

KEY INFORMATION

Ward Camperdown

Proposal
Erection of 47 residential units

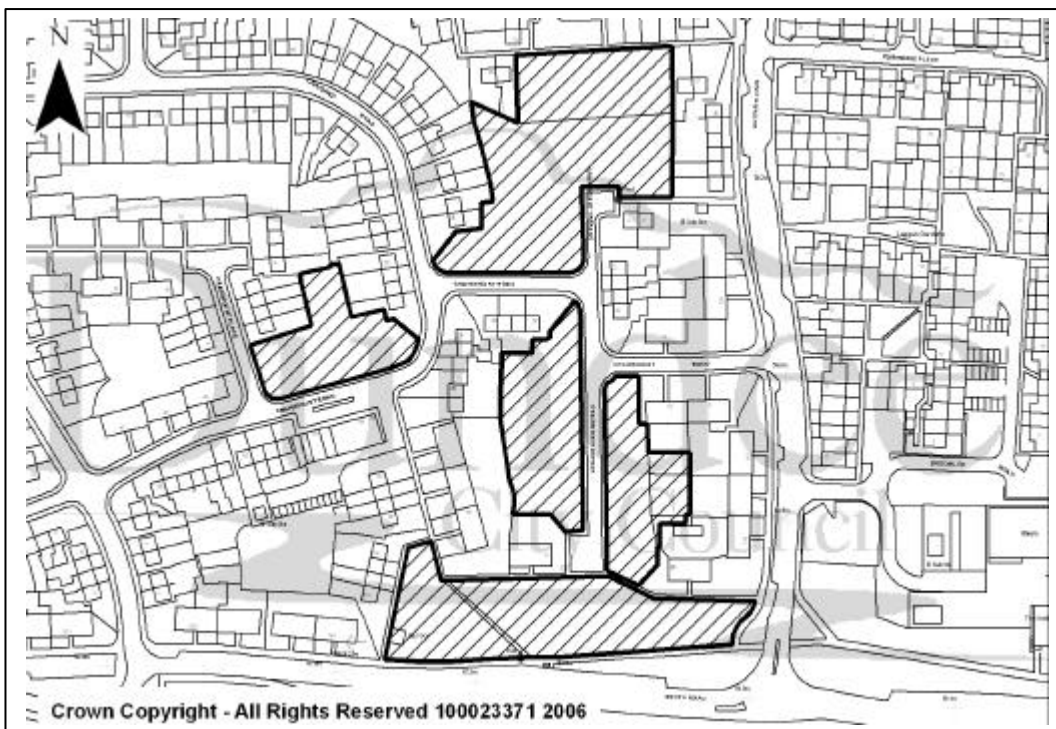
Address
Land adjacent to Craigmount Road, Craigmount Terrace and Craigmount Avenue DUNDEE

Applicant
Margaret Blackwood Housing Association

Agent
Home Group Ltd
Architectural Services

Registered 11 Dec 2006

Case Officer E Jones



Housing Development Proposed in Craigmount Road

The erection of 47 residential units is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The development complies with Policies 2; 4; 10 and 55 of the Dundee Local Plan Review 2005. The views of the objectors are not supported in view of the extensive public consultation which has been carried out for this development. Accordingly the application is Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 47 dwellings, the formation of an access road and associated works on presently vacant land adjacent to Craigmount Road, Craigmount Terrace and Craigmount Avenue Dundee.
- The application raises issues for consideration in terms of Policies 2; 4; 10 and 55 of the Dundee Local Plan Review 2005. The 12 flats are for a particular client group with special needs which justifies their inclusion.
- Two letters of objection and a petition containing some 22 signatures have been received. For the reasons specified in the report, the views of the objectors are not supported.
- It is considered that the proposals comply with the requirements of the policies and there are material considerations that justify the approval of the proposed development.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 47 dwelling units on land adjacent to Craigmount Road, Craigmount Terrace and Craigmount Avenue. The applicant is Margaret Blackwood Housing Association which has submitted justification for the proposal.

The houses would be arranged in a mixture of terraced, semi-detached and detached houses, town houses and flats alongside the existing Craigmount Road, Craigmount Terrace and Craigmount Avenue.

The houses would be mainly one and two storeys in height. Three storey and attic town houses would be cut into the sloping ground between Craigmount Road and South Road.

The units comprise; 13 accessible and amenity bungalows, 10 of which are 2 bedrooms; 22 mainly 3 bedroom houses and 12 flats, all 2 bedroom.

