

KEY INFORMATION

Ward Camperdown

Proposal
Erection of 12 town houses

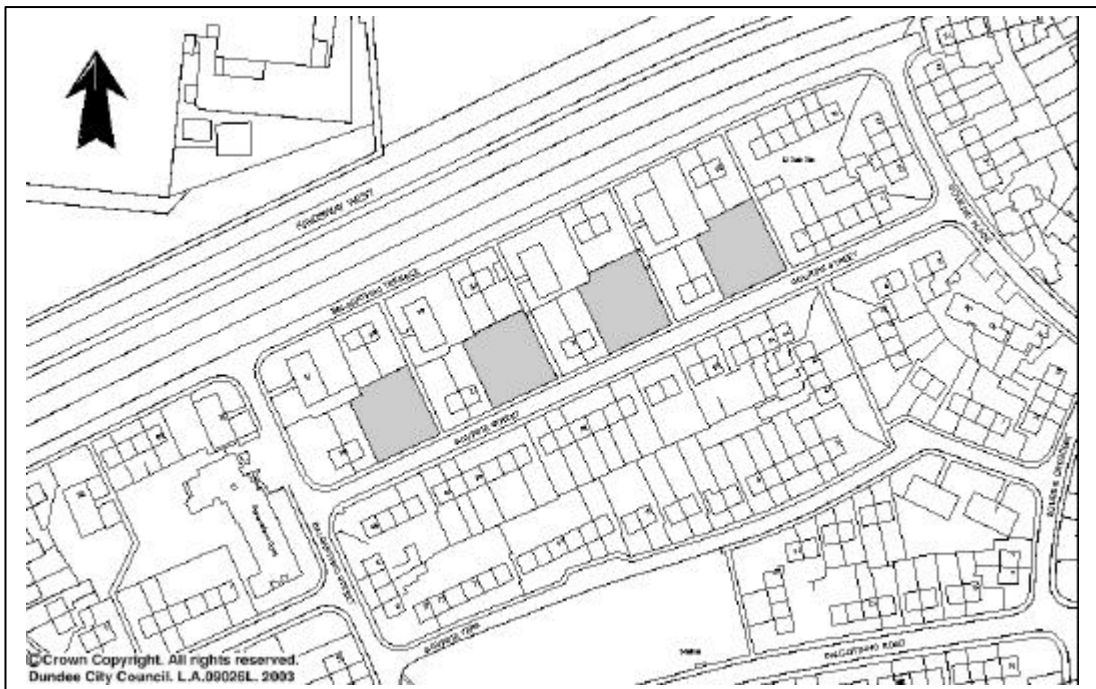
Address
Plots 13, 19, 25 & 31
Gourdie Street
Dundee

Applicant
Casepath
Top Left, 2 India Buildings
86 Bell Street
Dundee
DD1 1HN

Agent
James Paul associates
4 Brook Street
Broughty Ferry
Dundee
DD1 5DP

Registered 21 Nov 2005

Case Officer S Cooper



Proposed Housing Development in Gourdie Street

The erection of 12 town houses is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

It is concluded that the proposal is contrary to the provisions of Policy 4 of the Dundee Local Plan Review 2005. The views of the objectors are not supported. There are no material considerations that would justify the granting of planning permission contrary to the provisions of the development plan. Accordingly it is recommended that the application is **REFUSED**.

SUMMARY OF REPORT

- The proposal is for the erection of 12 townhouses at Gourdie Street, Dundee. The proposed houses would be on 4 separate plots of land, with a row of three townhouses on each plot.
- The proposal raises issues for consideration in terms of Policy 1 and Policy 4 of the Dundee Local Plan Review 2005.
- Three letters of objection have been received relating to car parking and vehicular access.
- It considered that the proposal is contrary to the provisions of Policy 4 of the Dundee Local Plan Review 2005. The views of the objectors are not supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 12 townhouses on 4 separate plots of land on the north side of Gourdie Street, Dundee. The proposal is for the erection of a terrace of three townhouses on each plot.

