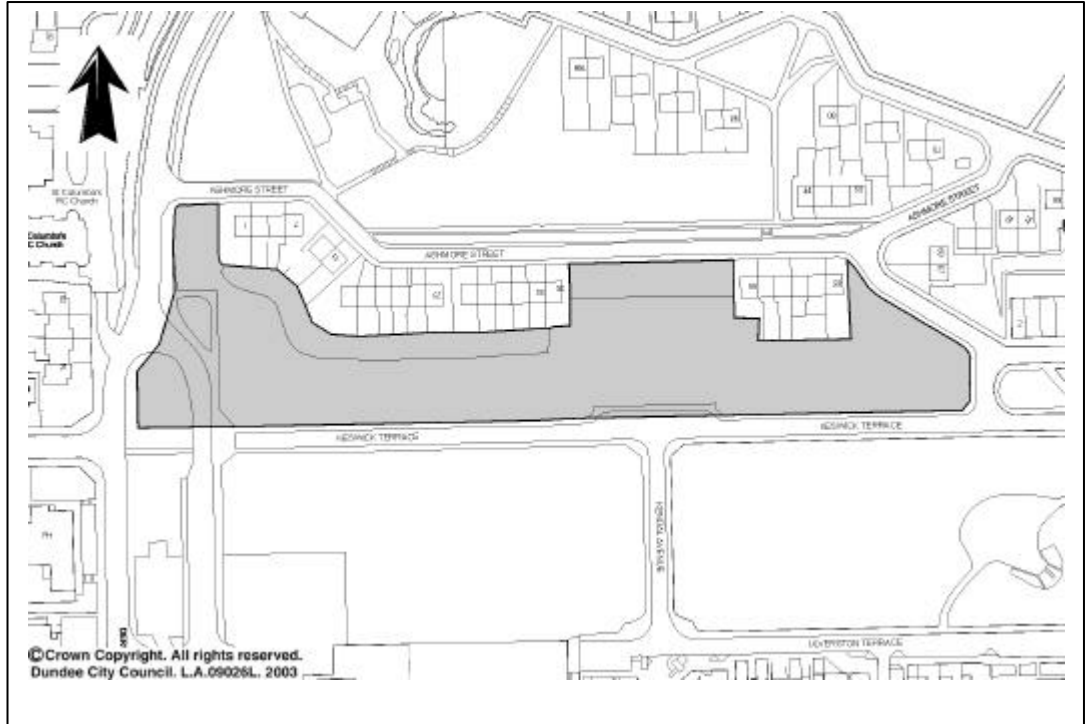


KEY INFORMATION**Ward** Balgowan**Proposal**

Erection of 34 residential units

AddressLand North of Keswick Terrace
Dundee
DD3 0AW**Applicant**Servite Housing Association
118 Strathern Road
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Dundee DD5 1JN**Agent**KDM Architects
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Dundee
DD5 3AA**Registered** 2 November 2004**Case Officer** J Robertson

Proposed New Housing at Keswick Terrace

The Erection of 34 residential units is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be contrary to Policy H10 of the Dundee Local Plan 1998 but is in accordance with the other provisions of the development plan. The material considerations provide sufficient weight to warrant approval of the application.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 34 residential units on the Land to the North of Keswick Terrace, Dundee.
- The proposal raises issues for consideration in terms of Housing Policies H1 and H10 and Built Environment Policy BE1 of the Dundee Local Plan 1998 and Policies 1, 4 and 55 of the Finalised Dundee Local Plan Review.
- The applicant submitted a supporting statement indicating a justification for the proposed development contrary to the approved site planning brief.
- The proposed development is considered to be contrary to Policy H10 of the Dundee Local Plan 1998 but is in accordance with the other provisions of the development plan. It is considered that the material considerations provide sufficient weight to warrant approval of the application contrary to the provisions of the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 34 residential units on the land to the north of Keswick Terrace.

