

KEY INFORMATION

Ward North East

Proposal

Erection of 14 semi-detached dwelling houses

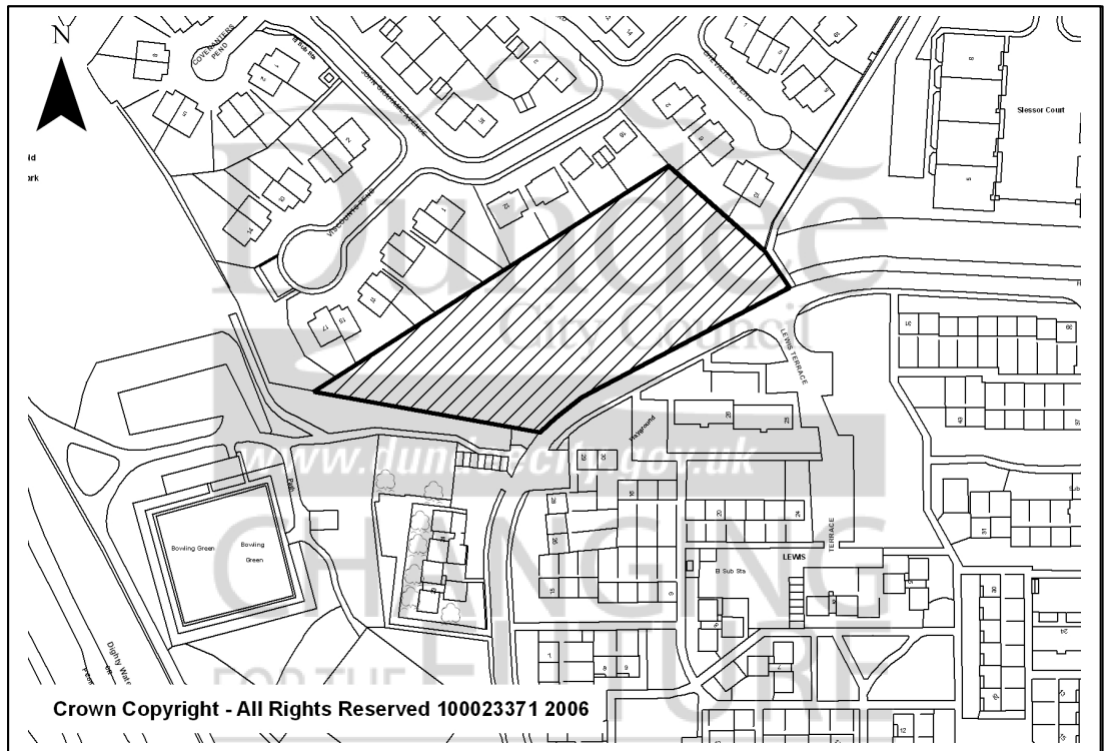
Address

Land to North of Hebrides Drive, Dundee

ApplicantAngus and Tayside Homes
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Registered 17 Sep 2007

Case Officer Paul Macari



Residential Development Proposed at Hebrides Drive

The erection of 14 semi-detached dwellinghouses is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

There are no material considerations that would justify laying aside the Development Plan to grant planning permission. The proposed development is considered contrary to the Development Plan, SPP3 and the Dundee Urban Design Guide. The concerns of the objector have been upheld. The erection of 14 houses on land to the north of Hebrides Drive is therefore recommended for REFUSAL.

SUMMARY OF REPORT

- Planning Permission is sought for the erection of 14 dwellings on Land to the North of Hebrides Drive.
- 1 letter of objection has been received. Concerns relating to over-development are upheld.
- The proposed development is considered contrary to Policy 1 and Policy 4 of the Dundee Local Plan Review 2005.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 14 houses on land to the north of Hebrides Drive, Dundee. The site is presently vacant land. The proposed houses include 2 semi-detached houses and 12 detached houses. The proposed houses would be situated in a linear arrangement along the northern boundary of the site with 2 semi-detached dwellings situated in the south eastern corner of the site fronting Hebrides Drive. An access road from Hebrides Drive would give access to the site. All of the proposed dwellings would have 3 bedrooms. All of the proposed houses would be two storeys in height. The external walls of the proposed houses would be finished with roughcast render. The proposed houses would have pitched roofs that would be clad with concrete interlocking roof tiles.