The proposed townhouses would be two storeys in height and would have integral garages. A driveway would be formed in front of the integral garages. Each of the proposed townhouses would have 3 bedrooms and private garden ground to the rear. The external walls of the proposed houses would be rendered and the pitched roofs would be clad with grey concrete tiles. Bin stores would be provided in front of the houses.

SITE DESCRIPTION

The application relates to 4 separate plots of land on the north side of Gourdie Street. The plots are roughly square in shape and generally slope upwards from the south west to the north east.

The plots are located in a predominantly residential area and are bounded by residential properties to the north, east and west, with Gourdie Street to the south. Car parking in Gourdie Street is mainly on the street although some properties have driveways to the front.

There are a mixture of house types in the area. There are predominantly two storey high terraced rows on the south side of Gourdie Street, pairs of two storey semi-detached houses on the north side of Gourdie Street, with 4 storey flatted blocks to the north at Balgarthno Terrace. The existing houses in the area generally have dark brown rendered external walls and concrete roof tiles.

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 seeks to safeguard the

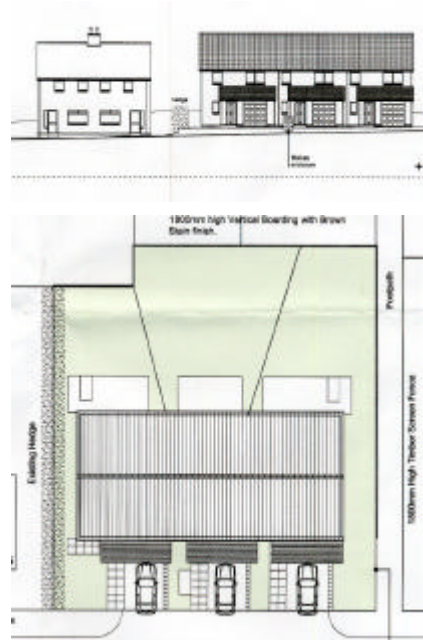
amenity of residential areas in terms of design as well as layout, parking and traffic movement, and noise and smell issues.

Policy 4: Design of New Housing seeks to ensure that all new housing in Dundee is of a high standard. As such all new development will be required to conform to the design standards contained in Appendix 1 of the Local Plan. For the purposes of the Design Standards the application site lies in the Suburban zone.

The criterion relevant to the Suburban area are:

House Type

75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100 sq. m.



Parking

All tenures should have 1 space within the curtilage of each house. Private houses with 3 or more bedrooms should have at least 2 spaces. In addition 50% of all houses should have a garage or a space for one.

Amenity/Garden Space

On brownfield sites a minimum useable garden ground of 120 sq. m. should be provided for all houses. Within private developments, 40% of houses should have more than 160 sq. m. of useable garden ground.

Privacy

18 metres between facing windows of habitable rooms.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

SPP3 - Planning for Housing

PAN 67 - Housing Quality

Designing Places, a Policy Statement for Scotland

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

The Dundee Urban Design Guide

LOCAL AGENDA 21

The proposal is for the development of a brownfield site. It is therefore considered that the proposal is consistent with the aims of Local Agenda 21.

SITE HISTORY

There is no planning history of relevance.

PUBLIC PARTICIPATION

The applicant has carried out the Statutory Notification of Neighbours and the proposed development was also advertised in the 'Dundee Courier & Advertiser' as a departure from Policy 4 of the Dundee Local Plan Review 2005.

Three letters of objection were received. The grounds of objection are that:

- * The proposed development would exacerbate an existing on-street parking problem in the area; and
- * The proposal would lead to road safety issues for both vehicles and pedestrians by virtue of the accesses being formed onto the narrow street of Gourdie Street.

It is intended to comment on these matters in the 'Observations' section of this report. Copies of these letters are available for inspection in the Members' Lounges.