Each house would have garden ground to the front and rear; however the town houses would have combined front and rear gardens between the houses and South Road. The 12 flats are proposed in pairs, in two storey units which have the appearance of houses.

The houses will be accessed from the existing streets with the exception of a small number of houses which would be accessed from small court yards.

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

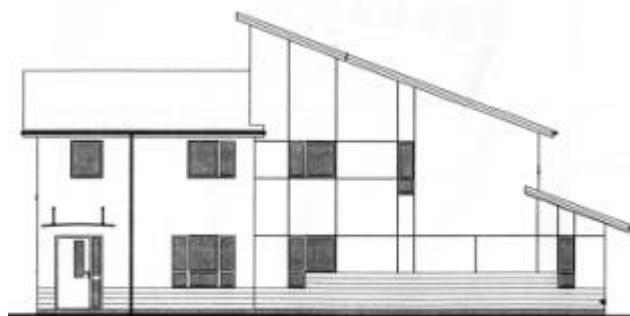
The proposed Baucalad panelling system is a new system, which has not been used elsewhere within Dundee. It is a laminated timber system, which is assembled prior to being installed on site.

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.

SITE DESCRIPTION

The application site is located to the south east sector of Charleston estate. It is surrounded by existing post war tenement and cottage style housing. To the west of the site is the local shop at Craigmount Road. The site is, in the most part, created by the demolition of redundant Council housing stock.



FRONT ELEVATION

The site is some 1.49 ha in area and is in five parts,

- the larger area to the north at Craigmount Road/Craigmount Terrace, measuring 0.59 ha
- the mid section west of Craigmount Avenue, measuring 0.24 ha
- the mid section east of Craigmount Avenue, measuring 0.21 ha
- the south section comprising a mounded and grassed site, south of Craigmount Avenue and north of South Road, measuring 0.26 ha
- the west section north of Craigmount Road opposite the Craigmount shopping parade, measuring 0.19 ha

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;

Policy 4 - Design of New Housing;

Policy 10 - Non-Mainstream Residential Uses;

Policy 55 - Urban Design.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

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. PAN 67 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

The City Council's Urban Design Guide is a non Statutory Statement of Council Policy relevant to this application and should be referred to in considering this proposal.

Informal Planning Brief guidance was provided to the developer. This was the subject of consultation within the community.

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no planning history of relevance.

PUBLIC PARTICIPATION

The applicant has carried out the Statutory Notification of Neighbours and the application has been advertised as one which contravenes or may possibly contravene policies or proposals in the adopted Development Plan.

Two letters of objection have been received and a petition of 22 signatures. This petition was submitted before the application was lodged and consequently predated the latest modifications made by the

applicant and but the petitioners have indicated that they wish their petition to stand.

In addition the applicant has consulted extensively over a fifteen month period, has amended the proposals a number of times in an attempt to address public concerns and has produced three newsletters to circulate within the local community outlining the development strategy and progress.

The main grounds of objection in the letters and the petition are generally the same; loss of residential amenity, objections to the principle of development; loss of view and increased traffic.

It is intended to comment on these issues in the 'Observations' section of this report. Copies of the objection letters are available for inspection in the Members Lounges.

CONSULTATIONS

The Council's Head of Environmental Health and Trading Standards advises that noise from the substation to the north of the site is negligible and as such is not an impediment to the proposed development.

The Council's Forestry Officer advises that a scheme of landscaping and a management plan should be submitted for the Council's approval. This matter can be controlled through the imposition of conditions on a grant of planning permission.

No adverse comments were made by other 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

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.

The development of these brownfield, former housing sites, will improve the choice of tenure and range of housing in the area and will also provide accommodation for a particular client group requiring special needs housing. This complies with the informal advice issued by the Council in respect of the Charleston Land Use Strategy and complies with Policy 2.

Policy 4: Design of New Housing is relevant. It refers to the Design Standards contained with Appendix 1. For the purposes of the Design Standards, the application site is located within the 'Suburban' category.

In terms of Policy 4, the overall aim is to promote high quality new housing. The means of achieving the high quality are set out in the associated design standards. Therefore the development is considered against the criteria in the Policy to assess the residential amenity of both new and the existing houses around the site.

The proposed houses would be located, in the main, on brown field sites. They would be a mixture of one and two storeys with three storey and attic town houses cut into the sloping ground between Craigmount Road and South Road.

