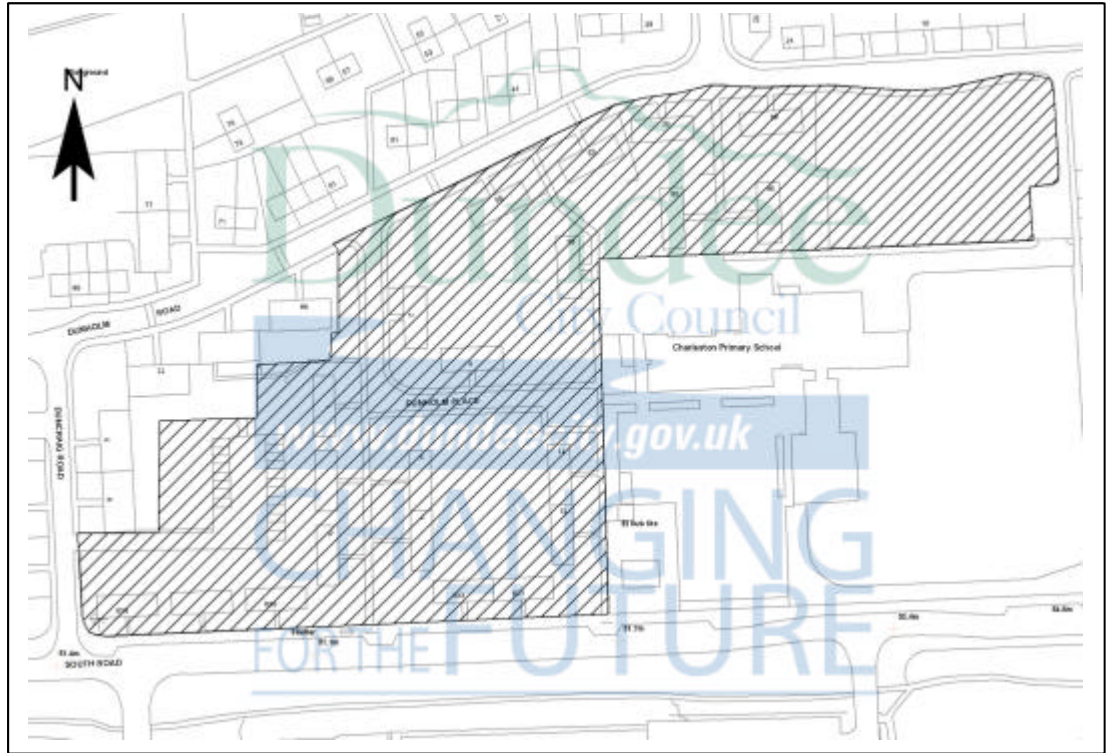


**KEY INFORMATION****Ward** Lochee**Proposal**

Erection of 48 houses

**Address**Land at Dunholm Place  
North of South Road and  
South of Dunholm Road  
Dundee**Applicant**Abertay Housing Association  
Ltd  
Gladedale (Partnerships) Ltd  
Gateway House  
Luna Place  
Dundee Technology Park  
Dundee  
DD2 1XZ**Agent**KDM Architects  
15 Camperdown Street  
Broughty Ferry  
Dundee  
DD5 3AA**Registered** 27 June 2008**Case Officer** P Macari

## Housing Development Proposed in Dunholm Road

The erection of 48 houses is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is concluded from the foregoing that the proposal complies with the provisions Policy 55 and Policy 75 but contravenes Policy 4 of the Dundee Local Plan Review 2005. However, there are significant material considerations that justify support of the proposals contrary to the provisions of the Development Plan. The application is therefore recommended for **APPROVAL subject to conditions**.

**SUMMARY OF REPORT**

- This application seeks full planning permission for the erection of 48 houses on land at Dunholm Place south of Dunholm Road and north of South Road, Dundee.
- The proposed development will be arranged to form a new streetscape onto Dunholm Road and South Road. 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.
- Policy 4 (Design of New Housing); Policy 55 (Urban Design) and Policy 75 (Sustainable Urban Drainage) of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- The applicant has followed the statutory neighbour notification procedure. This application has been advertised in the Dundee Evening Telegraph as development contrary to the provisions of Policy 4 (Design of New Housing) of the Dundee Local Plan Review 2005. No letters of objection have been received.

**DESCRIPTION OF PROPOSAL**

This application seeks full planning permission for the erection of 48 houses on land at Dunholm Place south of Dunholm Road and north of South Road, Dundee.

The proposed development will be arranged to form a new streetscape onto Dunholm Road and South Road. 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 48 houses will be served by 1 car parking space with 24 of the houses having provision for a garage. However, 16 of the houses shall be served by remote car parking with one space allocated to each property. 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 120m<sup>2</sup> to 292m<sup>2</sup>.

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 application site was formerly owned by Dundee City Council and has since been bought by Abertay Housing Association Ltd. The proposed housing development will provide 48 socially rented houses that are suitable for single person, family and disabled tenants.