SITE DESCRIPTION

The application site comprises of some 0.58 hectares of vacant land located on the north side of Hebrides Drive, Dundee. The site is bounded to the north and east by residential properties, to the south by the public road of Hebrides Drive with residential properties beyond, and to the west by a strip of open land with residential properties beyond. There are a variety of house types in the area ranging from two storey terraces and semi-detached houses to 4 storey flatted blocks to the south and west and a more modern development of 2 storey detached and semi detached houses to the north and east.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

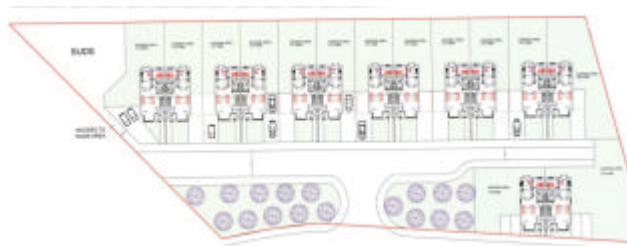
Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 1 Vibrant and Sustainable Communities - the 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 effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell.

Policy 4 Design of New Housing - the design and layout of all new housing in the city should be of a high quality. New development will be required to conform to the Design Standards contained in Appendix 1 of the Local Plan and should also have regard to the principles of the City Council's Urban Design Guide.



Policy 55 Urban Design - for all new developments the emphasis will be on design quality. All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 75 Sustainable Drainage Systems - all appropriate development proposals must be accompanied by a Sustainable Drainage Scheme at the time of submitting a planning application. This must be supplemented by a Drainage Impact Assessment that shows the impact of a 1 in 200- year rainstorm event. SUDS schemes should be designed accordingly so that if this event occurs, flooding will not be higher than 300mm below floor level. In addition, proposals will be encouraged to adopt an ecological approach to surface water management and exploit opportunities for habitat creation or enhancement by forming wetlands or ponds, for example.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3 - Planning for housing.

National Planning Policy Guideline 17 Planning and Transportation.

Application No 07/00849/FUL

Scottish Planning Policy Guideline 17 - Transport and Planning Maximum Standards (Addendum to NPPG 17).

Planning Advice Note 67 - Housing quality.

Designing Places - A Policy Statement for Scotland.

Non Statutory Statements of Council Policy

The following policy statement is of relevance:

Dundee - The Urban Design Guide.

SUSTAINABILITY ISSUES

The proposed development is sustainable in so far as it is close to services and facilities.

SITE HISTORY

Planning application 05/00597/FUL sought full

planning permission for the erection of 11 semi-detached dwellings. Planning permission was refused on grounds that the proposed dwellings were not served by sufficient garden ground or off street car parking. Furthermore the layout of the proposed development was considered out of character to the surrounding residential neighbourhoods.

Planning application 06/00030/FUL sought full planning permission for 10 detached dwellings. Planning permission was granted subject to conditions.

PUBLIC PARTICIPATION

The applicant has undertaken the statutory neighbour notification procedure.

One letter of objection has been received. The grounds of objection are that:

- the proposed development would block the view from the objector's property;
- the proposed development would be constructed on unstable ground;
- the proposed development would impact upon privacy of neighbouring residents;

- the proposed houses will over-develop the area;

A copy of this letter is available for inspection in the Members' Lounges. It is intended to comment on the above issues in the 'Observations' section of this report.

CONSULTATIONS

The relevant Council Departments and external bodies have been consulted with regard to the proposal.

Environmental Health and Trading Standards have requested that a contaminated land assessment be carried out and the findings/mitigation measures submitted to the Council for consideration.

Full details of the proposed SUD's facility should also be submitted to the Council for consideration.

The applicant has been made aware that the requirement for a contaminated land assessment can be addressed by way of suspensive conditions should Committee be mindful to grant planning permission. However, more details and specifications of the proposed SUD's facility were required to be submitted for consideration as part of the assessment of the current planning application. To date no details have been submitted.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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 involves the construction of 12 detached and 2 semi-detached houses. The proposed houses would all have sufficient off street car parking facilities and provision for a garage. Visitor car parking was originally proposed to be

located in the landscaped buffer separating the proposed dwellings from Hebrides Drive. However it was considered by this Planning Authority that at this location remote parking would give rise to anti-social behaviour and given the level of parking in the area it was not a necessity. The proposed layout was therefore revised. The proposed houses would have pitched roofs that would be clad with concrete roof tiles. The external walls of the proposed houses would have a rendered finish. The applicant states that a total of 28 parking spaces would be provided. There would be no definition between property boundaries to the front of the houses.

