

KEY INFORMATION

Ward Lochee West

Proposal
Erection of 51 dwellings

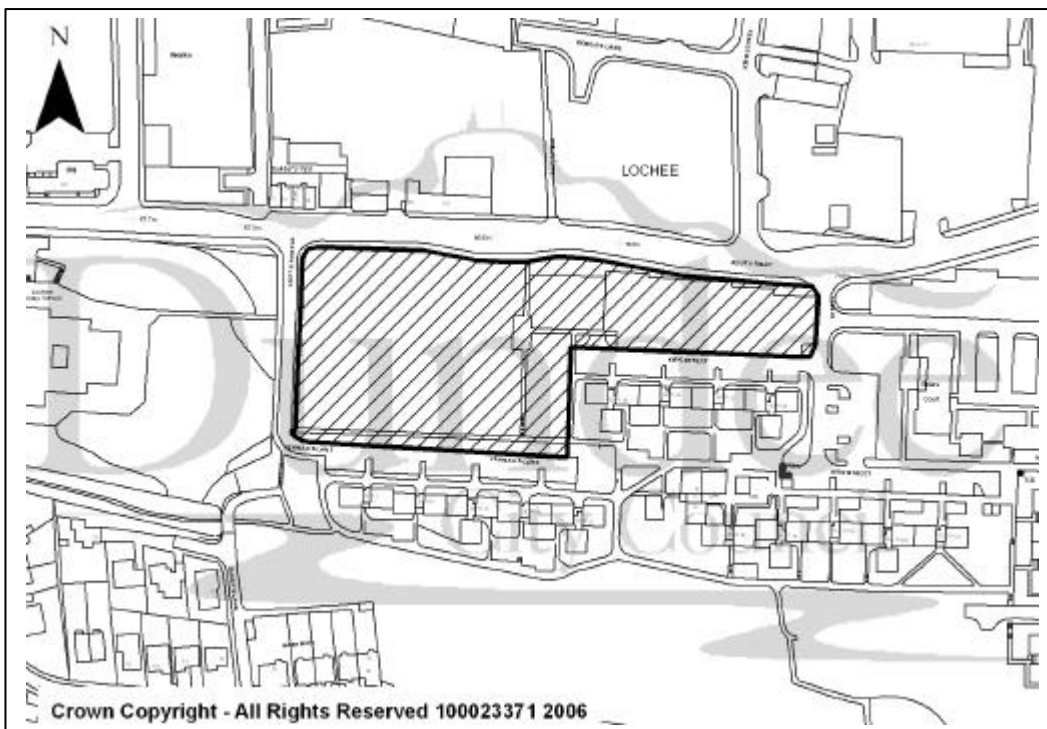
Address
Land to West of Yeamans Lane
DUNDEE

Applicant
Hillcrest Housing Association
4 South Ward Road
DUNDEE
DD1 1PN

Agent
KDM Architects
15 Camperdown Street
Broughty Ferry
DUNDEE
DD5 3AA

Registered 4 Oct 2006

Case Officer G S Reid



Proposed Housing Development at Yeaman's Lane

The erection of 51 dwellings 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 policies of the development plan.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 51 dwellings at land west of Yeamans Lane.
- The proposed development raises issues for consideration in terms of Policies 2, 4, 55, and 79 of the Dundee Local Plan Review 2005.
- No letters of objection were received to the proposed development.
- It is considered that the proposed development is in accordance with Policies 2, 4, 55 and 79 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure to the provisions of the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 51 dwellings at land west of Yeamans Lane.

The proposal is for 42 terrace houses and 9 flats.

Houses

All the houses have a minimum of 2 bedrooms with 29 having 3 or more bedrooms. All houses have garden ground in excess of 50 sq. metres with 4 having more than 75 sq. metres. In addition, to garden ground there is a large private communal courtyard to which the houses have access. All properties have at least one parking space with 14 having two spaces. There are a total of 19 off street visitor parking spaces to serve the entire development. Storage for refuse/recycling bins is to be provide within the garden ground.

Flats

All of the flats have two bedrooms. Two of the flats have private gardens with the others having communal garden areas in excess of 100 sq. metres. All of the flats have at least 1 off-street parking space with visitor's spaces provided as outlined above.

