

KEY INFORMATION

Ward Law

Proposal

Amendment to layout,
erection of 6 semi-detached
houses in place of 4
detached houses

Address

Land to West of Dudhope
Garden Steps
Dudhope Terrace
Dundee

Applicant

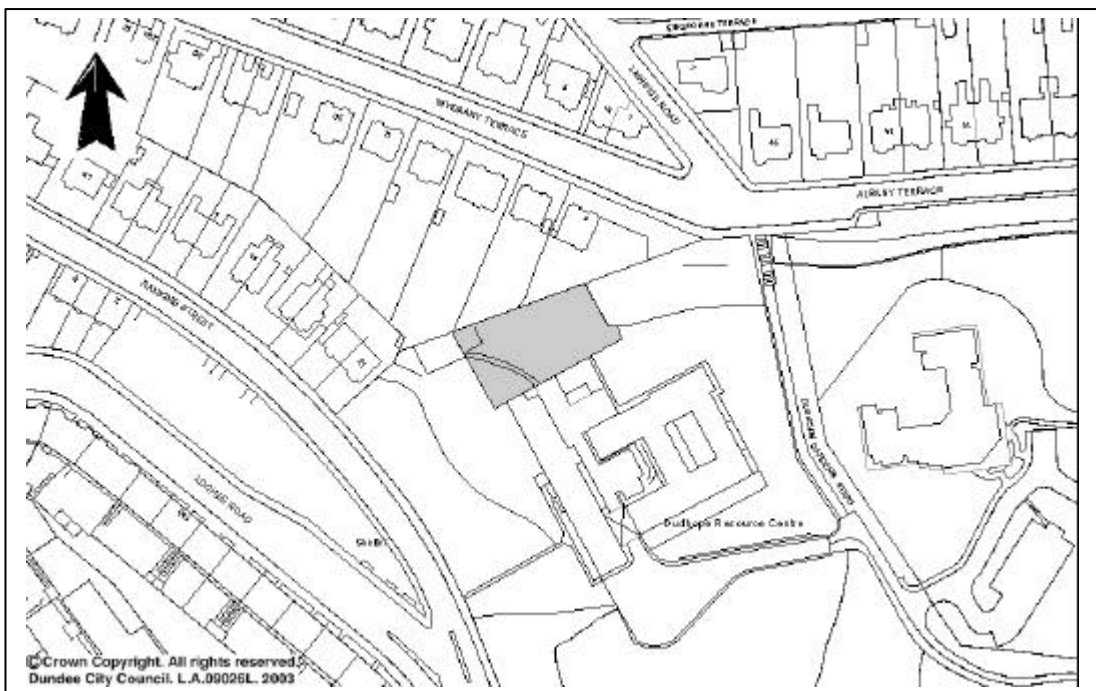
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Registered 31 Oct 2005

Case Officer D Gordon



Proposed Amendment to Housing Development at Dudhope Garden Steps

Amendment to layout. Erection of 6 semi-detached houses in place of 4 detached houses is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal will further contribute to the provision of a high quality residential development currently under construction on an isolated and sheltered site. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the substitution of 4 detached, 2 storey houses by 6 semi-detached, two and three storey houses on a site located to the east of Lochee Road and Rankine Street.
- The site previously accommodated the Dudhope Resource Centre and was granted planning permission for the demolition of the Centre and the erection of 32 dwelling houses by the Council on 28.06.2004. Construction works on this site are currently well advanced. The application now under consideration relates to the northern section of the development site only.
- The proposal has attracted two objections that relate to the adverse impact of the proposals on the environmental quality currently enjoyed by adjacent occupiers and to the design of the proposed new buildings.
- The details of the proposal are considered to be in accordance with the requirements of the relevant Local plan policies. The new housing will match the design and appearance of the recently erected dwellings to the south and it is considered that the amenities of the adjacent properties will not be significantly prejudiced by the proposals.
- There are no material considerations, including the issues raised by the objectors, that would justify the refusal of the application contrary to the policies of the development plan.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the replacement of 4, two storey detached dwelling houses, originally granted permission as part a larger development site, with 6 semi-detached dwellings.

The proposed new semi-detached houses to be located on the west side of the application site will be two storey in height and will be finished in white dry dash render, cedar lining and dark grey roof tiles. The properties will each accommodate an integral garage, lounge, kitchen / dining room and 4 bedrooms.

The central and eastern sectors of the application site will provided 2 x blocks of three storey town houses that will be finished in the same materials as outlined above. These houses will also accommodate an integral garage, utility room, family room, lounge, kitchen / dining room and 3 bedrooms.

The properties will all provide garden ground to the rear that will range from 63 sq.m. to 143 sq. m. in size.

SITE DESCRIPTION

The application site forms the north-west section of a larger residential development site that was granted planning permission for the erection of 32 dwelling houses on 28 June 2004. The development of the larger site is nearing completion and comprises of a mixture of 2 and 3 storey detached and semi-detached houses. The site previously accommodated the Dudhope Resource Centre that was demolished to make way for the current residential development.

The site of the former Centre site sits in an elevated position above Dudhope Terrace and Rankine Street. While the site is physically prominent in the local area it is heavily screened by the surrounding mature planting. The new residential area is generally flat although the application site slopes in an east to west direction. A substantial stone wall forms the northern boundary of the site and separates the development from the rear gardens of the residential properties in Inverary Terrace. The residential properties on Rankine Street are located to the north west of the site.

Access to the plots is to be taken from the new central access road which

serves the new housing. This roadway runs southwards to meet Dudhope Terrace.

The surrounding area accommodates a variety of uses including residential, educational, religious and medical.

