

KEY INFORMATION

Ward East Port

Proposal

Outline consent for 2 three storey houses townhouses with integral garage and parking

Address

23 Erskine Street
Dundee DD4 6RQ

Applicant

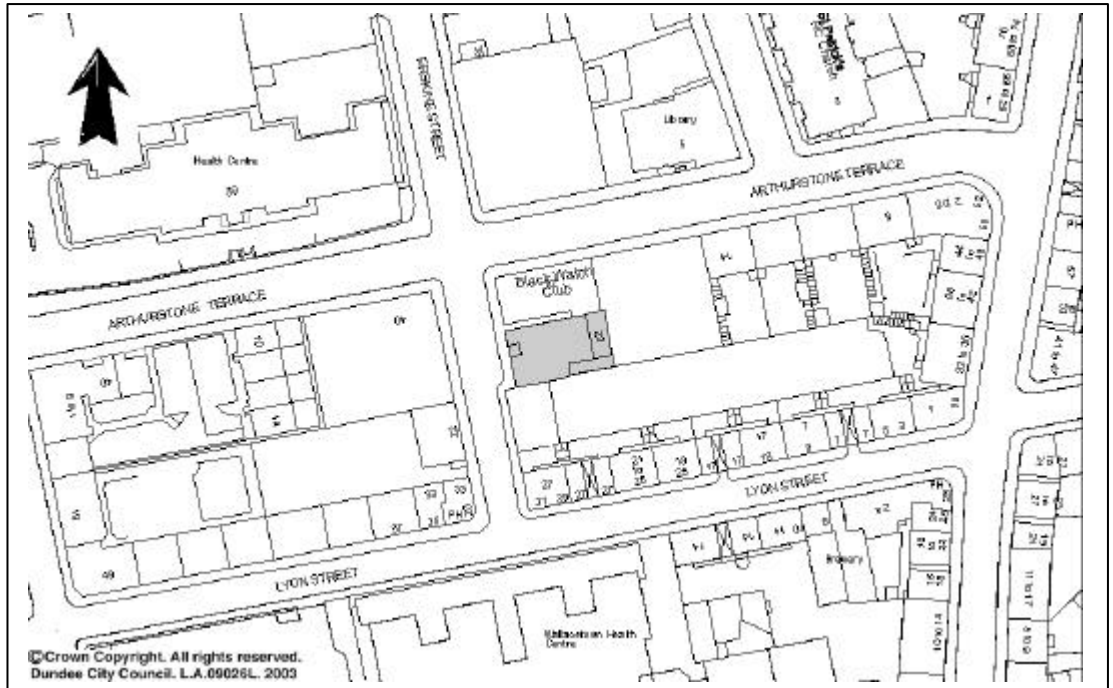
Mr & Mrs W McGregor
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Castle Huntly
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Dundee DD2 5HJ

Agent

Scot Graeme Development
Ltd
12 Commercial Street
Newtyle
Angus PH12 8UA

Registered 15 Nov 2005

Case Officer Julie Young



Two Townhouses Proposed in Erskine Street

The outline consent for 2 three storey townhouses with integral garage and parking is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with Policies 1 and 4 of the Dundee Local Plan 2005. There are no material considerations that would justify the refusal of the outline planning application. Therefore, the proposal is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Outline planning permission is sought for the erection of two townhouses at 23 Erskine Street, Dundee.
- The proposal raises issues for consideration in terms of Policies 1 and 4 of the Dundee Local Plan Review 2005.
- The application was advertised as a potential departure to Policy 4 of the Dundee Local Plan Review 2005 due to minimal garden ground being provided.
- The application was advertised under the statutory neighbour notification process and no objections were received.
- The proposal is considered acceptable and a detailed planning application will further address any concerns regarding layout and design of the houses.

DESCRIPTION OF PROPOSAL

Outline planning permission is sought for the erection of two townhouses at 23 Erskine Street, Dundee. Indicative layout plans have been submitted showing two semi-detached townhouses with driveways at the front and garden ground to the rear (east).

SITE DESCRIPTION

The application site is located on the east side of Erskine Street. The site is a vacant builders yard, which has not been in operation for over a year. There is a social club immediately to the north of the site. New housing is being built and is almost complete to the east of the social club, along Arthurstone Terrace. There are 4 storey tenement flats to the south of the site, which front onto Lyon Street and also on the opposite side of Erskine Street.