The proposal includes the following house types:

- 16 semi-detached 2-storey, 3 bedroom dwellings
- 2 detached 2-storey 3 bedroom dwellings
- 4 semi-detached single storey 2 bedroom dwellings
- 2 semi-detached single storey, 3-bedroom wheelchair accommodation
- 8 two-bedroom flats
- 2 ground floor flats providing wheelchair accommodation.

Each of the house proposed have a garden ground in excess of 120 square metres. 12 of the 2-storey dwellings have integral garages and the ground floor flats have a carport. Each of the dwellings has off street car parking provision. There is the provision of visitor parking on the west side of the site.

The finishing materials of the proposed dwellings are dry dash render, timber detailing and concrete roof tiles. The finishing materials will be used to varying degrees on each of the houses to provide definition between the different house types. The boundaries of each of the houses will be in the form of buff facing brick walls and treated timber fences.

The original development included a total of 12 flats instead of 10 on the site. This was considered excessive in terms of local plan policy and the site planning brief. It was therefore negotiated with the applicant given the demonstrated need for wheelchair accommodation that 10 flats could be justified on housing demand and design grounds. The applicant provided a supporting statement to provide a justification for these additional flats. Amended plans were submitted with the reduction of numbers of flats and the introduction of a new single storey house type to provide a mix of wheelchair accommodation on the site.

SITE DESCRIPTION

The application site is located on the north side of Keswick Terrace with Ashmore Street to the north, Beaulieu Avenue to the east and Derwent Avenue to the west. The site is presently a vacant brownfield site, which provides an informal area of open space within the centre of Kirkton. The area to the south of the application site is also an area of open space which is to be retained and is presently undergoing environmental improvements by Dundee City Council. To the northwest and north east of the site there is existing two-storey local authority housing. The primary use in the surrounding area is residential. However the site is located close to existing community facilities,



local shops and a superstore and has adequate public transport links given its proximity to the existing bus terminus to the southwest.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Housing Policy 2: Dundee and South Angus Housing Market Area, states that brownfield development is targeted to create popular, mixed tenure communities in the northwest of the city.

Dundee Local Plan 1998

The following policies are of relevance:

Housing Policy H1: Existing Residential areas, seeks to ensure development does not adversely affect the environmental quality enjoyed by local residents.

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Housing Policy H10: Design of New Housing, sets out guidelines for design and layout of any new housing.

Built Environment Quality BE1: Design Quality expects the highest standards of composition and design in all new development

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, seeks to minimise any effect on the environmental quality enjoyed by local residents.

Policy 4: Design of New Housing sets out guidelines for design and layout of new housing.

Policy 55: Urban Design seeks to ensure high quality design in new developments.

H49: Kirkton Central Core allocates the site as brownfield housing development.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

SPP3: Planning for Housing

The SPP states that "in meeting the requirements of the housing markets across Scotland, planning authorities and housing providers should work more closely together to:

- Create more quality residential environments
- Guide new housing development to the right places; and
- Deliver housing land

PAN 67 - Housing Quality

Planning Advice Note 67 explains how 'Designing Places' should be applied to new housing. It identifies the qualities found in successful places and provides examples of successful development in order to promote good design.

The Planning and Transportation Committee approved the Site Planning Brief for Kirkton Central Core on 23 February 2004. The brief provided the following guidance:

- Houses to be developed with a maximum of 8 flats to provide dwelling choice
- Flats to provide a feature entrance at Keswick Terrace/Derwent Avenue
- Provide an attractive backdrop to the area of open space
- Minimum of 120 square metres of garden ground to be provided
- 100% off street parking to be provided with 50% to have garage or space for one.

Non Statutory Statements of Council Policy

The Council's Urban Design Guide is of relevance to this application.

LOCAL AGENDA 21

The Key Themes relevant to this application area:

Key theme 13 seeks to ensure that places, spaces and objects combine meaning and beauty with utility, and Key Theme 14 seeks to ensure settlements are 'human' in scale and form.

The proposal satisfies the Council's Agenda 21 policies by providing housing in an acceptable location of an appropriate design, scale and form

SITE HISTORY

There is no site history of relevance to the application in this instance.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out by the applicant and the application was advertised in the 'Dundee Courier and Advertiser' on the 15 November 2004 as a potential departure from the development plan.

