

**KEY INFORMATION**

**Ward** Douglas

**Proposal**  
Erection of 41 dwelling houses

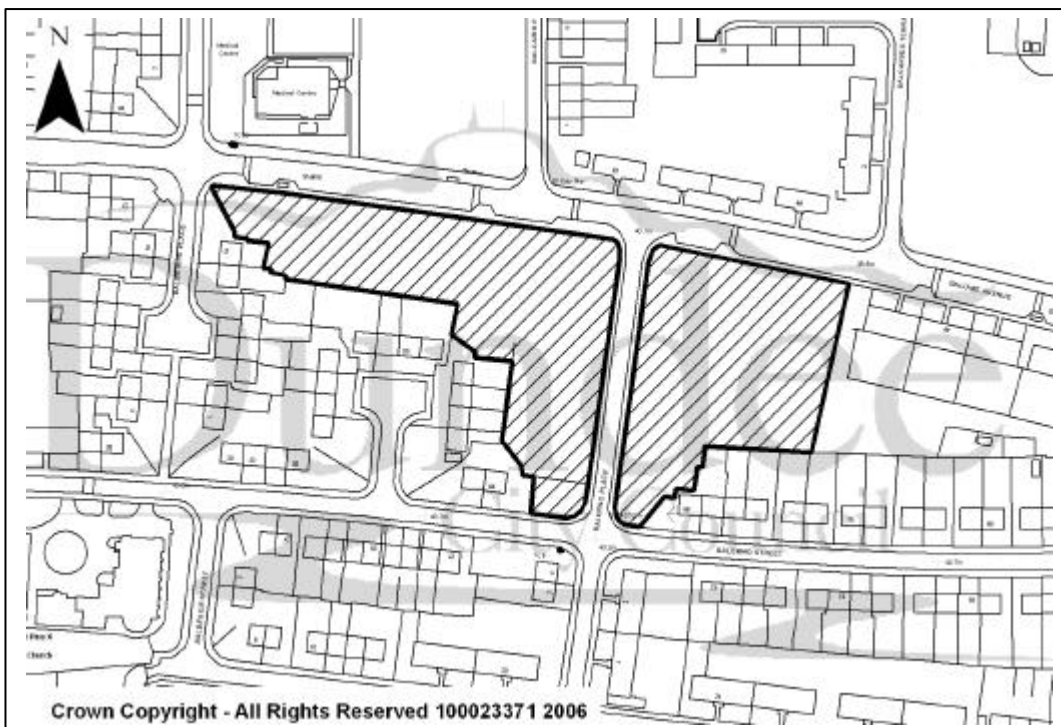
**Address**  
Land to East and West of Balerno Place  
DUNDEE

**Applicant**  
Home in Scotland  
27 Albert Square  
DUNDEE  
DD1 1DT

**Agent**  
Architectural Services  
Ridley House  
Regent Centre  
Gosforth  
Newcastle upon Tyne  
NE3 3JE

**Registered** 27 Oct 2006

**Case Officer** J Young



## Housing Development Proposal in Balerno Place

The erection of 41 dwelling houses is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed development complies with Policies 4 and 10 of the Dundee Local Plan Review 2005. There are no material considerations that justify refusal of the proposal. It is considered that the housing is of an appropriate scale and design for this location.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of 41 houses on land to the east and west of Balerno Place for Home in Scotland.
- The houses are a mixture of single and two storey semi-detached houses and two storey flats. The proposed materials are Bauclad panels, timber panelling, render walls and concrete tiled roofs.
- Policies 4 and 10 of the Dundee Local Plan Review 2005 are relevant to the determination of the application. The proposal complies with Policy 4 in relation to the proposed houses. The flatted element is considered to be acceptable in terms of Policy 10 which allows for non mainstream residential use.
- No objections were received to the application.

**DESCRIPTION OF PROPOSAL**

Planning permission is sought for the erection of 36 houses and 5 flats on brownfield land on the east and west side of Balerno Place. The houses are a mixture of single and 2 storey semi-detached and terraced and have 2, 3 or 4 bedrooms. Two car parking spaces are provided with all houses and 50% have space for a garage. Five flats are included as part of the development, are located at the west end of the site and are accessed from Balunie Avenue. There are four 2bedroom flats and one 1 bedroom, which will be for staff accommodation as 24 hour care is required for tenants. A justification for the flatted element has been submitted by the applicant. The properties are accessed from Balunie Avenue and Balerno Place.

The proposed materials are white render walls, timber cladding, Bauclad panelling and concrete tiled roofs.

The proposed Bauclad panelling system is a new system, which has not been used elsewhere within Dundee. It is a laminated timber system, which is assembled prior to being installed on site.

**Justification from Applicant**

Home in Scotland is a housing association, which provides housing for rent in Dundee and other locations in Scotland. The Association owns and manages 1350 houses in various parts of Dundee ranging from sheltered housing, general needs houses and flats and houses specifically designed and built for people with physical disabilities.

The proposal consists of 36 units for general housing needs tenants (including 2 wheelchair user units), 5 units for people with special needs (who are being introduced back into the community following lengthy hospitalisation). The need for special needs flats has been identified within a brief prepared by the Social Work Department and is only a very small element of the overall development. Policy 10 of the Local Plan supports non-mainstream residential use.

The proposal is one of four proposals for new social housing within Dundee.

