

KEY INFORMATION

Ward Ardler

Proposal

Site 6A and 6B Erection of 99, one two and three storey dwelling houses

Address

Ardler Site 6
Birkdale Place
Dundee

Applicant

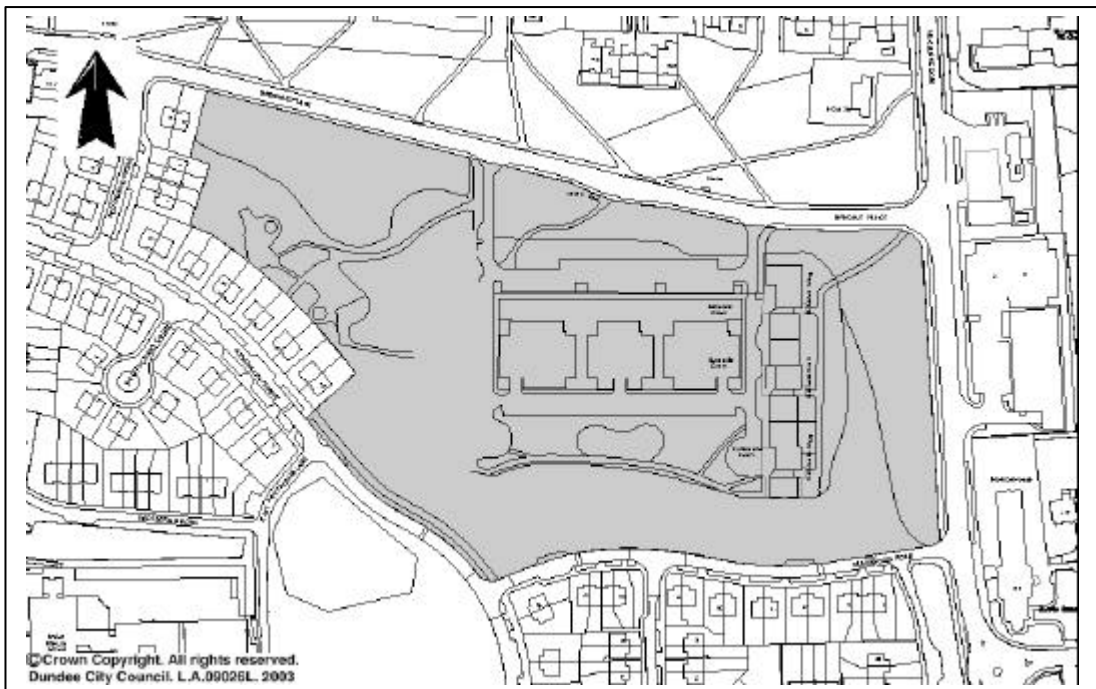
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Registered 3 Nov 2005

Case Officer D Gordon



Final Phase of New Housing Proposed at Ardler Village

The erection of 99, one, two and three storey dwelling houses on Sites 6A and 6B Ardler 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** with conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 99 residential units with associated development and landscape works within the north east sector of the Ardler redevelopment area. The proposed housing, a combination of affordable housing for rent and private housing for sale, will comprise a mixture of house types of various heights and design.
- The proposal forms a further phase of the comprehensive redevelopment of Ardler and is in accordance with the principles set out in the approved outline planning application for the site and the approved Masterplan.
- The statutory neighbour notification procedure has been undertaken by the applicants and no objections or representations to the proposals have been received.
- The details of the proposal are considered to be in accordance with the relevant development plan policies for the area. In addition, there are no material considerations that would justify the refusal of this application contrary to these policies.

DESCRIPTION OF PROPOSAL

The proposal seeks permission to erect 99 new houses, form new local streets and provide areas of landscaping and open space on a site located to the south of Birkdale Place and to the west of MacAlpine Road. The proposed development will require the demolition of the remaining multi that is located on the east side of the site.

This application comprises of 2 sites (Site 6A and 6B). Site 6A proposes the development of 52 houses for private sale and Site 6B involves the erection of 47 houses for rent.

The development of the site is to be phased.

Phase 1, located on the south west side of the site, constructs the linking road northwards from Gleneagles Avenue and provides 14 new dwellings. This phase will be affordable housing for rent.

Phase 2, located to the north side of Phase 1, will comprise of the provision of 17 affordable housing units for rent. This phase will be constructed in parallel with the soft strip and demolition of the multi.

Phases 3 & 4 will involve the provision of 68 units and this will be carried out once the multi has been demolished. Phase 3 of the development, located on the Gleneagles Road frontage will comprise of 16 units of affordable housing for rent. Phase 4 of the scheme (54 units) is private housing for sale.

The proposed finishing materials are to be brick with tiles roofs with rendered first floors on dwellings that terminate key vistas and form key corner plots. Corner windows are also proposed in certain locations in order to maximise views and natural surveillance and key gables will have additional windows.

SITE DESCRIPTION

The site is located at the junction of MacAlpine Road and Birkdale Place. The site covers an area of 5.2 hectares and slopes in a north to south direction. There is a steep gradient to the site that drops down sharply towards Gleneagles Avenue.

The site is bounded by MacAlpine Road to the east and Birkdale Place to the north with the south and west

boundaries bordered by the now completed Sites 1B and 1C of Ardler Village.

One of the two multis originally on the site still remains to the east of the site and is due for demolition in conjunction with the construction of the new housing.

There are many established trees that are located throughout the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.



Dundee Local Plan Review 2005

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 developments 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 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 (2003). SPP3 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.

Planning Advice Note 67 - Housing Quality 2003. This seeks to promote high quality design in new housing developments. This Note supports the preparation of design statements in conjunction with planning applications.