Houses

There would be 20no. 2 bed units, 25no. 3 bed units, 1no. 4 bed unit and 1no. 5 bed unit. In addition, each house would have a lounge, separate kitchen/dining room and bathroom. This means that 57% have 3 or more bedrooms when Appendix 1 requires 75%. For social rented developments this guideline may be applied flexibly where the design of the house enables easy extension. This is included in the design of the site. In such circumstances it is considered that there is sufficient justification in this case to apply the standards flexibly.

Parking

All of the 35 houses have 1 space within the curtilage and the larger houses have 2 car parking spaces. In addition, the housing association will also provide 17 additional non-allocated spaces for use by visitors and by the existing community in Charleston which suffers from a lack of available car parking.

It had also been the developer's intention to provide additional parking at the south west end of the site to alleviate the on street congestion at Craigmount Road where houses and tenement flats have only pedestrian access. This proposal was deleted following an earlier consultation exercises on the grounds that the existing residents objected

Amenity Space:

In terms of garden ground and amenity space, all of the houses would have a minimum of 120 sq m private useable garden space.

Privacy: A distance of at least 18 metres is achieved between facing windows of new and existing houses. This complies with the provisions of Policy 4 in terms of privacy.

In addition to the criteria in Appendix 1, Policy 4 also requires that new housing should make a positive contribution to the urban environment.

The proposed finishing materials for the houses are textured render, Bauclad cladding and timber cladding base course to the walls and interlocking concrete tiles on the roof.

Render and concrete tiles are in keeping with the character of the area. However the applicant proposes to use a timber base course and coloured

composition cladding panels as feature elements.

The layout of the proposed development is such that the houses provide a frontage onto the existing roads with the exception of three blocks which will be grouped around new informal courts. This layout respects and mirrors the pattern of development in the surrounding area.

The proposals comply with the identified criteria of Policy 4 in respect of the family houses.

The layout includes 12 flats which are to serve a particular client group with specific needs which cannot be provided within the existing flatted stock and this part of the development is considered against Policy 10.

Policy 10: Non-Mainstream Residential Uses

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.

These flats are in pairs and are two storey with individual street access and are designed to have the appearance of houses. The flats have 1 parking space per unit which is considered to be adequate given the additional visitor parking in the area. The flats have individual private garden areas and separate bin stores.

The applicant, the Margaret Blackwood Housing Association (MBHA) has submitted detailed justification in support of the application. The site is intended to house residents of the existing MBHA site at Glamis Road which requires to be redeveloped because of the age and poor condition of the properties. There is therefore a specific client group,

many with special needs, which is to be accommodated as a community

It is considered that the proposal satisfies all the criteria within Policy 10.

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 that incorporate architectural and landscape features and reflect and enhance the historic street layouts, significant views and vistas. All development will, in its design and layout be expected to contribute to an environment that is safe and accessible to all.

As stated above it is considered that the layout of the proposed development respects the layout of surrounding streets. Furthermore, the houses will present an active street frontage. The finishing materials are consistent with the character of the area however the applicant proposes to introduce a material hitherto unused in this country. It is therefore considered that much more information must be obtained regarding the means of fixing, colour fastness and lifespan of this material prior to authorising its use.

The area south of Craigmount Road and north of South Road has been identified as a potential development site providing an opportunity to create a landmark building at this entrance to Charleston. It is at this location that the applicant has introduced the 3½ storey town houses. There is a severe constraint on this part of the site due to the presence of a major sewer. In addition the applicant has adjusted the precise location of the blocks to avoid any impact on the views of the existing tenement flats at the south end of Craigmount Road, further the height of the west most block has been reduced to single storey in part. The garden area of the east block serves both as "front" and "back" and presents itself onto South Road. There are issues of privacy from the street and also screening and shelter of bin stores and washing lines both from the street and from within the garden area. The layout requires to address the appearance of the development from South Road. This can be resolved by means of a suspensive condition requiring this element to be refined and improved. With these reservations it is therefore considered that the proposal

complies with Policy 55 of the Dundee Local Plan Review 2005.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objections

The objectors are concerned that

- a the housing on site 2 will impact on existing residential properties by way of removal of views and a resultant reduction in residential amenity,
- b the site which was previously occupied by tenement flats is to be developed,
- c views of South Road Park would be blocked,
- d there would be an increase in vehicular traffic from South Road into the site.
- e in regard to site 5 the objector alleges that she was told, when buying her house, that this site would never be developed,
- f the development of site 5 would obstruct their view,
- g the provision of carparking would cause friction between residents who have no parking, and
- h the provision of carparking would encourage youths to congregate.

