

KEY INFORMATION

Ward Strathmartine

Proposal

Erection of 45 Houses

Address

Land to the North of
Craigmore Street and South
of Dunmore Street
Dundee

Applicant

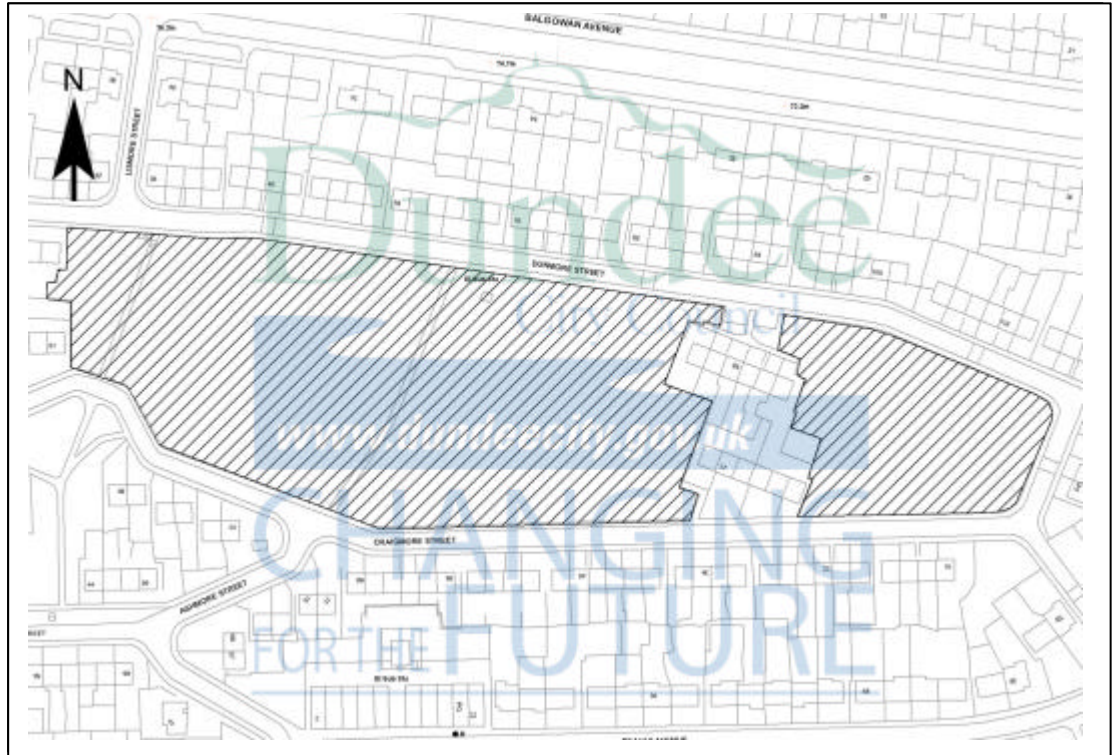
Servite Housing Association
Ltd/Gladedale (Partnership)
Ltd
Gateway House, Luna Place
Technology Park
Dundee
DD2 1XZ

Agent

KDM Architects
15 Camperdown Street
Broughty Ferry
Dundee
DD5 3AA

Registered 2 July 2008

Case Officer P Macari



Proposed Housing Development in Dunmore Street

The erection of 45 Houses is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

There are no material considerations that would justify laying aside the provisions of the Local Plan to withhold planning permission. It is therefore recommended that planning permission is granted subject to conditions.

SUMMARY OF REPORT

- This application seeks full planning permission for the erection of 45 houses on land to the north of Craigmore Street and south of Dunmore Street, Dundee.
- Policy 4 (Design of New Housing), Policy 55 (Urban Design) and Policy 75 (Sustainable Drainage Systems) of the Dundee Local Plan Review 2005 is relevant to the outcome of this Planning Application.
- No letters of objection from neighbouring residents or adverse comments from consultees have been received.
- The proposals are considered to accord with the provisions of the Development Plan.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the erection of 45 houses on land to the north of Craigmore Street and south of Dunmore Street, Dundee. The site was formerly occupied Local Authority housing and has since been cleared and grassed.

The proposed development will be arranged to mirror the existing streetscape in a perimeter block layout. The proposed houses will take the form of single storey detached, 2 storey terraced and 2 storey semi-detached dwellings of traditional pitched roof design.

Each of the 45 houses will be served by 1 in curtilage car parking space with 22 of the houses having provision for a garage. The houses shall be served by both front and rear garden grounds. The private rear gardens of the proposed houses will range in size from 120m² to 400m².