Designing Places - A Policy Statement for Scotland. This statement from the Scottish Executive sets out their aspirations on the design and the role of the planning system for delivering these aims. It promotes the need for high quality design of buildings and layout for proposed developments.

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Urban Design Guide (January 2002).

Ardler Masterplan. This approved plan sets out the principles for the redevelopment and regeneration of the Ardler area

LOCAL AGENDA 21

Key themes of Local Agenda 21 include combining places, spaces and objects to achieve beauty with utility and protect diversity and local distinctiveness. The proposed development, together with the larger comprehensive redevelopment of Ardler on this brownfield site will achieve this aim.

SITE HISTORY

A significant amount of planning applications for the redevelopment of Ardler Village has been submitted to this Council 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 on 12/01/1999 (D23697 refers).

PUBLIC PARTICIPATION

The applicant's 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 parties have been consulted with regard to the proposals. The following comments have been received.

The Councils Forestry Officer has advised that an Arboricultural Impact Assessment, a tree replacement plan and tree protection measures should be submitted to the Council for consideration prior to the

commencement of any works granted permission.

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

The proposal under consideration involves the erection of 99 dwellings on a 5.2 hectare site located to the south west of the junction of MacAlpine Road and Birkdale Place. The site is located in the north east sector of the Ardler Village redevelopment area.

The site is identified as being in an area where developments will be supported and promoted where they do not adversely affect the environmental quality enjoyed by the local residents (Policy 1: Vibrant and Sustainable Communities refers). The site also part of the Ardler regeneration area that was granted outline planning permission for residential and associated purposes in January 1999. The development as submitted will have no adverse impact on the environmental quality enjoyed by local residents, indeed, the proposals will result in a significantly improvement on the current situation. In this respect, the proposal is considered to be in accordance with Policy 1 of the Plan.

With regard to Policy 4 (Design of New Housing), the submitted details are considered to be acceptable. A total of 99 units are proposed within the site and these are to be carried out in a phased manner. This development phasing, as outlined in the 'Description of Proposal' section above, is driven by the re-housing of the existing residents and the subsequent demolition of the existing multi on the application site. The housing mix, a combination of affordable housing for rent (47 units)

and private housing for sale (52 units), has been informed by the requirements of the existing residents due to move into the site from the multi, the requirements of this Council and consultations with local agents over the demands of the private market locally.

With regard to the affordable housing, these designs have been developed from previous phases of Ardler, most recently Phase 3C. In addition to the existing 2, 3 and 4 bed houses, two bungalow types have been introduced to respond to the needs of some existing residents, and to provide special needs accommodation for nomination by this Council. The materials to be used are from a limited palette of facing brick and concrete roof tiles with render at first floor level on dwellings that terminate key vistas and form key corner points.

With regard to the private houses for sale, on the local road running east to west through part of the site, a series of two or two and a half storey dwellings are positioned with gables facing the street to provide views to the south from dwellings on the north side of the street. These dwellings will provide flexible living space and dual aspect rooms to increase natural light and improve views and outlook. Dwellings on the north side of the local road are to be three storey town houses to improve views through to the south, and 6 semi-detached dwellings facing Birkdale Place are two and a half storey and of a more traditional internal layout to provide greater choice. In general, all ground floors are to be finished in brick with render or brick at first floor level. Additional feature bay windows are to be provided in certain key locations.

With regard to the proposed garden ground provision of the proposed new houses, the average private garden area exceeds the required 120 sq.m. per unit with 40% of the private housing achieving more than 160 sq.m. as required. These rear garden areas are to be enclosed with a combination of walls, railings and fences in keeping with previous Ardler sites.

With regard to the proposed access into the site and the street pattern, the housing layout is based on the principles of a street hierarchy detailed in the Ardler Masterplan, a landscape strategy that responds to the existing

trees and natural features and site topography. The layout proposes the use of three street types from the Masterplan ie a linking road, a local road and lanes. All dwellings front onto these streets and will have curtilage car parking within the front garden area. A total of 162 car parking spaces are to be provided in association with this development.

Landscape design has played a crucial role in the successful regeneration of Ardler and within Site 6 the dominant landscaping feature is the existing trees on the north and east boundaries. Many of these trees are to be retained to create a visual barrier between the houses and the traffic on MacAlpine Road and Birkdale Place, to improve the outlook from these houses and to maintain large areas of open space within the development. At the north east of the site, the new lane curves to form a pocket park. In response to the topography, a steep banked area has been introduced running east to west through the site north of Gleneagles Road. This area will be planted to create an additional ecological corridor through the site, linking the amenity space around the site to the retained trees adjacent to Gleneagles Avenue and beyond to the park at the heart of the Ardler development.

It is concluded from the above that the proposed development complies with relevant requirements of Policy 4 (Design of New Housing) and Policy 55 (Urban Design) of the Dundee Local Plan 2005.

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:

Ardler Masterplan. The details of the proposed development are in accordance with the principles and aspirations of the approved document

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

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 offered in the documents 'Designing Places - A Policy Statement for Scotland' and 'Dundee - The Urban Design Guide'. The proposals also conform to the requirements of the approved Masterplan for the Village. The applicants have submitted a Design Statement in support of the application.

CONCLUSION

The layout, design and other associated matters are all in accordance with the requirements and the aspirations of the approved Masterplan for the redevelopment of the Ardler Area. The application is also conforms to the relevant policies of the Dundee Local Plan Review 2005. 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 a quality scheme that plays an integral part in the continued improvement of the environmental quality of this local 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 to be 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 Development on the site shall not begin until trees marked for retention on the submitted plans have been protected by suitable fencing. Details of this fencing shall be submitted for the consideration of the planning authority and no work shall begin until the written approval of the planning authority has been given
- 5 Development shall not begin until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the planning authority.

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 protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.
- 5 In the interests of the proper drainage of the site.