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 City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 4: the design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of the Local Plan.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

Scottish Planning Policies, Planning Advice Notes and Circulars

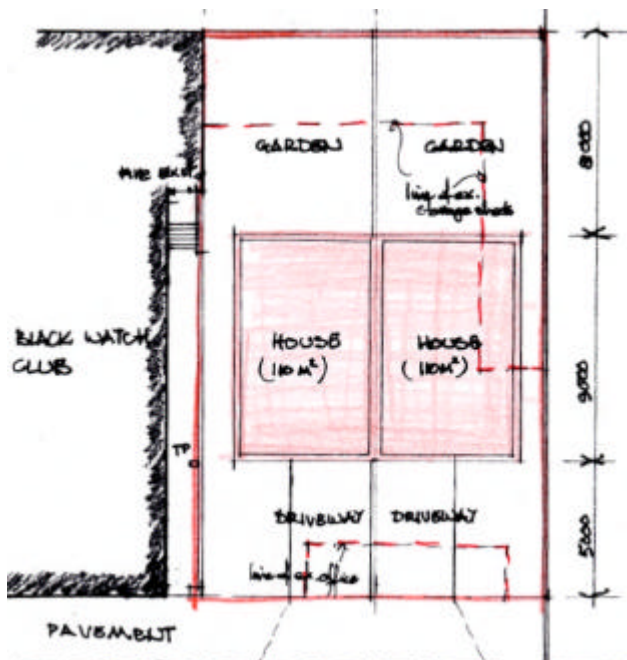
There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

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

LOCAL AGENDA 21

Key Theme 15 of Local Agenda 21 is of relevance to the determination of the application. It seeks to ensure that



diversity and local distinctiveness are valued and protected.

SITE HISTORY

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

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no letters of objection were received.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has indicated that due to the previous use of the site as a slaters/builders yard, there are a range of potentially contaminative materials that could be present on the

site. Therefore an investigation of potential contamination of the land should be carried out and remediation measures proposed, if required. This requirement will be attached as a condition.

In terms of noise, the Head of Environmental Health requires any noise from the adjacent social club to be inaudible within the proposed houses and a condition will be attached.

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.

In terms of Policy 1 the site is located within a predominantly residential street and as such the proposal is acceptable in principle.

The site is located within the Inner City, where all houses should have at least two bedrooms, gross internal floor area of living accommodation of 100sqm, two car parking spaces, 50sqm garden ground and 18m between facing habitable room windows.

The illustrative drawings indicate that the two townhouses have 110sqm of living accommodation, 60sqm of garden ground each, integral garages on the ground floor of the townhouses, parking spaces in front of the houses and more than 18 metres between any facing windows. It is therefore considered that the proposal complies with Policy 4 and the associated Design Standards.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The Head of Environmental Health and Trading Standards has raised concerns regarding potential contamination of the site and potential noise issues for future occupants of the houses due to noise from the adjacent social club. Both these issues will be addressed through the use of conditions.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The application drawings are indicative in nature and therefore the design of the house would be considered under the reserved matters.

CONCLUSION

It is concluded that the proposal complies with the relevant provisions of the development plan. There are no material considerations that would justify the refusal of this application. Therefore the recommendation is for approval.

RECOMMENDATION

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

- 1 The approval of the City Council shall be obtained to the following reserved matters before any development is commenced viz: the siting of the building(s) the design of the building(s) the external appearance of the building(s) the means of access to the building(s) the landscaping of the site.
- 2 Application for approval of the matters referred to in condition (1) above must be made within 3 years of the date of this permission.
- 3 No construction shall commence on site until an investigation of potential contamination, under the terms of Planning Advice Note 33: Development of Contaminated Land, has been carried out and the results have been submitted to and verified by the City Council.

- 4 Any measures required to remediate the site as detailed in condition 3, shall be fully implemented as detailed by that report and validated in writing for the approval of the City Council prior to the occupation of any of the buildings.
- 5 Glazing shall be installed in accordance with paragraph 5.1 of the noise impact assessment report 05049 dated 18th July 2005.

Reasons

- 1 To reserve these matters for future consideration by the Council.
- 2 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 3 In the interests of the amenities of the future occupants of the residential accommodation.
- 4 In the interests of the amenities of the future occupants of the residential accommodation.
- 5 To protect the amenity of future occupants of the townhouses from unacceptable noise levels .