

**KEY INFORMATION**

Ward Hilltown

**Proposal**

Erection of five 2-storey terraced houses

**Address**

2-8 Laing Street  
DUNDEE

**Applicant**

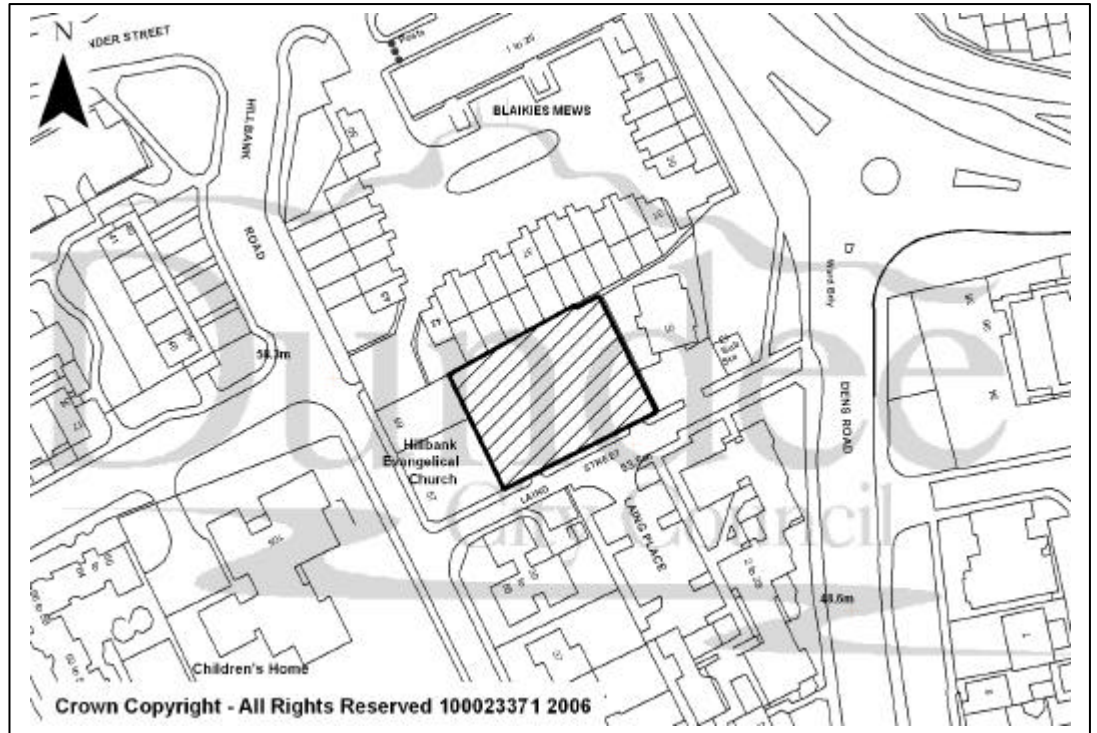
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Registered 19 July 2006

Case Officer J Young



# Residential Development Proposed in Laing Street

The erection of two storey terraced houses is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed development is in accordance with the Housing Policies of the Dundee Local Plan Review 2005. The objection is not supported and there are no material considerations that would justify a departure from the provisions of the development plan.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of 5 two storey terraced houses at 2-8 Laing Street, Dundee.
- The proposed development raises issues for consideration in terms of the Housing Policies of the Dundee Local Plan Review 2005.
- One letter of objection was received from an adjacent resident to the north of the site raising concerns regarding increase in volume of traffic, loss of privacy, loss of daylight, high density of area and that it was contrary to the Local Plan
- It is considered that the proposed development is in accordance with the Housing Policies of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure from the provisions of the development plan.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 5 two storey terraced houses at 2-8 Laing Street, Dundee.

The houses front onto Laing Street with garden ground to the north and private driveways at the front, which are accessed from Laing Street. There are two additional spaces at the east and west ends of the site, which will provide future garaging if required. Two visitor spaces are also provided within the site. The proposed finishing materials are cream render, buff brickwork, timber panelling, slate roof and white timber sash and case style windows.

The existing boundary wall to the north of the site will be retained. An access path to the rear gardens is provided at the east end of the site.

