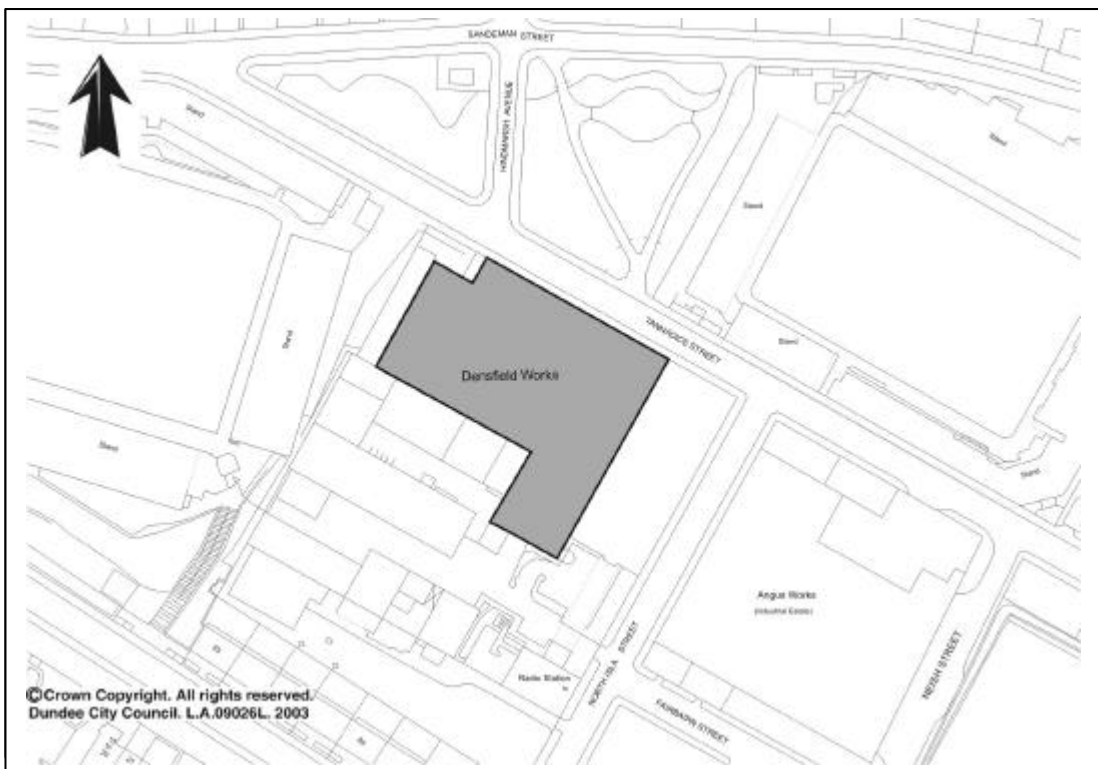


KEY INFORMATION**Ward** Stobswell**Proposal**

Erection of 23 houses

AddressDensfield Works
Tannadice Street
Dundee**Applicant**Servite Housing Association
118 Strathern Road
Broughty Ferry
DD5 1JN**Agent**KDM Architects
15 Camperdown Street
Broughty Ferry
Dundee
DD5 3AA**Registered** 15 Feb 2006**Case Officer** Julie Young

New Housing Development Proposed in Tannadice Street

The erection of 23 new houses is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

Proposal complies with the Policies in the Dundee Local Plan Review 2005 and the objections are not supported. The redevelopment of this brownfield inner city site for housing is welcomed. The application is therefore recommended for **APPROVAL** subject to condition.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 23 houses on the site of the former Densfield Works on Tannadice Street.
- The application raises issues for consideration in terms of Policy 4 of the Dundee Local Plan Review 2005.
- Two letters of objection were received regarding access problems, parking issues, noise concerns from an adjacent steelworks and football grounds, contrary to Local Plan, adverse impact of the surrounding environment on residential amenity and potential contamination of site.
- It is considered that the proposal complies with Policy 4 of the Dundee Local Plan Review 2005. A number of objections have been addressed in the application and conditions can address some other concerns. It is considered the objections do not carry sufficient weight to merit refusal of the application.