The properties are to be finished in a white render with selective coloured render panels to the walls and dark grey concrete tiles to the roofs. Boundary walls are to be finished in a dark brick with timber fences to the garden areas.

The applicants have highlighted that the reason for including flats is to allow for a better urban design solution in addressing the corner at Kirk Street and the level differences at Yeamans Lane. They also highlight that the development has been based around a central landscaped courtyard which is to be managed by themselves and will provide a controlled environment for the use by the residents. The majority of the rear gardens will have direct access to the courtyard. The courtyard will include a mix of hard and soft landscaping with integrated secure play areas and seating. They consider that the managed communal courtyard will provide an attractive green space

within the urban fabric and encourage mixing within the community.

SITE DESCRIPTION

The application site extends to approximately 1.22 hectares and is currently vacant land to the west and car parking to the east. The site is to the east of Yeamans Lane, to the south of South Road and to the west of Kirk Street.



The western part of the site was formerly occupied by two multi-storey blocks with the eastern part being used as a car park. To the south of the site are 4 storey flats, to the west is Lochee Primary School, to the north is a mixed commercial area and to the east is a multi-storey block.

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 2: Housing Land Release

Proposals for housing land release additional to the Finalised Local Plan allocations will be acceptable where:

- a housing development is in accordance with all other policies in the Local Plan; and
- b it will make a positive contribution to quality and choice of housing available in the local area; and

- c it satisfies all of the housing standards contained in Appendix 1 of the Local Plan or those in any site planning brief approved by the City Council; and
- d it will improve tenure mix in areas where there is limited choice and contribute to wider community regeneration objectives.

Outwith the Housing Investment Focus Areas identified in the Local Plan, a condition may be imposed requiring that development commences within two years.

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.

Policy 55: Urban Design

For all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts,

significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.

All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 79: Contaminated Land

When considering development proposals involving sites where the presence of contamination is suspected, the City Council will require applicants to:

- a submit the results of site investigations which assess the nature and extent of any contamination which may be present; and
- b where contamination is found to be present, notify the authority of the remediation measures proposed to render the site fit for its intended use including all receptors.

Appropriate conditions and/or legal agreements may be applied to ensure that such measures are implemented to the satisfaction of the Council.

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

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

The western part of the site was originally occupied by two multi-storey blocks which were built in the

early 1970's. These were recently demolished and the site cleared.

PUBLIC PARTICIPATION

The applicant carried out the statutory notification of neighbours and the application was advertised as a potential departure in the "Dundee Courier and Advertiser" on the 23 October 2006. The applicant made amendments to the layout of the proposal and re-notified neighbours on the 22 December 2006. No letters of objection were received to the proposed development.

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 any permission granted requiring a scheme for dealing with contamination within the site being approved.

The Forestry Officer (Contract Services) advised that appropriate tree protection measures would be required for any trees to be retained within the site. In addition, any new tree planting proposals should be subject to approval prior to commencement of works on site.

No 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.

Policy 2 (Housing Land Release) advises that proposals for housing land release additional to the Local Plan allocations will be acceptable where

the criteria set out in the Policy are met.

The Local Plan does not allocate the site for a specific use and the site does not form part of the Local Plan Housing Land Release. The site is now vacant but was formerly occupied by two multi-storey blocks. The proposal is for social rented housing and has been submitted by Hillcrest Housing Association. The proposal will assist in the wider regeneration of the Lochee area and meet an identified need for the type of housing proposed. It is considered that the proposal is in accordance with Policy 2 (Housing Land Release).

Policy 4 (Design of New Housing) seeks to ensure that 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.

The application site is located within the Inner City Area as defined by the Local Plan and the criteria for these areas as set out in Appendix 1 apply.

The details of the proposal are set out in the "Description of Proposal" section of this report. The proposal is for a mixture of 42 terrace houses and 9 flats.

In terms of the terraced houses it is considered that these meet the criteria of Appendix 1 in terms of House Type, Car Parking, Garden Space and Privacy.