## SITE DESCRIPTION

The application site is located on the north side of Laing Street and to east of the junction with Cotton Road. Laing Street is closed off to through traffic at its junction with Dens Road to the east. The application site was formerly occupied by commercial buildings. These were cleared from the site in 2004. To the north of the site are residential properties in Blaikies Mews, to the east is a flatted residential block, to the south are residential properties in Laing Place and to the west is Hillbank Evangelical Church.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

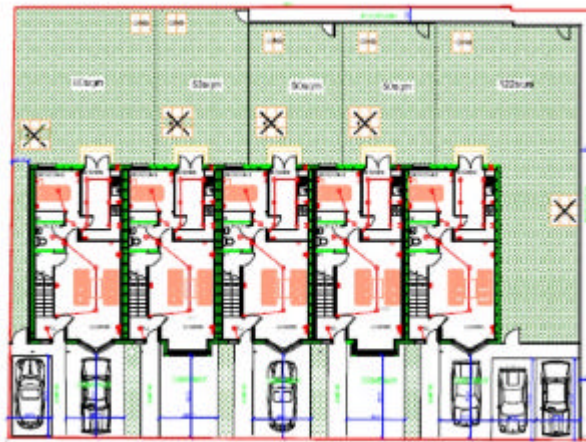
### Dundee Local Plan Review 2005

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 affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.



#### **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

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.

## SUSTAINABILITY ISSUES

The proposal is re-using a brownfield site, which is considered sustainable.

## SITE HISTORY

Planning Application 03/00166/OUT: Erection of 6 townhouses at 2-8 Laing Street, Dundee - Withdrawn on the 23 May 2003.

04/01002/FUL: Erection of 5 townhouses with integral garages - Approved with conditions 28 February 2005.

## PUBLIC PARTICIPATION

The application was advertised as a departure to Policy 4 on 31 July 2006.

Statutory neighbour notification was carried out and one letter of objection was received from an adjacent resident to the north. The main grounds of concern are:

- 1 increase in the volume of traffic;
- 2 loss of privacy;
- 3 loss of daylight;
- 4 high density of the area;
- 5 contrary to Local Plan.

Copies of the objection letter are available in the Members' Lounges and the concerns raised will be addressed in the "Observations" section of this Report below.

## CONSULTATIONS

The Head of Environmental Health and Trading Standards advised that he had no objection to the proposed development subject to a condition being attached to permission, if granted, requiring a phased site investigation to identify and address any contamination that may be present on the site.

No other adverse comments were received from any of the other statutory 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 is for the erection of 5 two storey terraced houses. Housing Policy 4 of the Dundee Local Plan Review 2005 sets out the guidelines for the design and layout of new housing within Appendix 1. The application site is located within the Inner City Area and as such the criteria for these areas apply. The guidelines set out criteria in terms of house type, car/cycle parking, amenity/garden space and privacy. One parking space is provided with each dwelling and there are two additional spaces for future garages at the east and west ends of the site. Two visitor spaces are also provided within the development site. The proposed development as submitted accords with all other criteria set out in the Housing Policy 4, Appendix 1.

The application site is located within an area where there is no specific allocation and as such Housing Policy 1 applies. This policy seeks to ensure that developments do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic

movement issues, noise or smell. The proposal is acceptable in terms of Housing Policy 4 and therefore raises no issues regarding design and layout. Therefore this leaves only the issues of noise or smell. Given the proposal is for residential purposes then there are no issues of noise or smell. It is considered that the proposal is in accordance with Housing Policy 1.

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

One letter of objection was received from a neighbour to the north of the site. The main concerns raised are addressed in the following:

- 1 "increase in the volume of traffic": The proposal complies with the parking requirements as outlined in Policy 4 of the Local Plan. It is considered that the proposal would not result an adverse impact on traffic levels in the area.
- 2 "loss of privacy": The proposal is for 5 two storey terraced houses with garden areas to the north and set back 5m from Laing Street. There are residential properties to the north but their gardens back onto the gardens of the proposed houses. It is not considered that there will be loss of privacy for any adjacent residential properties.
- 3 "loss of daylight": As discussed above, the proposed houses are set back from Laing Street and from adjacent properties. Therefore it is considered that there will be no loss of daylight.
- 4 "contrary to Local Plan": As indicated above the complies with Policy 4 and so this objection is dismissed.
- 5 "high density of the area": The proposal provides the required amount of garden ground as outlined in Policy 4. It is considered that the proposal will be less dense than other residential properties in the area.

It is concluded from the foregoing that there are no material considerations

that would justify a departure from the provisions of the development plan.

## Design

The houses are of a good quality design and are sympathetic to the buildings in the surrounding area in terms of height and design.

## CONCLUSION

It is considered that the proposed development is in accordance with the Housing Policies of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure from the provisions of the development plan.

## RECOMMENDATION

It is recommended that consent 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 Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority.

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

- 1 The nature, extent and type(s) of contamination on the site.
- 2 Measures to treat/remove contamination to ensure the site is fit for the use proposed.
- 3 Measures to deal with contamination during construction works.
- 4 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.

- 3 details of the proposed finishing materials for the houses and boundary walls 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

- 4 details of proposed landscaping 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

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure the site is suitable for the future occupants of the residential properties
- 3 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.