DESCRIPTION OF PROPOSAL

The proposal is for the erection of 23 houses at the former Densfield Works, Tannadice Street, Dundee for Servite Housing Association. The site area is 0.47 hectares. The houses are all 2 storey, 22 are semi-detached and one detached. They have a mixture of two and three bedrooms.

The proposed finishing materials are red/brown facing brick, off white dry dash render, coloured cladding panels and grey concrete tiled roofs.

All the garden areas are 50sqm or more and 30% have more than 75sqm. The houses will be accessed from an existing access off Tannadice Street, at the east end of the site.

SITE DESCRIPTION

The application site is located on the south side of Tannadice Street and it is used as a coach parking area for the adjacent football stadium. A physiotherapy practice is located at the west end of the site. There is a 2 storey steelworks building to the east, which is on the corner of North Isla Street and Tannadice Street. A football stadium is located on the opposite side of Tannadice Street. There are single storey brick buildings with slate roofs to the south.

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 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 development will be required to conform to the Design Standards contained in Appendix 1 of this Local Plan unless:

- a the City 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.

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

In addition, new housing development should meet "Secured by Design" standards. New residential streets should be designed to promote low vehicle speeds of 10 m.p.h. or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.



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

The proposed development is considered to be sustainable as it is re-using an inner city brownfield site.

SITE HISTORY

Planning permission was granted for an outdoor market on the site in 1997 and 2000.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and two letters of objection were received from neighbouring businesses with the following concerns:

- 1 Unsuitability of housing within an industrial area and contrary to Local Plan;
- 2 Access difficulties;
- 3 Noise issues for future occupants from industrial businesses;
- 4 Loss of parking facilities for football matches;
- 5 Loss of access to Sports Injury Clinic;
- 6 Unsuitable site for future occupants, who it is assumed will be elderly; and
- 7 Contamination problems.

The objections are discussed in detail in the "Observations" below. Copies of the objection letters are available for viewing in the Members' Lounges.

CONSULTATIONS

The Head of Environmental Health and Trading Standards states that there is potential contamination on the site due to historic uses. Therefore an investigation will have to be carried out by the applicant of potential contamination and remediation measures provided to clear the site. A desktop study and some investigative work has been carried out to date but further investigation is required to ensure there is no potential contamination problem.

The Head of Environmental Health and Trading Standards has commented on potential noise issues. The proposal is within an inner city area and it is appreciated that there will be a certain level of background noise from the surrounding environment. The proposal has been assessed with windows of the proposed houses closed and it is concluded that the proposal is acceptable, provided the mitigation measures as discussed in the submitted noise report are implemented. A condition will be attached to ensure that these mitigation measures are incorporated into the development.

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 is for the erection of 23 houses on the south side of Tannadice Street, on the site of the former Densfield Works. The proposal is by Servite Housing Association. The houses are accessed from an existing road at the east end of the site. The houses are all 2 storey with two or three bedrooms and all but one are semi-detached.

In terms of Policy 4, the overall aim is to promote high quality new housing. The means of achieving this high standard is set out in the associated design standards. The main criteria to consider are the design and layout of the houses, car parking provision, garden space and privacy, and the residential amenity of future and existing residents.

Various negotiations took place with the applicant in terms of design and layout and amendments were submitted throughout the application process. The applicant also consulted with Tayside Police Architectural Liaison Officer in terms of "Secured by Design". The layout and design are considered acceptable. It was considered fronting plots 18 to 22 onto Tannadice Street but the applicant discussed this option with the architectural liaison officer and the option was dismissed. He stated that "one of the basic tenets of Crime Prevention through Environmental Design and more formally through Secured by Design is the desire for housing developments to be so arranged as to promote feelings of community, with interaction between the dwellings and to provide the maximum use of natural surveillance opportunities. The layout as presented

fulfils the above, given the restrictions the site itself puts in place. Similarly, rotating the houses at plots 18 to 22 to have the frontages of the properties onto Tannadice Street would mean the rear of them facing into the new street an denying the necessary surveillance opportunities from neighbouring properties. This would have a serious impact upon any proposed Secured by Design application." In addition, the provision of driveways onto Tannadice Street would be unacceptable from the Road Policing Inspector's point of view and from a road safety aspect.