Policy 4 of the Dundee Local Plan Review requires that new housing developments conform to the Design Standards contained in Appendix 1 of the Local Plan.

The Design Standards require that in suburban areas, at least 75% of the houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m². The proposed development complies with this requirement of the Design Standards.

In terms of car parking the Standards state that for private houses with 3 or more bedrooms at least 2 spaces should be provided within the cartilage. In addition to this, 50% of all houses should have a garage or should have space for one. All of the houses have provision for a garage with each house having a driveway/parking area capable of accommodating 2 vehicles. In terms of car parking, the proposed development accords the requirements of the Design Standards.

The Design Standards require that an average private useable garden area of 150m² is provided and none should be less than 120 m². The average garden area for the proposed development would be more than 150m² with 40% of all dwellings proposed served by garden ground of no less than 160m². Therefore the proposed development complies with this requirement of the Design Standards.

In terms of the layout of the proposed houses it is considered that the 2 semi-detached dwellings to be located in the south eastern corner of the site will be located within a landscape belt that is continuous throughout Hebrides Drive.

The proposed layout would result in 2 remote semi-detached dwellings with no useable garden ground fronting onto Hebrides Drive. The method of parking/ vehicle access and orientation of garden ground are alien to the existing and proposed plot layouts. Further, the location of 2 semi-detached dwellings with unorthodox layout and no useable garden ground gives the overall proposal an over-developed appearance. This is not considered to be appropriate in terms of Urban Design and is at odds with the predominant pattern of development in the Hebrides Drive area.

Further, the semi-detached houses are considered to interrupt the flow of the streetscape. With parking bays located directly off Hebrides Drive without in curtilage turning areas the proposed semi-detached dwellings are considered to introduce an alien feature to the area that is to the detriment of road safety and amenity. In the surrounding area of Hebrides Drive the houses are mainly orientated such as to present their front elevation onto the street with private useable amenity space located to the rear and not to the side.

The proposed finishing materials are considered to be appropriate to the area. However as discussed above the layout of the proposed development is not in keeping with the predominate pattern of development surrounding. Further, the proposed development through the siting of 2 semi-detached dwellings in the south eastern corner of the site that are both remote and alien to the existing and proposed dwellings surrounding are considered disruptive to the continuous landscaping belt that runs throughout Hebrides Drive and the predominant pattern of development. This does not meet with the principles of the Dundee Urban Design Guide or the criteria of Policy 55 of the Dundee Local plan Review 2005.

It should be noted that if the applicant omitted the 2 semi-detached dwellings to be situated in the south eastern corner of the site, it would be possible to restore the continuous landscaping buffer that characterises Hebrides Drive. However, only 16% of dwellings would have useable garden ground in excess of 160m² rather than the required 40% as stipulated by Appendix 1 of Policy 4 of the Dundee Local Plan Review 2005.

Policy 1 of the Dundee Local Plan Review 2005 supports new developments that are in accordance with other policies in the Plan and seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise and smell. From assessments of the proposed development against the Policy 4 and Policy 55 above, it is conclusive that the erection of 14 dwellings on the application site is contrary to Policy 1 by virtue of layout and design.

Policy 75 of the Dundee Local Plan Review 2005 supports proposals where it can be demonstrated that through Sustainable Drainage Schemes the maximum flooding impact of a 1 in 200- year rainstorm event will not exceed 300mm below floor level of the dwellings proposed. The applicant has not submitted any details of the proposed Sustainable Drainage Scheme and therefore has not demonstrated that the SUDs facility as denoted on the proposed site layout plan is located in the most effective position and is of a size capable of accommodating the level of surface water runoff that would be created by a 1 in 200- year rainstorm event. The proposed development is therefore considered contrary to Policy 75 of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposal does not comply with the provisions of Policy 1, Policy 4 and Policy 55 of the Dundee Local Plan Review 2005.

Other Material Considerations

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

National Planning Policy Guidance and Advice - Scottish Planning Policy 3 seeks to create quality residential environments and states that new housing should make a positive contribution to the built and rural environment, and should be designed and laid out to provide lasting benefits. As stated above it is considered that the proposed residential development by virtue of its layout and design would not positively contribute to the character and appearance or the amenity of the area. It is therefore considered that the proposal does not accord with Government Guidance contained in SPP3.