CONSULTATIONS

No adverse comments were received from 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.

The proposal raises issues for consideration against Policy 1 of the Dundee Local Plan Review 2005 in terms of design and layout, and parking and traffic movement. The proposal raises no issues in terms of noise or smell and therefore those parts of Policy 1 are discharged.

In terms of design and layout, the proposed townhouses would be arranged in 4 separate terraces of 3 townhouses. Each would have an integral garage. The townhouses would have pitched roofs and would be two storeys in height. The external walls would be rendered and the roofslopes would be clad with concrete tiles.

There is a mixture of house type in the area, ranging from terraced rows on the south of Gourdie Street, pairs of semi-detached houses on the north of Gourdie Street and 4 storey flatted blocks at Balgarthno Terrace. The existing housing is of a simple architectural form. The proposed houses are slightly set back from the existing building line on the North side of Gourdie Street.

The proposed houses would be of a relatively simple design and would be finished with materials that would respect the finishes of the existing houses of the area. It is considered that the proposal would not be detrimental to the residential amenity of the area by way of design or layout.

The proposal raises issues in terms of parking and traffic movement. As there is no dedicated car parking in curtilage of the existing houses on Gourdie Street on street parking is commonplace. The Dundee Local Plan Review 2005 requires at least 2 car

parking spaces within the curtilage of each new house with 3 or more bedrooms. The proposal as it was originally submitted failed to comply with the parking requirements of the local plan. However, amended plans were submitted that provided sufficient levels of car parking. It is therefore considered that in terms of car parking and traffic movement, the proposal is not contrary to the provisions of Policy 1 of the Dundee Local Plan Review 2005.

In terms of Policy 4, the proposal is assessed against the 'Suburban' criteria.

Each of the proposed townhouses would have 3 bedrooms and therefore the proposal complies with this particular part of the Design Standards.

In terms of car parking provision, each house would have an integral garage and a driveway in front of the house. It is intended that the driveway would be used as a parking space. As originally submitted, the driveways would measure only 4.2 metres in length from the back edge of the road. At such a short distance the driveways would not meet the minimum requirements for a car parking space. It would not be possible to open the garage door with a car parked on the driveway without the end of the car overhanging the road. This would be unacceptable in road safety terms.

However, amended plans were submitted showing the driveways extended to 5 metres in length, and the garages having roller shutter doors. Appropriate provision has also been made for some properties to have 2 off street spaces in addition to the integral garage. Therefore the proposal complies with the car parking requirements of Policy 4 of the Dundee Local Plan Review 2005.

Policy 4 requires that a minimum of 120 sq. m. of useable garden ground is provided for each house. None of the proposed houses would have useable garden ground of at least 120 sq. m. The largest garden area would be below 100 sq. m. Consequently the proposal is contrary to the provisions of Policy 4.

The proposal would comply with the privacy requirements of at least 18 metres between facing windows of habitable rooms.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are the views of the objectors.

The grounds of objection relate to the exacerbation of on street parking in the area, and that the vehicular accesses to the proposed houses are inadequate.

These matters are considered in greater detail above. It is concluded that the proposal accords with the provisions of the development plan in terms of car parking.

It is therefore concluded that the views of the objectors are not supported.

Notwithstanding, the proposal is contrary to the provisions of Policy 4 in terms of amenity space provision. There are no material considerations that would justify the granting of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

Design

As stated above it is considered that the proposed townhouses are of an acceptable design quality.

CONCLUSION

It is considered that the proposal is contrary to the provisions of Policy 4 by virtue of the inadequate provision of private useable garden ground. The views of the objectors are not supported. There are no material considerations that would justify the granting of planning permission contrary to the provisions of the development plan. It is therefore recommended that the application be REFUSED.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

Reason

The proposal does not provide the minimum of 120 sq. m. useable garden ground for each new house. Consequently the proposal is contrary to the provisions of Policy 4 of the Dundee Local Plan Review 2005.