In partnership with Margaret Blackwood Housing Association, a total of 144 units are being proposed on cleared sites, which were formerly utilised by the local authority for housing. The housing association has been allocated funding from Communities Scotland and there is a requirement to spend the funding by the end of the financial year.

The housing mix including the flatted development is proposed following detailed consultation with the Housing and Social Work Departments of Dundee City Council. The proposals are in line with their initiatives for



housing renewal within this area of the City. Nominations for the letting of the houses and flats will come from the Housing and Social Work Departments.

**SITE DESCRIPTION**

The site comprises some 1.12 hectares of grassy space which is brownfield land. The application site is located on



the south side of Balunie Avenue and east and west sides of Balerno Place. The site is bordered by 2 storey Council-built housing and flats with a mixture of boundary treatments from walls to fences to hedges. There are low trip rails along the Balerno Place boundary of the site and low timber fences along the Balunie Avenue boundary. There is high metal palisade fencing around the rear

gardens of flats to the east on Balunie Avenue.

**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.

**Policy 10: Non-Mainstream Residential Uses**

Proposals for the development of non-mainstream residential uses will be supported where:

- a a good quality residential environment will be created for

- residents and the proposal does not impact adversely on the amenity of neighbours by virtue of design, overshadowing, overlooking and parking; and
- b the site is well located to give access to a range of local services and facilities and is accessible by public transport; and
  - c it will not lead to an excessive concentration of non-mainstream residential uses to the detriment of the character of the particular area; and
  - d appropriate car parking provision is made relative to the needs of occupants, visitors and any support staff. In determining appropriate provision the availability of public transport and proximity of local services and facilities will be considered; and
  - e appropriate amenity space is provided in a sheltered, private location that is sunny for most of the day; and
  - f the design reflects the scale, massing and materials of adjacent buildings.

## 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.

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## SUSTAINABILITY ISSUES

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The proposal involves the development of a brownfield site resulting in the improvement and enhancement of this derelict site. The application raises no concerns in relation to the Council's Sustainability policies.

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## SITE HISTORY

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There is a planning application for 6 houses on an adjacent site on land to the west of Balerno Place and north of Balbeggie Place by Home in Scotland. The application will be determined under delegated powers as no objections have been received.

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## PUBLIC PARTICIPATION

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The application was advertised as a departure to Policy 4 of the Dundee Local Plan Review 2005 on 3rd November 2006.

Statutory neighbour notification was carried out and no letters of objection were received.

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## CONSULTATIONS

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The Council's Forestry Officer advises that details of landscaping, including the retention/protection of existing trees and proposed new planting, will be required.

A statement of support for the housing by Home in Scotland was submitted by the Director of Housing. They advise that there is a need for 5 flats to be provided within the development to meet the physical and social needs of community care clients, as identified by the Social Work Department. The provision of community care housing meets the strategic objectives of the Council as set out in Dundee City Council's Housing Plan and its Community Care Plan.

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## OBSERVATIONS

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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 36 single and two storey semi detached and terraced houses on land at Balunie Avenue and Balerno Place. The land is brownfield and has been sold by the Council as it is surplus to their requirements. The proposal was advertised as contrary to Policy 4 of the Dundee Local Plan Review 2005 as an element of flatted development is included as part of the proposal.

### Houses

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 18 of the houses have space for a garage. On brownfield sites a minimum private useable garden ground of 120sqm should be provided for all houses. All gardens meet the minimum requirement of 120sqm. There are 18m between facing windows of habitable rooms. This housing element of the proposal complies with all these requirements and is in accordance with Policy 4.

### Flats

The proposed flats are for non-mainstream housing needs (as indicated in the submitted statement by the applicant) and therefore fall to be considered against Policy 10 which contains a provision for non-mainstream housing. In the preamble to Policy 10 it is highlighted that non-mainstream housing can have specific requirements. The Council recognises that it is neither possible nor appropriate that non-mainstream housing developments satisfy the Local Plan's housing design standards in respect of the mix between flats and houses, number of bedrooms and parking provision. Notwithstanding this, it remains important that appropriate levels of parking and

amenity are provided. As previously discussed, it has been identified by the Director of Housing that the flatted element of the proposed development is required for a particular client group. There are five proposed flats in total, with four having two bedrooms and one with one bedroom. The one bedroom flat is for staff as the special needs tenants require 24 hour care. Five car parking spaces are provided, which is considered adequate. The car parking provision will be predominantly for staff and visitors. There is a substantial private garden area of approximately 180sqm to the rear of the flats. The flats are designed to blend in with the adjacent proposed housing and are detailed to have the appearance of housing from the front elevation. It is considered that the proposal satisfies all the criteria within Policy 10.

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

### Other Material Considerations

There are no other material considerations to be taken into consideration.

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

### Design

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

### CONCLUSION

The proposed development complies with Policies 4 and 10 of the Dundee Local Plan Review 2005.

### 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 Details of the proposed finishing materials and boundary treatments 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 land, and details of any to be retained, together with measures for their protection in the course of development.
- 4 The proposed five flats shall only be occupied by special needs groups, which shall include 1 no. one bedroom flat for staff accommodation, as outlined in details in a letter from the applicant dated 30th October 2006.
- 5 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 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.

### 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 proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 To ensure that the flats remain a non-mainstream residential use in accordance with Policy 10 of the Dundee Local Plan Review 2005.
- 5 To ensure the site is suitable for the future occupants of the proposed residential properties.