Although the applicants have specified that the buildings shall be finished in concrete roof tiles and roughcast with timber framed windows and doors, the appearance of these materials are to be agreed by the Council under the terms of a planning condition.

Existing pedestrian access through and around the application site will be maintained. The adopted public footpath that runs across the centre of the site is to be removed with the existing adopted public footpath to the west of the site upgraded.

The application site was formerly owned by Dundee City Council and has since been bought by Servite Housing Association Ltd. The proposed housing development will provide 45 socially rented houses that are suitable for single person, family and disabled tenants.

SITE DESCRIPTION

The application site comprises a large area of public open space sandwiched between Craigmore Street and Dunmore Street. The site is intersected by 2 public footpaths at the western corner and centre of the site. The site was formerly occupied by Local Authority housing which has

since been demolished due to its poor quality with 2 terraces of 2 storey houses remaining in the eastern section of the site. The site is surrounded by 2 storey terraced and semi-detached housing to the north, south and east and west.



The site slopes from south to north and is grassed. Each of the public footpaths benefits from street lighting. There is a small substation situated midway along the northern boundary of the site.



The surrounding buildings are finished in brown concrete roof tiles with brown roughcast walls and white PVCU framed windows and timber doors. The doors are painted in bright colours.



Due to the topography of the area, the houses on Craigmore Street benefit from off street car parking facilities while the front gardens of the houses on Dunmore Street are not usable due to the steep slope. The north western corner of the site is also unusable due

to topography with the west most public footpath turning into a concrete staircase as it nears Dunmore Street.

The site slopes from south to north and was formerly occupied by 4-5 storey blocks of flats.

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.

Where conversion of a listed building or other building worthy of retention is

proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. The development of flats through conversions of buildings of merit may also be acceptable where conversion to flats is the only appropriate action.

Policy 55: Urban Design - a quality environment is dependent on the inter-relationship between building form and use, architectural style, streetscape spaces, places and movement patterns. New development should create successful, meaningful and memorable buildings and spaces that successfully contribute to the image of the surrounding environment and Dundee.

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:

SPP3 - Planning for Housing

SPP 3 sets out The Scottish Government's policy on the identification of housing requirements, the provision of land for housing and the delivery of homes through the planning system.

Non Statutory Statements of Council Policy

There are no statements of Council Policy relevant to the outcome of this planning application.

SUSTAINABILITY ISSUES

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

SITE HISTORY

There is no planning history of relevance to the outcome of this application.

PUBLIC PARTICIPATION

The applicant has followed the statutory neighbour notification procedure.

No letters of objection or representation have been received.

CONSULTATIONS

No adverse comments have been received from consultees.

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 is for the erection of 45 single and two storey detached and semi detached houses on land to the north of Craigmore Street and South of Dunmore Street. The land is brownfield and has been sold by the Council as it is surplus to their requirements. The site is now owned by Servite Housing Association. The proposed houses are to provide socially rented accommodation.

The proposed houses are to follow the existing street pattern of Craigmore Street and Dunmore Street, with the existing and proposed houses facing each other.

The proposed finishing materials for all house types are a textured roughcast for the walls, stained timber window frames and flat concrete tiles on the roof.

In terms of Policy 4, the overall aim is to promote high quality new housing. The means of achieving high quality

housing are set out in Appendix 1 of the Dundee Local Plan Review 2005. Therefore the main criteria to consider are the design of the houses, the provision of car parking, garden space and privacy, and the residential amenity of both new and the existing houses around the site.

The proposed houses would be a mixture of single storey and 2 storeys in height. The houses would be of a simple architectural form and style that would complement the existing housing in the area. External finishing materials of render and concrete roof tiles would also be in keeping with the character of the area.

The layout of the proposed development is such that the houses provide a frontage onto both Craigmore Street and Dunmore Street. A distance of at least 18 metres is achieved between facing windows of new and existing houses, which complies with the provisions of Appendix 1 in terms of privacy. This layout respects and mirrors the pattern of development in the surrounding area. Given the distance between the proposed houses and the existing houses in the area, it is considered that the proposed development would not be detrimental to the residential amenity of existing properties by way of overshadowing.