The proposal provides the required car parking spaces with each house, garden ground and privacy standards. The amenity for occupants at plots 1 to 9 was raised as a potential issue due to the proximity of a 2 storey industrial building to the east. Noise levels have been assessed and they are considered acceptable, provided that proposed mitigation measures such as improved glazing are incorporated within the development. Although there will be some overshadowing of rear gardens, the houses will benefit from full sunlight from the south from midday and only early morning sunlight will be affected. Within inner city areas, which are fairly densely developed, it is appreciated that surrounding buildings may affect the level of sunlight received by properties. It is considered that the amount of sunlight received by these properties is acceptable. Given the above, it is considered that the proposal complies with the terms of Policy 4.

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:

Objections

As discussed above, two letters of objection were received and the issues raised are considered in the following.

- 1 Unsuitability of housing within an industrial area and contrary to Local Plan

The site is not allocated for industrial purposes and is therefore not contrary to any Economic Development Policies. The proposal has been assessed against Policy 4 of the Plan and it

is considered that it is fully compliant.

- 2 Access difficulties

The access into and out of the site from Tannadice Street is considered acceptable. There is public transport within close proximity to the site for residents' convenience.

- 3 Noise issues for future occupants from industrial businesses

The applicant submitted a noise report and this has been assessed by the Head of Environmental Health and Trading Standards. The conclusions are that the proposed development is acceptable, provided the proposed mitigation measures as outlined in the report are implemented. A condition will be attached to address this issue.

- 4 Loss of parking facilities for football matches

The applicant submitted a copy of an extract from title deeds from the owner of the land, which does not refer to any requirement for this land to be set aside for parking provision for football matches. Tayside Police do not have any objection to the proposal and are satisfied that there are adequate parking facilities elsewhere for coach parking for football matches.

- 5 Loss of access to Sports Injury Clinic

This is a legal issue between landowners and occupants. An 1800mm wide access has been retained for the Clinic from Tannadice Street.

- 6 Unsuitable site for future occupants, who it is assumed will be elderly

The applicant has not indicated that the housing will be specifically for elderly people. However there are no constraints within the site which would prevent the houses being occupied by elderly residents.

- 7 Contamination problems

The applicant has submitted a desk study and some investigative work has been carried out. A condition will be attached to ensure that further

investigation and proposed mitigation measures are submitted for approval, prior to development commencing on site.

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. It is therefore recommended that planning permission be granted with conditions.

Design

The redevelopment of this brownfield site is welcomed at this inner city location. The design and layout of the houses are considered acceptable and there will be a high level of amenity for occupants.

CONCLUSION

The proposal complies with Policy 4 of the Dundee Local Plan Review 2005 and the objections are not supported in these circumstances. There are no other material considerations that would 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 heights and finishes of all boundary treatments, which shall include a wall along Tannadice Street with features at the entrance to the site, 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 The development shall comply with the mitigation measure as outlined in the Noise Impact Assessment report dated 12th May 2006 by The Charlton Smith Partnership
- 4 Development shall not begin until an assessment is made of potential contamination on the site and this assessment has been submitted to and approved in writing by the Council. Should

contamination be identified then a scheme to deal with it shall be submitted to and approved in writing by the Council.

The scheme shall contain details of proposals to deal with contamination to include:

- a the nature, extent and type(s) of contamination on the site;
- b measures to treat/remove contamination to ensure the site is fit for the use proposed;
- c measures to deal with contamination during construction works; and
- d condition of the site on completion of decontamination measures.

Before any unit is occupied the measures to decontaminate the site shall be fully implemented as approved 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 that the amenity of future occupants is not adversely affected by noise disturbance from neighbouring industrial businesses.
- 4 To ensure that the site is fit for the proposed use.