Dundee: The Urban Design Guide - The Dundee Urban Design guide promotes developments that respects the constraints of a site and avoid using standardised designs that give the appearance of "placelessness". The 2 semi-detached dwellings to be located in the south eastern corner of the site are considered both remote and alien to the surrounding dwellings both existing and proposed. Should these units have been omitted from the proposals, the resulting layout would have been in keeping with the limits of the site without giving an appearance of over-development and "placelessness".

The proposed development is therefore considered contrary to the advice and guidance detailed in the Dundee Urban Design Guide.

The views of the objector

One letter of objection has been received in respect of the proposed development. The grounds of objection are summarised in the 'Public Participation' section above.

The objector is concerned that the proposed houses, if built, would over develop Hebrides Drive. With respect to the 2 semi-detached dwellings to be located in the south eastern corner of the site it has been concluded above that these dwellings cannot meet the requirements of Policy 4 and are considered both remote and alien to the prevailing house types and plot layouts of the area. In their current form and position these dwellings do over-develop the application site. In this case the concerns of the objector are supported.

With regard to concerns over privacy the distance between facing windows of the proposed and existing houses would be more than 18 metres and thus no overlooking issues would arise from the proposed development. However, the side garden grounds of the proposed semi-detached dwellings to be situated in the south eastern corner of the site would be overlooked by both residents of the proposed dwellings to be located to the north of the site and existing dwellings to the south.

The loss of view from the objector's property is not a material consideration in the determination of this planning application. With regard to concerns over the ground conditions of the site, the objector has expressed concern that

the ground beneath the proposed dwellings is unstable. This matter shall be taken into account by the Council's Building Standards Department and is not material to the outcome of this planning application.

It is therefore considered that the grounds of objection can be partially supported in this case. However, the proposed development does not comply with the Government guidance given in SPP3, nor with the principles of the Dundee Urban Design Guide which are material considerations. It is concluded that sufficient weight can be accorded to those material considerations such as to justify the refusal of planning permission. It is therefore recommended that planning permission be refused.

Design

As stated above it is considered that the proposed development does not comply with the principles of the Dundee Urban Design Guide. The proposed layout would result in remote dwellings alien to the existing houses in terms of plot layout and form, fronting onto the street which is not considered to be appropriate in Urban Design terms.

CONCLUSION

It is concluded from the foregoing that the proposed development does not comply with the provisions of Policy 1, Policy 4 and Policy 55 of the Dundee Local Plan Review 2005, Government Policy contained in SPP3 or with the principles of the Dundee Urban Design Guide. It is therefore recommended that planning permission be refused for the following reasons.

RECOMMENDATION

It is recommended that consent be REFUSED for the following reasons:

Reasons

- 1 Less than 40% of the proposed dwellings will be served by 160m² of useable garden ground. This will give an over-developed appearance to the resulting development to the detriment of residential and visual amenity. The proposed development is therefore considered contrary to Policy 1 and Policy 4 of the Dundee Local Plan Review 2005.

There are no material considerations that would justify granting planning permission contrary to the Development Plan.

the provisions of the Development Plan.

- 2 The 2 semi-detached dwellings to be located in the south eastern corner of the application site are considered to be both remote and alien to the layout and form of both existing and proposed dwellings. This would result in dwellings with an orthodox layout and no real private useable garden ground which gives the overall proposal an over-developed appearance. This is not considered to be appropriate in terms of Urban Design and is at odds with the predominant pattern of development in the Hebrides Drive area. The proposed development is therefore considered contrary to Policy 1 and Policy 55 of the Dundee Local Plan Review 2005 and Dundee Urban Design Guide. There are no material considerations that would justify granting planning permission contrary to the Development Plan.
- 3 The applicant has failed to demonstrate that the proposed site layout as submitted can accommodate the required SUDs facility. The proposed development is therefore considered contrary to Policy 75 of the Dundee Local Plan Review 2005. There are no material considerations that would justify granting planning permission contrary to the Development plan.
- 4 The proposed erection of 14 dwellings will lead to the development of a purposed built landscape belt that bounds the northern side of Hebrides Drive. The proposed development will therefore greatly reduce the level of environmental quality and visual amenity currently afforded to the existing residents of Hebrides Drive. The proposed development is therefore considered contrary to Policy 1 and Policy 55 of the Dundee Local Plan Review 2005. There are no material considerations that would justify granting planning permission contrary to