There would be 11 2 bed units with 2 3 bed units and 32 4 bed units. The Design Standards contained within Appendix 1 require that at least 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of some 100m². For social rented developments this guideline may be applied flexibly where the design of the house enables easy extension. Only 8 houses, fall below the requirements in that they have less than 3 bedrooms and less than 100m² gross internal floorspace. However, these particular units as well as being social rented units constitute only 17% of the 45 houses proposed. Accordingly it is considered that the proposal is not contrary to Policy 4 in terms of house type.

Each of the proposed houses will benefit from 1 in curtilage parking space. Of the 45 houses proposed, 22 houses would have sufficient space to allow the erection of a garage at some point in the future. It therefore follows that the proposed development

complies with the car parking requirements of Policy 4.

In terms of garden ground and amenity space, all units would have a minimum of 120m² private useable garden space.

The proposed development would improve the tenure choice of housing in the area. The proposed development by virtue of layout, design, house-type and parking requirements is considered to meet the criteria of Appendix 1 and therefore comply with the provisions of Policy 4 of the Dundee Local Plan Review 2005.

Policy 55 (Urban Design) states that for all new developments the emphasis will be on design quality, and 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 street layout of surrounding streets. Furthermore, the houses will present an active street frontage. The finishing materials are consistent with the character of the area.

The gradient of the north western corner of the site makes it unsuitable for housing. However as there is an existing public footpath between Craigmores Street and Dunmore Street at this end of the site, it is proposed to utilise the western sector for public open space. Given the level of natural surveillance from the existing and proposed houses, it is considered that the creation of usable public open space that is safe and accessible is welcomed as part of the proposed development.

It is therefore considered that the proposal complies with Policy 55 of the Dundee Local Plan Review 2005.

Policy 75 of the Dundee Local Plan Review requires proposals for new housing developments to be accompanied by sustainable drainage schemes. The proposals are considered to demonstrate that surface water disposal will be controlled. The proposals therefore comply with the requirements of Policy 75.

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 relevant to the outcome of this planning application.

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

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.

CONCLUSION

The proposed development is considered to meet the criteria of Policy 4 (Design of New Housing), Policy 55 (Urban Design) and Policy 75 (Sustainable Drainage Systems) of the Dundee Local Plan Review 2005. There are no material considerations that would justify laying aside the provisions of the Local Plan to withhold planning permission. It is therefore recommended that planning permission is approved subject to conditions.

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 BEFORE WORK STARTS ON SITE, samples of the proposed finishing materials shall be submitted to this Planning Authority for written approval and thereafter shall be applied in accordance with approved details. For the avoidance of doubt, the samples submitted should include roughcast, roof tile, rainwater goods and stained timber.
- 3 Full details of landscaping, including tree removal, measures to protect trees to be retained on the site and proposed new planting 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 BEFORE WORK STARTS ON SITE, a Stage 1/2 Road Safety Audit must be carried out to Dundee City Council Standards and submitted to this Planning Authority for written approval and thereafter any conclusions or recommendations should be implemented in accordance with the approved details.
- 5 BEFORE WORK STARTS ON SITE, details of a footway ex adverso the site shall be submitted to this Planning Authority for written approval and thereafter provided in accordance with the approved details.
- 6 Any existing accesses that are no longer required as part of the proposed development must be made good as footway to Dundee City Council specifications.
- 7 Development shall not begin until a Preliminary Risk Assessment is completed and, if required, an Intrusive Investigation and a scheme to deal with contamination at 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 assessment of the risks associated with contaminant sources, pathways and receptors specific to the proposed use of the site, and if necessary.
 - ii a remediation Implementation Plan detailing measures to treat/remove contamination and mitigate risks to ensure the site is fit for the proposed use,
 - iii measures to deal with contamination during construction works, and
 - iv verification sampling, testing, certification and monitoring of the site to demonstrate suitability for the proposed use on completion of remediation measures.
- 8 Before any unit is occupied the measures to decontaminate the site, if necessary, shall be fully verified and approved in writing by the Planning Authority and thereafter implemented.
- 9 The windows coloured red on Drawing No: DP 600 HOUSE TYPE 6.DWG REV. A shall be

obscurely glazed and maintained
as such in perpetuity.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of safeguarding visual amenity of the existing streetscape of Dunmore Road and Craigmore Street.
- 3 In the interest of safeguarding environmental quality and increasing the level of amenity afforded to existing and future residents.
- 4 In the interests of pedestrian and road safety
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- 6 In the interests of pedestrian and road safety.
- 7 In the interests of identifying contamination and providing land that is safe for residential occupation.
- 8 In the interests of identifying contamination and providing land that is suitable for residential occupation.
- 9 In the interests of safeguarding privacy.