No public representation was received.

CONSULTATIONS

The Council Forestry Officer asked for details regarding the landscape plan and a tree survey of the existing trees forming the boundary to the north. To

date not all the details requested have been submitted and therefore suitable conditions will be applied.

No adverse comments were received from any of the other statutory consultees.

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 proposal is for the erection of 36 residential units on the land north of Keswick Terrace.

The Development Plan

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

Housing Policy H1 seeks to ensure that new development does not adversely affect the environmental quality of neighbouring residents on the existing area. The proposed development seeks to provide a safer environment for the existing residents developing an area, which is presently open space. The south boundary of the properties on the south side of Ashmore Street is exposed and unsafe. The boundary details proposed are in keeping with aims of the Environment and Security programme taking place by the Housing Department within the Kirkton area. This programme seeks to secure private space and prevent unauthorised access through private gardens. The development will reintroduce vehicular traffic along Keswick Terrace providing a new road layout at Derwent Avenue. This reopening of Keswick Terrace will help to reduce traffic and parking pressures on Ashmore Street. It is considered that the development will make a positive contribution to the surrounding area. The proposal is therefore considered to comply with Housing Policy H1. Through the provision of this housing site and its relationship with the surrounding area it is considered that the proposal seeks to meet the guidance given in SPP3.

Housing Policy H10 sets out the local plan guidelines for new housing development. The policy seeks to ensure that in this suburban location the development respects the surroundings and meets the relevant guidelines as set out by the local plan. The proposed development provides 2 and 3 bedroom houses and flats, which will provide social rented accommodation within the area. Although the policy does not encourage flats within a suburban location the Kirkton Central Core Planning Brief as approved by the Council provided a provision of 8 flats on this site to help meet varying housing needs in the area. Given that the applicant has proposed 10 flats on the site contrary to the 8 indicated in the brief the applicant provided statements of justification, which included details of demand for flats within the area as well as the need for wheelchair accommodation. It was considered that the 3storey block at the entrance to Keswick terrace from Derwent Avenue provided the focal feature indicated within the brief. This focal feature is considered an important element in the overall streetscape of the development. The private garden ground of the houses range from 120 square metres to 221 square metres providing an average garden ground of approximately 150 square metres. The flats have in excess of 10 square metres per flat as required by the local plan. In terms of car parking 100% off street parking is provided with 12 of the houses having an integral garage. Given that the properties are for rent the policy provides an exemption to provide two off street car parking spaces for properties with 3 or more bedrooms. Therefore given this exemption it is considered that the proposal more than meets the requirements of the local plan. In terms of garden ground and car parking provision it is considered that the proposal meets the requirements of the local plan. however in terms of house type it is considered to be contrary to the provisions of the local plan.

Built Environment Policy BE1 expects the highest standards of composition and design in all new development. It is considered that the proposed streetscape provides an attractive backdrop to the area of open space to the south. The rhythm of the street pattern will provide points of interest from out with the site. The height and scale of

the flats to the west at Derwent Avenue reflect the church to the west of Derwent Avenue. Whereas the housing to the east of the site is in keeping with the domestic scale of the existing housing. The materials and colours proposed will respect and complement the existing character of the area. The infill development with the provision of 6 two-storey semi-detached houses on Ashmore Street relate closely to the existing scale of the existing houses and will therefore provide an appropriate streetscape. It is considered that the design quality of the proposed development shows innovative design, which respects and complements the established character of the surrounding area. It is considered that the proposal is in accordance with the provisions of Policy BE1.

It is concluded from the foregoing that the proposal is contrary to Policy H10 but does not contravene the other 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 1: Vibrant and Sustainable Communities reiterates Housing Policy H1 of the Dundee Local Plan 1998. Therefore with reference to the reasons set out for Housing Policy H1 of the Dundee Local Plan 1998 the proposal is considered to comply with Policy 1.

