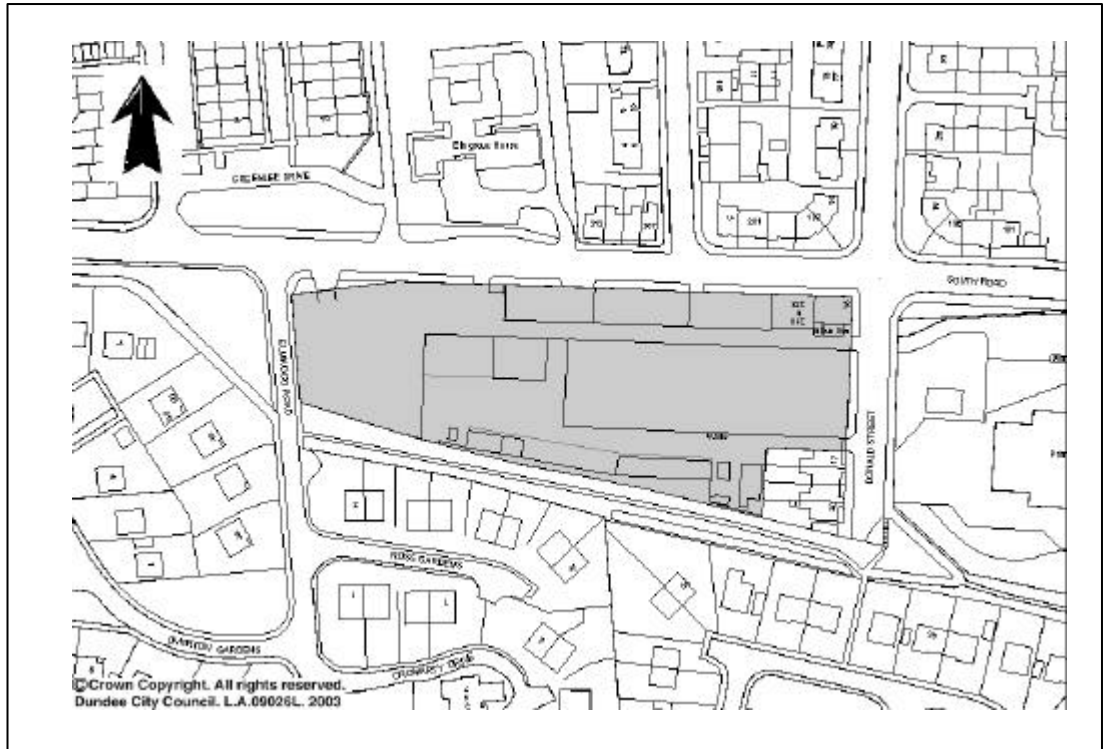


KEY INFORMATION**Ward** Lochee West**Proposal**

Demolition of existing factory and outbuildings and erection of 23 dwelling houses

Address

Land to West of Donald Street and South of South Road, Dundee

ApplicantBett Residential
Argyll Court
The Castle Business Park
Stirling
FK9 4TT**Agent****Registered** 13 January
2005**Case Officer** Eve Jones

Proposed New Housing Development in South Road

Demolition of an existing factory and outbuildings and the erection of 23 dwelling houses is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development of 23 houses complies with the policies in both the Dundee Local Plan and the Finalised Dundee Local Plan Review. The site is allocated for housing. There were no objections and no adverse comments from consultees. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 23 houses on a former builders yard on the south side of South Road between Elmwood Road to the west and Donald Street to the east. The 17 detached and 6 semi-detached houses will have 3 and 4 bedrooms, the detached all have garages and the semi-detached have spaces for garages. They are set along an attractive cul-de-sac with a large landscaped open space enclosed by brick walls and railings. The access will be from Donald Street.
- The site is identified for housing in the Dundee Local Plan 1998 and the proposals comply with the guidelines for new development. Due to the previous uses of the site it will require to be the subject of remedial works to address any potential ground contamination. The development also complies with the policies in the Finalised Dundee Local Plan Review 2003.
- There were no objections to the development and no adverse comments from statutory consultees. The site has been the subject of significant pre-application discussions between the developer and the officers of the Council to achieve a high standard of design and layout. Appropriate conditions will cover matters of detail regarding material samples, landscaping, completion of boundaries, remedial treatment of the site and the upgrading of the footway on South Road to meet adoptable standards.

DESCRIPTION OF PROPOSAL

The application is for the erection of 23 houses comprising 17 detached and 6 semi-detached properties. The proposed housing mix is: 9 x 4 bedroom detached houses, 8 x 3 bedrooms detached houses and 6 x 3 bedroom semi-detached houses. The detached houses all have garages, the semi-detached houses space for a garage. The road access will be from Donald Street. Due to the elongated nature of the site, the layout is a long cul-de-sac with housing on both sides at the east end of the site but at the west end, the housing is in groups facing on to a large landscaped open area. The street elevations to South Road will be brick walls to the garden ground and open railings to front gardens or the open space. This will create an attractive frontage with opportunities for good landscaping. The materials will be brick with white dry dash walls, grey and red tiled roofs and white windows.

SITE DESCRIPTION

The site lies on the south side of South Road and is bounded by Elmwood Road to the west and Donald Street to the east. There are existing houses on Donald Street abutting the south west corner of the site. It is bounded on the south side by a public footpath bounded by a landscaped strip with trees. The site slopes down from south to north. It is a former builders yard and is currently occupied by open yard and vacant warehouses and offices along the northern boundary. Lochee Primary School lies to the east of Donald Street.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no relevant policies.

