

KEY INFORMATION

Ward Pitkerro

Proposal

Erection of 10 No 2 storey residential units

Address

Land South of Parkhead Place and North of Midmill Road
Dundee

Applicant

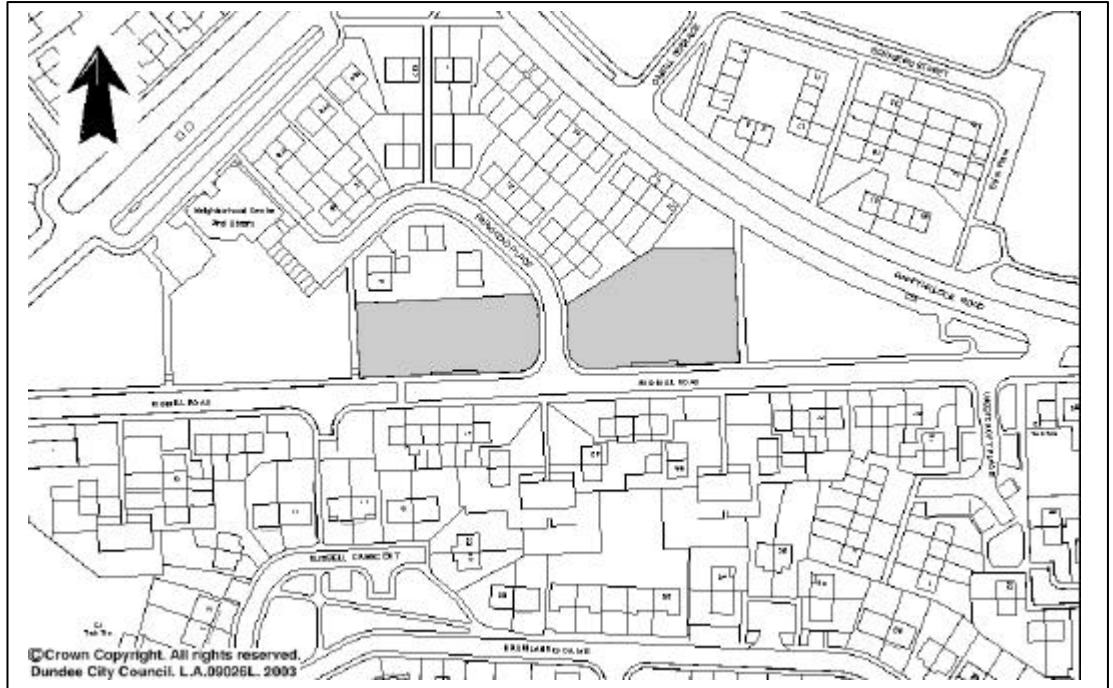
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Registered 2 Nov 2005

Case Officer Julie Young



Proposed Housing Development in Midmill Road

The erection of 10 No 2 storey residential units is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal does not comply with Policy 4 of the Dundee Local Plan Review 2005. However, the housing is for social rented and the Policy can be applied more flexibly in these circumstances. The objections do not carry sufficient weight in these circumstances to justify refusal. Therefore, the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 10 two storey semi-detached houses on land to the south of Parkhead Place and north of Midmill Road.
- Policy 4 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application and specifies the number of bedrooms and garden ground required for each proposed house.
- Five letters of objection were received from neighbouring residents and Happyhillock/Midmill Area Tenants and Residents Association stating concerns about parking problems, loss of privacy, loss of open space and adverse impact on appearance of area and residential amenity, contrary to Community Plan.
- The application was advertised as a potential departure to Policy 4 of the Dundee Local Plan Review 2005 due to the number of bedrooms within the proposed houses failing to meet the criteria set out in the Appendix to the Policy.
- It is considered that there are material reasons in these circumstances to justify the proposed development. The proposal is for social rented housing and there is a clause within Policy 4 which permits the requirements to be applied flexibly.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 10 two storey semi-detached dwellings on land to the south of Parkhead Place and north of Midmill Road, Dundee. The area of the site is 0.36 hectares.

The proposed housing mix is as follows:

2 bedrooms	4
3 bedrooms	4
4 bedrooms	2

10 car parking spaces are proposed within the development and 70% have space for a garage indicated on the plans.

The materials proposed are buff/red facing brick and white render for the walls; red/grey concrete 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 metal hairpin fencing along the front boundaries and timber fences along the side and rear boundaries.

The applicant submitted a justification for the proposed mix of housing within the development, which is due to the houses being social rented.

SITE DESCRIPTION

The application site is located within a residential area and is mainly open grassy land which is relatively flat on the north side of Midmill Road and to the south of Parkhead Place. The site is bounded on all sides by 2 storey terraced houses. There are some trees along the boundaries of the site. There are two footpaths at the east and west ends of the site, which run from Midmill Road to Parkhead Place at the west and from Midmill Road to Happyhillock Road to the east.

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 Review 2005

The following policies are of relevance:

Policy 4: Design of New Housing - standards are set out for new housing.

Policy 55: Urban Design - this policy seeks to promote good design.

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

There is no site history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and five letters of objection were received from neighbouring residents and Happyhillock/Midmill Area Tenants and Residents Association. Concerns were raised about parking problems, loss of privacy, loss of open space, adverse impact on appearance of area and residential amenity and contrary to Community Plan. The application was advertised as a potential departure to Policy 4 of the Dundee Local Plan Review on 17th November 2005 due to the overall number of bedrooms failing to meet the criteria specified in the Appendix to the Policy.

CONSULTATIONS

The Council's Forestry Officer requires details of some proposed landscaping particularly within rear garden areas.

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.

Policy 4 states that 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.

Only 60% of the houses will have 3 bedrooms or more. Therefore the proposal fails to comply with this requirement in the first instance. However the housing is social rented and Policy 4 indicates that the guidelines can be applied more flexibly in this instance. There have been some pre-application discussions with the applicant regarding the layout of the proposed development and the proposed mix. There is one car parking space per dwelling and space for a garage at more than half and this complies with the policy. 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 design, layout and materials proposed for the development are considered acceptable and will blend in appropriately with the surrounding houses. A condition will be attached to require the submission of details of finishing materials, should Members be minded to approve the application.

It is concluded from the foregoing that although the proposal does not comply with the provisions of the development plan, there are material considerations of sufficient weight to set aside the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Finalised Dundee Local Plan Review

Objections

Five letters of objection were received from residents at Midmill Road and Parkhead Place and the local residents association and their concerns relate to the loss of privacy, parking problems, loss of open space and adverse impact on appearance of area, residential amenity and contrary to Community Plan aims. There is over 20m between the objector's house and the nearest proposed house on the opposite side of Midmill Road and so it is considered there will be no loss of privacy. The required parking has been provided within the development. The site is brownfield and is not allocated as public open space within the Dundee Local Plan Review 2005. The

proposed housing will blend in with the surrounding residential area. The housing is located sufficient distance from existing houses in the area and there is sufficient distance between the new houses to ensure the protection of residential amenity.

It is concluded from the foregoing that insufficient weight can be accorded to the objections to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

There have been pre-application discussions regarding the design and layout of the proposed development and they are considered acceptable. A condition will be attached regarding the submission of details of finishing materials.

CONCLUSION

The proposal does not comply with Policy 4 of the Dundee Local Plan Review 2005. However the housing is for social rented purposes and the Policy can be applied more flexibly in these circumstances. The proposal complies with all other aspects of the Policy. The objections do not carry sufficient weight in these circumstances to justify refusal of the application.

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 Details of the proposed finishing materials and boundary fences 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.
- 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

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.