The proposal also contains 9 flats. Appendix 1 advises that flats will only be permitted if identified in a site planning brief, site specific circumstances demand a flatted solution. In addition, flats should have a minimum gross internal floor area of 60 sq. metres. The proposed flats are located at the north east corner of the site and in the southern part of the site. In terms of the flats at the north east corner it is considered that a flatted solution is acceptable here in terms of creating an appropriate townscape solution. In terms of the other flats the topography of the site at this location on Yeamans Lane justifies a flatted solution. The street elevation to Yeamans Lane will only be two storey in height with 3 storeys facing the internal courtyard. It is considered that 9 flats as part of this development are acceptable. The proposed flats also

conform to the criteria for House Type, Car/Cycle Parking, Amenity/Garden Space and Privacy as set out in Appendix 1.

Although the proposals show recycling facilities in the garden ground of the houses the details of these and provision for the flats will need to be approved. Therefore, it will be necessary to attach a condition requiring the submission of these details.

In addition, Policy 4 advises that new housing development should also have regard to the principles of the City Council's Urban Design Guide. It is considered that the layout and design of the proposed development is of a high quality and the applicants have incorporated a high quality communal amenity area within a courtyard. This area is for the use of residents and provides a private useable amenity area. It is considered that the proposal has paid due regard to the principles of the Council's Urban Design Guide.

It is considered that the proposal is in accordance with Policy 4 (Design of New Housing) and Appendix 1.

Policy 55 (Urban Design) advises that for all new developments the emphasis will be on design quality, the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The proposed development has taken into account the street layout by introducing properties facing and having direct access onto South Road. The other properties also face and have access onto Yeamans Lane and Kirk Street. The proposal also includes a private landscape courtyard area to the rear of the houses. This high quality amenity space is available for the uses of the tenants. The courtyard is accessed via gated pends. The proposal also includes masonry link and boundary walls with railings to the front of properties and timber fences to the rear. The proposal in terms of design and layout is considered to be of a high quality, connects into the existing street pattern and will enhance the visual appearance of this part of South Road.

Policy 79 (Contaminated Land) advises that when considering

development proposals involving sites where the presence of contamination is suspected the applicants will be required to:

- a submit the results of site investigations which assess the nature and extent of any contamination which may be present; and
- b where contamination is found to be present, notify the authority of the remediation measures proposed to render the site fit for its intended use including all receptors.

The Head of Environmental Health Trading Standards advises that given the end use of the site a condition be attached to ensure that any contamination found within the site is properly addressed.

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

Other Material Considerations

There are no materials considerations to be taken into account in the determination of this application.

It is concluded from the foregoing that there are no material considerations that would justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

As outlined above in terms of the assessment of the proposal against Policy 55 (Urban Design) it is considered that the proposal is of a high quality of layout and design. It includes a landscape communal private amenity area for the use of the residents. The design is considered to be acceptable.

CONCLUSION

It is considered that the proposed development is in accordance with Policies 2, 4, 55 and 79 of the Dundee Local Plan Review 2005. There are no material considerations that would justify a departure to 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 Samples of all finishing materials shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out using only the approved finishing materials.
- 3 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:
 - i the nature, extent and type(s) of contamination on the site
 - ii measures to treat/remove contamination to ensure that the site is fit for the use proposed
 - iii measures to deal with contamination during construction works
 - iv 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.

- 4 Details of the means of protection of trees and hedges to be retained in accordance with BS 5837:2005 shall be submitted to the Council for approval before any development commences, and approved measures shall be strictly adhered to, with all details of protective fencing agreed on site with the Council (and a written record taken) before any development commences.
- 5 A detailed landscaping scheme including a tree survey shall be submitted to the Council for approval prior to the commencement of development

and if approved the proposed development shall be carried out only in full accordance with such approved details.

- 6 Details of provision for waste recycling facilities within the proposed 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.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the visual appearance of the proposed development is of an acceptable quality.
- 3 To ensure that the site is fully investigated for any potential contamination and that any contamination that is found is adequately dealt with prior to development.
- 4 To protect those trees and hedging which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 5 To ensure a satisfactory standard of appearance of development in the interests of the visual amenities of the area.
- 6 To ensure the site has adequate waste recycling provision in the interests of the amenity of the area.