**SITE DESCRIPTION**

The application site is located between Dunholm Road and South Road and takes the form of an area of unkempt open space that was previously occupied by 4 storey blocks of flats. The application site is bound to the north by Dunholm Road and the rear gardens of existing 4 storey blocks of flats, and, to the south by South Road and Charleston Primary School. To the east the site is bound by Charleston Primary School and a small cul-de-sac of Dunholm Road which

provides pedestrian access to South Road. To the west the site is bound by Duncraig Road and the rear gardens of existing 4 storey blocks of flats.



The site is surrounded by 2 storey terraced and semi-detached housing as well as 4 storey blocks of flats to the north, east and west. On the opposing side of South Road is South Road Park



which is a large area of public open space. To the south west of the application site a new Tesco



Superstore is being developed.

There are 2 pedestrian footpaths across the application site. One provides pedestrian access to Charleston primary School while the other provides access from Dunholm Road to South Road via an existing access road that previously served the flats that were located on the application site.

The site is flat although colonised by self seeded grass, shrubs and trees.

**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 20mph 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. This application was advertised in the Dundee Evening Telegraph as a Departure to Policy 4 (Design of New Housing) of the Dundee Local Plan Review 2005.

No letters of objection 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:

- 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 the erection of 48 single and two storey detached and semi detached houses on land at Dunholm Place south of Dunholm Road and north of South Road, Dundee. The land is brownfield and has been sold by the Council as it is surplus to their requirements. The site is now owned by Abertay Housing Association. The proposed houses are to provide socially rented accommodation.

The proposed development will be arranged to form a new streetscape onto Dunholm Road and South Road. 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.

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 Dunholm Road and South Street. A distance of at least 20 metres is achieved between facing windows of new and existing houses, which complies with the provisions of Appendix 1 in terms of privacy. Although House Types 5 and 8 on Plots 28 and 29 will have windows and doors that are less than 18m apart, the east facing windows of House Type 8 on Plot 28 serve bathrooms and therefore will be obscurely glazed. However, to ensure that no further issues of overlooking occur should planning permission be granted a condition requiring obscure glazing will be incorporated into the decision notice. The proposed 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 or overlooking.

There would be 12no. 2 bed units with 35no. 3 bed units and 1no. 4 bed unit. 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 100m<sup>2</sup>. 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 100m<sup>2</sup> gross internal floorspace. However, these particular units as well as being

social rented units constitute only 16% of the 48 houses proposed. Accordingly it is considered that the proposal is not contrary to Policy 4 in terms of house type.

32 of the proposed houses will benefit from 1 in curtilage parking space. Of the 48 houses proposed, 24 houses would have sufficient space to allow the erection of a garage at some point in the future. Plots 2-7 and 31-40 will benefit from dedicated remote parking facilities. Although this is contrary to the provisions of Appendix 1 and consequently Policy 4, there are significant material considerations that justify a departure to the criteria of Appendix 1.

Plots 27 of the proposed layout are situated in close proximity to the junction of South Road and Duncraig Road. The formation of individual driveways taking access of South Road would have a significant impact upon the existing levels of road safety due to the proximity of the application site to the junction of South Road and Duncraig Road. However, due to the constraints of the application site it is not possible to achieve both 120m<sup>2</sup> of garden ground and provide in curtilage car parking facilities to the rear of Plots 2-7 and therefore remote parking has been provided. There are several positive outcomes from the proposed remote parking facilities at Plots 2-7. Firstly, the positioning of the proposed houses on the plots creates a balanced streetscape that blends well with the front garden layout and building lines of the existing flatted blocks to the west and terraced housing to the east of the application site. Secondly, the application site as existing is a very prominent and unsightly aspect of the South Road streetscape. The provision of remote parking allows for the development of a modern housing scheme that respects the character and layout of the surrounding area while also creating a safe residential environment characterised by high quality housing and generous private garden grounds. The provision of remote parking in this instance although contrary to the provisions of Appendix 1 is integral to successfully regenerating the existing vacant and unkempt brownfield site in a manner that promotes high quality and modern design which respects the street pattern and plot layout of the surrounding area. Should the Committee be mindful to grant planning permission a

condition requiring the dedication/management of the proposed remote parking spaces shall form part of the approval.

Plots 31- 40 are located on the south side of Dunholm Road adjacent to the junction between Charleston Street and Dunholm Road. Traffic at this location comes from 3 directions. Therefore, in accordance with the provision of Appendix 1, the formation of 10 driveways providing access onto Dunholm Road at this location would give rise to serious road safety issues. Therefore, the formation of 2 banks of remote parking with individual points of access and egress from Dunholm Road at either side of the junction with Charleston Street will provide sufficient parking facilities in accordance with requirements of Appendix 1. In this instance the proposed remote parking facilities serving Plots 31-40 although contrary to the provisions of Appendix 1, provide an interesting, modern and safe street frontage that blends well with the existing built form of the surrounding area. The front building lines and garden layout of existing houses to the east of and adjacent to the application site have been incorporated into the proposed layout of Plots 31-40. Should the Committee be mindful to grant planning permission, a condition requiring the dedication/management of the proposed remote parking spaces shall form part of the approval.

