

KEY INFORMATION

Ward Longhaugh

Proposal
Erection of 53 Residential units

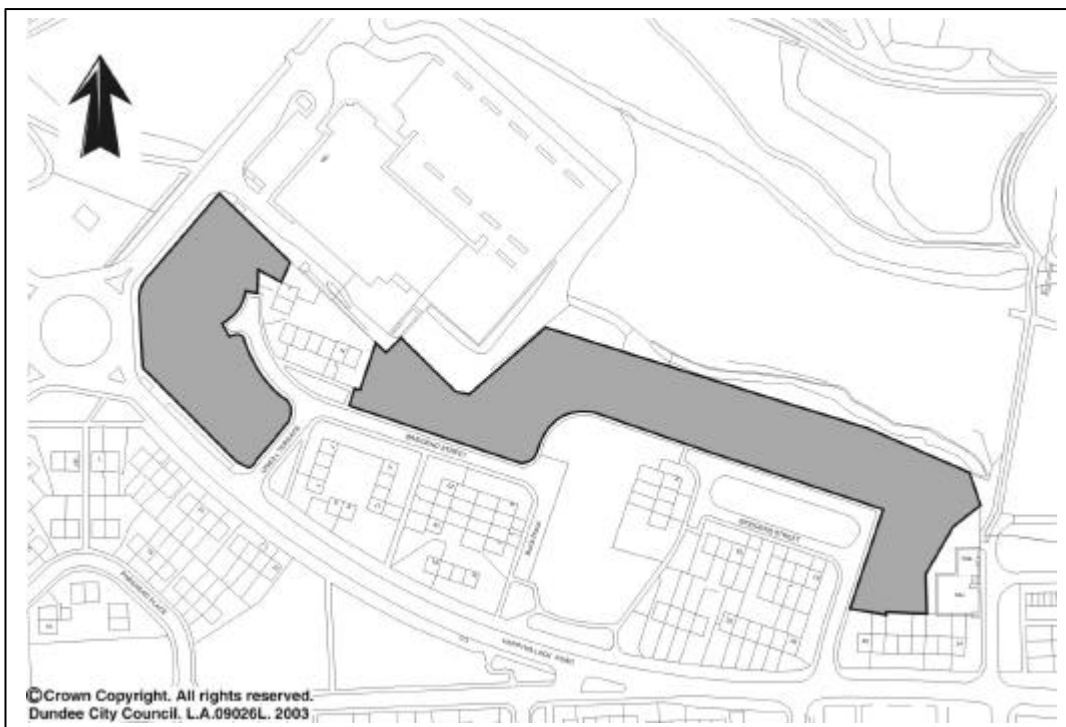
Address
Land Northwest of O'Neill Terrace North of Bridgend Street
DUNDEE

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Registered 16 May 2006

Case Officer J Young



Proposed Housing Development north of Bridgend Street

The erection of 53 Residential units is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policy 4 of the Dundee Local Plan Review 2005. The applicant has addressed concerns of the objectors. The objections are not supported and the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought of the erection of 53 houses on brownfield land to the north west of O'Neill Terrace and north of Bridgend Street.
- Policy 4 of the Dundee Local Plan Review 2005 is relevant to the determination of the application and sets guidelines to be met for new housing developments.
- Six letters of objection were received on the grounds of traffic, parking and access issues; adverse effect on residential amenity and loss of open space.
- The application was deferred from the August Committee Agenda in order that the provision of further car parking within the site could be investigated for existing residents at O'Neill Terrace and Bridgend Street.
- It is considered that the proposal complies with Policy 4 in terms of parking, garden ground and other requirements. The applicant addressed the objections by providing additional parking spaces and some of these are outwith the application site boundary. The objections are not supported in these circumstances.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 53 houses on brownfield land at O'Neill Terrace and Bridgend Street. The houses are all 2 storey and are a mixture of detached and semi-detached and have 3 or 4 bedrooms. Two car parking spaces are provided with all houses and 50% have space for a garage. 6 visitor parking spaces have also been provided within the site. There are two access points at the west and east end of the sites and these provide through access.

SITE DESCRIPTION

The site comprises some 1.6 hectares of grassy space which is brownfield land. The application site is located on the west side of O'Neill Terrace and north side of Bridgend Street. The site is bordered by 1950s 2 storey terraced Council-built housing. A small shopping centre is located to the north along Pitkerro Road. A series of footpaths run along the boundary of the site and there numerous trees within the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 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 20 mph 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

The following are of relevance:

Scottish Planning Policy 3: Planning for Housing reflects the key planning policies in Scottish Planning Policy 1: The Planning System and addresses them in relation to new housing.