Policy 4: Design of New Housing advises that all new development should be of a high quality and will be required to conform to the Design Standards set out in Appendix 1 of the local Plan. In terms of the standards set out for development in a suburban area it is considered that the proposal is contrary to Policy 4.

Policy 55: Urban Design advises that the emphasis will be on design quality and will seek the creation of new public spaces and points of interest. Through the creation of key focal points within the overall layout of the site and the innovative design provided for each of the house types it is considered that the proposal complies with Policy 55. In addition given the overall design and layout of the proposal, the development seeks to

achieve the design guidance given in PAN 67.

Kirkton Central Core Site Planning Brief

The Kirkton Central Core Site Planning brief provides guidance on the layout and design of this brown field site. The brief provided exceptional circumstances to allow flats to be developed on this site contrary to the provisions of the development plan. The applicant however has provided in excess of the maximum of 8 flats permitted by the brief. Given that the proposal was contrary to the brief the applicant was asked for a justification to allow additional flats on the site. The original application provided 12 flats however with negotiation with the applicant this was reduced to 10 as this was considered justifiable on housing demand grounds and will also allow the retention of the 3 -storey focal feature within the site. The applicant however adhered closely to the other elements of the brief providing an attractive development within the centre of Kirkton.

Supporting Statement

As outlined above the applicant was asked to provide a supporting statement to justify the departure from the approved planning brief.

In terms of housing demand it was outlined that there was a high demand for flatted and single storey development within the area. However it was considered that the original 12 flats as submitted by the applicant were excessive and restricted the wheelchair accommodation to flats rather than houses. It was negotiated with the applicant to reduce the number of flats and provide further another option for those in wheelchair accommodation. Accompanied with results provided by the Council Housing department it was considered that the provision of 10 flats rather than 8 would provide 8 mainstream flats and 2 ground floor flats that would provide wheelchair accommodation therefore providing for smaller households as well as those with restricted mobility. In addition to the single storey accommodation elsewhere on the site and the large family houses it was considered that the development would provide an adequate mix of tenure to meet demand within the area. The overall

housing development provides housing that can be physically adapted to meet changing needs of the residents within them. It is considered that the applicant has demonstrated that the housing needs within this area justify the additional flats for wheelchair accommodation.

In terms of design it was considered that the retention of the 3-storey block of flats at the entrance to Keswick Terrace at Derwent Avenue provided an attractive focal feature within the site that reflected the height and scale of the church to the west. It was demonstrated that this is a significant corner within the site and would therefore fulfil the function of a landmark. It is considered that on design grounds the additional two flats are justified.

It is therefore considered that the supporting statement submitted by the applicant provides a reasonable justification for the development proposed.

It is concluded from the foregoing that sufficient 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

The proposed development is 34 residential units consisting of houses and flatted dwellings providing an attractive streetscape of various house types and heights. The designs of the properties are of a good quality and they will be finished in materials that are on keeping with the character of the surrounding area. It is considered that in design terms the development will make a positive contribution to the surrounding area.

CONCLUSION

The proposed development is considered to be contrary to Policy H10 of the Dundee Local Plan 1998 but is in accordance with the other provisions of the development plan. It is considered that the material considerations of the Finalised Dundee Local Plan Review, Kirkton Central Core Planning Brief and supporting statement submitted by the applicant provide sufficient weight in support of the application contrary to the

development plan. The application is therefore recommended for approval subject to conditions.

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 That a detailed landscaping scheme shall be submitted to the Council for approval prior to the commencement of the development and if approved the proposed development shall be carried out only in full accordance with such approved details.
- 4 That a detailed tree report in accordance with BS5837 shall be submitted to the Council prior to the commencement of development providing details of the condition of existing trees, trees to be retained, protection measures proposed during development, replanting proposals and maintenance and if approved the proposed development shall be carried out only in full accordance with such approved details.
- 5 Details of the proposed traffic calming shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed 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 interested of the visual amenities of the area

- 3 To ensure that the visual appearance of the proposed development is to an acceptable quality
- 4 To protect those trees which are of significant amenity value to the area.
- 5 In the interests of highway safety