In terms of garden ground and amenity space, all units would have a minimum of 120m<sup>2</sup> 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 garden ground provision is considered to meet the criteria of Appendix 1. However, due to the provision of remote parking instead of in curtilage parking at Plots 2-7 and 31-40 the proposed development is contrary to 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 retention of the public footpaths through the site and the remote parking area serving Plots 31-40 will provide small pockets of landscaping that will enhance the visual appearance of the development while also enhancing the level of amenity afforded to existing and future residents. The proposed areas of landscaping will soften the appearance of the existing and proposed built form to the benefit of residential amenity. 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 does not comply with the provisions of the development plan.

## Other Material Considerations

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

- a Road Safety - although this matter has already been addressed under the Development Plan subheading of the Observations section, the provision of remote parking facilities overcomes any possible road safety issues that may occur from the provision of 16 domestic driveways providing access and egress in close proximity to junctions. The proposed remote parking facilities will provide sufficient car parking space in accordance with Appendix 1 of Policy 4 of the Local Plan with 3 additional car parking spaces provided to the rear of Plots 2-7. The additional car parking is welcomed due to the location of Charleston Primary School to the east of the application site. Due to the level of traffic on both South Road and Dunholm Road during peak hours, the provision of remote parking has designed



out what can only be described as a serious road safety issue had the requirements of Appendix 1 been achieved on Plots 2-7 and 31-40. The matter of dedicating the proposed remote parking spaces can be addressed by way of condition should the Committee be mindful to grant planning permission.

- b Streetscene - the existing site does not blend well with the existing streetscenes on both South Road and Dunholm Road. This is mainly due to the unkempt appearance of the site. Through addressing the matters of road safety detailed above, the revised layout showing remote parking facilities to the rear of Plots 2-7 and to the front of Plots 31-40, creates an inclusive, safe, modern and high quality street frontage on both South Road and Dunholm Road. The proposed street frontages blend well with the existing street frontages to the east and west of the application site with the front garden layout of the existing houses and flats mirrored in the proposals. The area of landscaping in front of the remote parking dedicated to Plots 31-40 will act as an interface between the existing and modern development and consequently will soften the visual appearance of the existing and proposed built form.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted subject to formal clearance from Scottish Ministers and 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

It is concluded from the foregoing that the proposal complies with the provisions Policy 55 and Policy 75 but contravenes Policy 4 of the Dundee Local Plan Review 2005. However,

there are significant material considerations that justify support of the proposals contrary to the provisions of the Development Plan.

## RECOMMENDATION

### Recommendation 1

As the Council has a financial interest in respect of the proposed development and as the proposal is contrary to Policy 4 of the Dundee Local Plan Review 2005, should the Committee be minded to approve the application, it will have to be notified to the Scottish Ministers under the provisions of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

### 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 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 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:

a assessment of the risks associated with contaminant sources, pathways and receptors specific to the proposed use of the site, and if necessary;

b a remediation Implementation Plan detailing measures to treat/remove contamination and mitigate risks to ensure the site is fit for the proposed use;

c measures to deal with contamination during construction works; and

d verification sampling, testing, certification and monitoring of the site to demonstrate suitability for the proposed use on completion of remediation measures.

- 5 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.
- 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 BEFORE WORK STARTS ON SITE, a Stage 1/2 Road Safety Audit to Dundee City Council standards must be submitted to this Planning Authority for written approval and thereafter any recommendations or conclusions shall be fully implemented in accordance with the approved Road Safety Audit. For the avoidance of doubt, specifications for all new roads and access associated with the proposed development should be included in the Road Safety Audit.
- 8 The windows coloured red on Drawing No: DP 800 HOUSE TYPE 8.DWG REV. A shall be obscurely glazed and maintained as such in perpetuity.
- 9 Surface water from the site shall be dealt with where appropriate using Sustainable Urban Drainage System techniques as advocated in the design manual for Scotland and Northern Ireland

(CIRIA C521 2000). Full details of the methods to be employed, including where appropriate calculations, along with details of how these measures will be maintained, shall be submitted for approval in writing by this Planning Authority prior to the commencement of any works on site. Thereafter all works approved by virtue of this submission shall be carried out in full. For the avoidance of doubt, the information submitted to this Planning Authority must also comply with the adoptable standards of Scottish Water and SEPA.

- 10 BEFORE WORK STARTS ON SITE, a scheme detailing the management and dedication of the remote parking spaces to Plots 2-7 and Plots 31-40 shall be submitted to this Planning Authority for written approval and thereafter implemented in accordance with the details approved by virtue of this condition.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of safeguarding visual amenity of the existing streetscape.
- 3 In the interest of safeguarding environmental quality.
- 4 In the interests of identifying contamination and providing land that is safe for residential occupation.
- 5 In the interests of identifying contamination and providing land that is suitable for residential occupation.
- 6 In the interests of road safety.
- 7 In the interests of safeguarding road safety.
- 8 In the interest of safeguarding privacy.
- 9 To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
- 10 In the interest of safeguarding parking dedicated to Plots 2-7 and Plots 31- 40.