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 and sustainable communities, encouraging the development of an appropriate range of services close to and within housing areas. 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 4: Design of New Housing. The design and layout of new housing in the city should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained within Appendix 1 of the Local Plan unless certain circumstances dictate otherwise.

Policy 55: Urban Design. For all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest that incorporate architectural and landscape features and reflect and enhance the historic street layouts, significant views and vistas. All development will, in its design and layout, be expected to contribute to an

environment that is safe and accessible to all.

Policy 70: Semi - Natural Greenspaces of Local Nature Conservation Importance. This policy was of relevance to the original planning application for the development of the larger site for housing purposes as a Site of Importance for Nature Conservation and a Community Wildlife Site are located on the southern and part of the western boundary of the site. These identified areas are located some 60 metres distant from the smaller site now under consideration and the terms of Policy 70 are not considered to be of relevance in this instance.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Designing Places - Policy Statement for Scotland (Scottish Executive 2000). This document sets out the policy context for raising the standards of urban development in Scotland

Planning Advice Note 67 - Housing Quality 2003. This explains how 'Designing Places' above 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.

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Urban Design Guide.

LOCAL AGENDA 21

The development will result in the redevelopment of a brownfield site and is therefore considered to be sustainable and consequently consistent with the aims of Local Agenda 21.

SITE HISTORY

04/00385/FUL - Erection of 32 dwelling houses on the site of the former Dudhope Resource Centre. This application was referred to Scottish Ministers for consideration as the Council had, at that time, a financial interest in the site (owners).

The application was approved permission on 28 June 2004.

PUBLIC PARTICIPATION

The applicants have undertaken the required neighbour notification procedure. Two objections to the proposals have been received from surrounding occupiers. The main issues raised relate to:-

- 1 The impact of the proposals on the privacy of the adjoining occupiers.
- 2 The design of the new buildings

Copies of these objections can be viewed in the Members Lounges. It is intended to offer comments on the terms of the objections raised in the 'Observations' Section below.

CONSULTATIONS

There were no adverse comments from the consultees.

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 1: This policy seeks, amongst other things, 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.

With regard to layout and design, the proposal under consideration involves the substitution of four detached, two storey houses with 6 semi-detached, two and three storey houses on the north-west sector of a larger development site that was granted permission for 32 houses in 2004. This section of the site was originally identified for the erection of 7, three storey townhouses. However, these

house types were amended to 4, two-storey detached dwellings by the applicants due to the potential impact of the new buildings on the adjacent occupiers, particularly to the properties on Rankine Street.

The west-most of the three new housing blocks proposed will be 2-storey in height. The applicants have advised that the design and the position of the house on Plot 1 remain unchanged from the original grant of consent other than the change to a semi-detached house type. It is this Block that has the greatest potential to have an adverse impact on the existing residential properties on Rankine Street. As the house remains virtually unchanged from the design previously approved, it is concluded that there will be no increased adverse impact on the existing neighbouring properties.

With regard to the new houses on Plots 3 - 6, these will be 3-storey in height and will be of the same design and appearance as the townhouses that have already been approved and constructed on the remainder of the site to the south. These plots are separated from the garden grounds of the properties to the north by a substantial stone wall that is approximately 3.5 metres in height. It is accepted that these new townhouses will overlook the rear garden areas of the properties of Inverary Terrace to the north. However, these gardens are steep sloping (north east to southwest) and are heavily planted in trees and shrubs and it is considered that, due to these characteristics, the impact on the privacy of the occupiers of the properties to the north will not be significantly prejudiced. It is also concluded that the proposal will not result in any reduction in privacy (window to window distance), reduction in daylight or any increased overshadowing of the houses of these neighbouring properties to the north.

With regard to the design of the proposed dwellings, this will match the design and appearance of the houses that have already been approved and constructed on the remainder of the housing site located to the south. The majority of the site has been very successfully developed with the resultant creation of a high quality residential development that sits very comfortably in this isolated enclave that is surrounded to a greater extent by mature planting.

There are no issues of traffic movement, noise or smell associated with this application.

In light of the foregoing it is concluded that the proposals are in accordance with the requirements of Policy 1 of the Local Plan.

Policy 4 and Policy 55 relate to the design of new housing within the city and to the requirement for good urban design. It is considered that the matter relating to the design, layout and appearance of the proposed new houses has been discussed and discharged in consideration of Policy 1 above.

With regard to the house type proposed, the dwellings will all accommodate a minimum of 3 bedrooms. Each house will have an integral garage plus one off-street car parking space in front of the building. The properties will each have rear garden areas and these will range in size from 63 sq.m to 143 sq.m.. This exceeds the policy requirement of a minimum of 50 sq.m. of private space / dwelling.

It is concluded from the foregoing that the proposal complies with the terms of both Policy 4 and Policy 55 of the Local Plan.

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:

Submitted objections

The proposal has been the subject of two objections from neighbouring properties. The issues raised by the objectors relate to the impact the proposals will have on the environmental quality of the adjacent occupiers and the proposed design of the new buildings. It is considered that these matters have been fully discussed and discharged in consideration of Policy 1, Policy 4 and Policy 55 of the Dundee Local Plan Review above.

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 scale form, appearance materials and layout of the proposed alterations will all match those of the dwellings that have already been erected on the site to the south. The development has been shown to be innovative and qualitative in design that has resulted in the successful redevelopment of this brownfield site.

CONCLUSION

The proposed redevelopment of this small area with two and three storey, detached and semi-detached housing to match the housing that has already been constructed to the south is welcomed. The proposals will not significantly impact on the environmental quality enjoyed by the surrounding local residents or detract from the amenities of the adjacent occupiers. The proposals are considered to be of a high quality design that is in accordance with the policies of the Local Plan and there are no material considerations that would justify the refusal of his application contrary to these policies.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.