Dundee Local Plan 1998

The following policies are of relevance:

Policy H10 - sets out the Guidelines for new development which include minimum garden area, proportion of houses having 3 or more bedrooms, parking, privacy, layout and design.

Policy BE30 - Contaminated Land. Where contamination is suspected on development sites, developers are required to submit site investigation reports with details of any remediation which may be required.

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:

The majority of the site is identified for housing in the Dundee Local Plan as Proposal HS20.



Policy 4 - Design of New Housing. The policy refers to Appendix 1 which sets out the criteria for new housing which includes conformity with specific Design Standards and the principles of the City Council's Urban Design Guide. Appendix 2 identifies this site as a brownfield development proposal.

Policy 79 - Contaminated Land. Development proposals for sites where contamination is suspected will require to include site investigation reports and remediation works where necessary prior to the development of the site.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy directly relevant to the determination of this application.

Non Statutory Statements of Council Policy

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

LOCAL AGENDA 21

The proposed development complies with a number of key themes including efficient use of resources as this is a brownfield site, good access to facilities as the site is within an established residential area and provision of new housing in a small safe development.

SITE HISTORY

There is no relevant planning history

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. There were no objections.

CONSULTATIONS

There were no adverse comments from statutory consultees. Other Council departments commented as follows:

The Director of Contract Services sought detailed replanting proposals.

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

Dundee Local Plan 1998

The majority of the site is identified as Proposal HS20 for housing. It is noted that only a comprehensive development will be acceptable to avoid possible conflict with industry.

The proposal does include the whole of the site and no industrial uses will remain. The plan also notes the proximity of the parkland to the west and the school to the east and notes that the site offers the opportunity to provide family houses in the Lochee area. The proposed development complies with this objective.

Policy H10 - sets out the Guidelines for new development which include minimum garden area, proportion of houses having 3 or more bedrooms, parking, privacy, layout and design. The site lies within the suburban area. The layout complies with the guidelines. The new houses have been sited at right angles to the existing houses on Donald Street in order to protect privacy.

Policy BE30 - Contaminated Land. Where contamination is suspected on development sites, developers are required to submit a Site Investigation Report with details of any remediation which may be required. A report has been submitted for assessment. The approval and implementation of the report can be the subject of appropriate conditions.

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. Appendix 1 of the policy sets out the criteria for new housing which includes conformity with specific Design Standards and the principles of the City Council's Urban Design Guide. The proposed development complies with the policy requirements. In accordance with Policy 4, the road will incorporate speed control measures to achieve low vehicle speeds.

It is concluded from the foregoing that the material considerations support the granting of planning permission.

Design

The site has been the subject of a significant period of pre-application discussions and the development has been designed to take best advantage of the east west orientation of the site. The majority of the houses now have

sunny south facing gardens, which is a significant benefit for family houses and will aid energy efficiency. Traffic calming measures are proposed along the cul-de-sac. There will be a landscaped area to the north of the road which will allow replacement planting for the poor quality trees which will be removed from the site. A small area of land at the corner of Elmwood Road and South Road which does not lie within the application site will be investigated by the developer and the Council with a view to agreeing an acceptable treatment of the land in the interests of the appearance of the development.

CONCLUSION

The proposed development is in accordance with the provisions of the development plan. It is therefore recommended that planning permission granted with 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 within six months of the first use of the premises, trees and shrubs shall be planted on the site in accordance with a scheme which has been approved with the City Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted
- 4 the landscaping scheme shall be fully implemented, to the satisfaction of the Local Planning Authority, within a period of one year from the date of commencement of development on the site or the approval of the landscaping

scheme, whichever is the later, or within such other period as shall be agreed to in writing by the Local Planning Authority. Any trees which are planted and which die within 5 years of planting shall be replaced to the satisfaction of the Local Planning Authority

- 5 The boundary enclosures shall be completed in accordance with the approved details prior to the occupation of the last house hereby approved.
- 6 Prior to the commencement of development a comprehensive Site Investigation Report in accordance with PAN 33 Development of Contaminated Land shall be submitted to and approved by the City Council.
- 7 Prior to the commencement of development any required remediation measures identified in the Site Investigation Report to be approved in accordance with Condition shall be carried out and the completion of the works shall be notified in writing to the City Council for verification. No construction of dwellings can commence until the verification process has been completed in writing
- 8 The footway ex adverso the site on South Road shall be reinstated to an adoptable standard in accordance with details to be submitted to and approved by the City Council prior to the commencement of the development. Any existing footway crossings shall be made good and any damage to surrounding roads and footways as a result of the development shall be made good, all by the developer at his expense. The works shall be completed prior to the completion of the works hereby approved.
- 9 The forward visibility at the junction of Donald Street with South Road shall be provided as detailed on the approved drawings and shall be hard landscaped as part of the development in accordance with details which are submitted to and approved by the City Council.

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| <p>10 Any garages to be constructed at plots 17 - 20 shall be located a minimum of 6 metres from the heel of the footway.</p> <p>11 Replacement trees shall be planted by the developer in the landscaped area to the south of the site by agreement with the City Council in order to compensate for the removal of trees from the southern boundary of the site which will enable the boundary wall to be repaired and enclosed with a new fence.</p> <p>12 Prior to the completion of the development of plot 13, the details of the layout and treatment of the land at the corner of Elmwood Road and South Road will be agreed to the satisfaction of the Council.</p> | <p>12 to protect the visual amenities of the locality</p> |
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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 in the interests of the visual amenities of the area
- 5 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 6 to ensure a satisfactory standard of development
- 7 to ensure a satisfactory standard of development
- 8 in the interests of highway safety and the amenities of the occupiers of nearby properties
- 9 in the interests of highway safety
- 10 in the interests of highway safety
- 11 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.