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 explains how "Designing Places" 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

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 and in general accordance with the Council's Agenda 21 policies as it involves the reuse of a brownfield site.

SITE HISTORY

There is no site history of direct relevance to the application site. The site was unsuccessfully marketed for housing a number of years ago.

PUBLIC PARTICIPATION

The application was advertised as a potential departure to Policy 4 of the Dundee Local Plan Review 2005 on 29 May 2006.

Statutory neighbour notification was carried out and six letters of objection were received on the grounds of:

- 1 Traffic, parking and access issues;
- 2 Adverse impact on residential amenity due to noise;
- 3 Loss of open space;
- 4 No visitor parking spaces;
- 5 Loss of privacy

Copies of the objection letters are available for viewing in the Members' Lounges.

CONSULTATIONS

The City Engineers have advised that a Sustainable Urban Drainage System will be required for the development.

The Health and Safety Executive (HSE) have been consulted as the site lies within a zone of risk for hazardous substances, due to its close proximity to Midmill Gasholder. HSE do not advise against the grant of planning permission and therefore the application does not require to be referred to the Health and Safety Executive.

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 proposed development is for 53 two storey semi detached and detached houses on land at O'Neill Terrace and Bridgend Street. The land is brownfield and has been sold by the Council as it is surplus to their requirements. The proposal was initially advertised as contrary to Policy 4 of the Dundee Local Plan Review 2005 as some of the gardens were not the minimum 120sqm size. The applicant has since amended the plans to ensure the proposal complies with Policy 4.

Policy 4 of the Dundee Local Plan Review 2005 requires houses with 3 or more bedrooms to have 2 car parking spaces and 50% should have a garage or space for one. All houses have two parking spaces and 27 of the houses have space for a garage. The applicant is also providing 6 visitor parking spaces within the site. On brownfield sites a minimum private useable garden ground of 120sqm should be provided for all houses and within private developments, 40% should have more than 160sqm. All gardens meet the minimum requirement of 120sqm and 41.5% of properties have over 160sqm. The proposal complies with all these requirements and therefore it is in accordance with 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:

Deferral

Dundee City Council Development Quality Committee

The application was deferred from the August Committee Agenda as Members considered that further car parking spaces are required for existing residents due to their on-street parking provision being decreased with the proposed housing development.

Objections

The following points were raised as objections and the merits of each point are discussed below:

- 1 Traffic, parking and access issues

The proposal complies with the parking requirements in Policy 4 of the Dundee Local Plan Review 2005. Each house has two parking spaces and over 40% have space for a garage. The majority of the existing houses in the area have no off street parking provision and residents with cars parking on the street. It is considered that this on street parking provision will not be jeopardised by the proposed housing development. It is considered that the existing road network can cope with this additional number of houses and the access arrangements are satisfactory.

- 2 Adverse impact on residential amenity due to noise

Noise during construction work is not a valid planning objection and if there is noise disturbance for residents, it is dealt with by the Environmental Health and Trading Standards Department. Domestic noise, if it is considered to be problematic, is also dealt with by the same Department under separate legislation from planning.

- 3 Loss of open space

The site is on brownfield land and is not allocated as open space in the Local Plan. An area of open space will remain at Buick Place, which fronts onto Happyhillock Road.

- 4 No visitor parking spaces

The applicant has provided 6 visitor parking spaces, even though Policy 4 does not specify that any visitor parking should be provided. The applicant has provided the additional spaces in response to the objections that have been received.

- 5 Loss of privacy

The proposal complies with Policy 4 in terms of 18m between habitable rooms being maintained. It is considered that

the amenity of existing residents in the area will not be adversely affected by the development.

It is considered that the objections do not carry sufficient weight to merit refusal of the application.

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

It is considered that the proposed design and materials used for the housing development is appropriate for this location.

CONCLUSION

The proposed development complies with the relevant Policies in the Development Plan and the housing is of an appropriate scale and design for this location. The concerns of the objectors are not supported in these circumstances and do not justify refusal of the application.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 details of all finishing materials and boundary treatments, which shall include a wall along Pitkerro Road, 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 full details of new planting (which shall take place within 6 months of the development being completed) and indications of all existing trees and hedgerows on this

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- land, and details of any to be retained, together with measures for their protection in the course of development
- 4 full details of a scheme of drainage for the development 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
 - 5 The adjacent footways and roads along O'Neill Terrace, Bridgend Street, Buick Place and Happyhillock Road shall be made good, in a manner acceptable to the City Council, if any damage is caused during the construction period

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.
- 4 To ensure the site is adequately drained and there is no adverse effect on the Dighty.
- 5 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.