Issues raised in the petition, relate to the principle of housing on site 2 and to the fact that there will be housing for young families on the site causing a loss of amenity for houses adjacent to the development site.

It is admitted by the objectors there was previously housing on most of the development site. Whilst it can be appreciated that the amenity of residents living around the development site may have been diminished by the behaviour of children, previously there were approximately 100 family size tenement flats on the development site. These properties had no boundary enclosures and trespass was inevitably a problem. The present layout is self contained and boundary enclosures have already been provided around the site. The current proposal is for 47 units of which only 35 would be houses many of them only 2 bedroom.

Craigmount Road serves as an access for a large part of south east

Charleston. The development of these properties would not therefore lead to a major influx of traffic. As is pointed out above there will be approximately half the number of dwelling units on the site compared to the number previously and the level of car parking provision will be far higher. There will consequently be less congestion and the layout will be safer.

In respect to the development on site 5 adjacent to South Road no guarantees could possibly be given that a site would never be developed. The developer has made very substantial alterations to the design and layout of the buildings to reduce their impact on views and removed the "common" parking in response to the consultations with adjacent householders.

At the most recent consultation event attended by 25 households out of 180 neighbouring households invited to the event 2 people had expressed themselves happy with the layout of site 5 whilst 3 expressed reservations in respect of the west block and the additional parking for use by existing residents. As a result this parking has been omitted and the height of the building reduced.

It is acknowledged that the applicant has gone to extraordinary lengths over a 15 month period to engage with the community and endeavour to resolve all the issues raised. This is evident by the fact that only two letters of objection and a petition relating to a small part of the site have been submitted within the prescribed period. For the reasons given, it is considered that the objections cannot be supported.

Submitted Justification

It is considered that there are material considerations in respect of the submission by the Margaret Blackwood Housing Association such as to provide sufficient justification to apply the requirements of Policy 4 flexibly in terms of house type.

The proposed development would improve the tenure choice of housing in the area.

It is considered that there is sufficient justification to support the granting of planning permission in accordance with the terms of the Development Plan.

Design

It is considered that the overall layout, and the scale, form, appearance and finishing materials of the housing, together would create a residential development of a satisfactory standard. There are questions of detail that need to be resolved in relation to novel finishing material and the boundary walls of the south most blocks. It is not thought that these issues are sufficient to justify the refusal of the application. These issues can be resolved by means of appropriate conditions.

CONCLUSION

It is concluded that the proposed development complies with the policies of the Dundee Local Plan Review 2005.

The views of the objectors are not supported as the applicant has carried out extensive public consultation and has made several amendments to the proposals following public comments.

RECOMMENDATIONS

RECOMMENDATION 1

In terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997, if Members are minded to approve the planning application it will be necessary to refer it to the Scottish Ministers due to the Council having a financial interest in the site and that a substantial body of objection has been received.

Recommendation 2

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 Full details of the construction details and 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 Details of the means of protection of trees 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.
 - 4 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.
 - 5 A detailed landscaping plan 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 Occupation of the flats shall be limited to the client group identified by the applicants in their Supporting Statement of 4 January 2007.
 - 7 No development shall commence until further details of Blocks P and Q at Site 5 are submitted to the Council for agreement and if approved, the works shall be carried out only in accordance with those details. The revisions should address the design and layout to present an improved appearance to South Road.
 - 8 Full details of the finishing materials of the roads and parking areas shall be submitted to the City Council for agreement prior to the commencement of works and if approved, the works shall be carried out only in accordance with such agreed details. The parking areas shall be provided prior to completion of the development.
- ### 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 to an acceptable quality.
- 3 To protect those trees which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 4 To ensure the site has adequate waste recycling provision in the interests of the amenity of the area.
- 5 To ensure a satisfactory standard of appearance of development in the interests of the visual amenities of the area.
- 6 To ensure that the flats and the house remain in a non mainstream residential use in accordance with Policy 10 of the Dundee Local Plan Review 2005.
- 7 The principle of housing on this part of the site and its general form and mass are acceptable but the detailed design and layout requires to be improved.
- 8 In the interests of the appearance of the development and in order to ensure that the site is fully accessible to all residents.