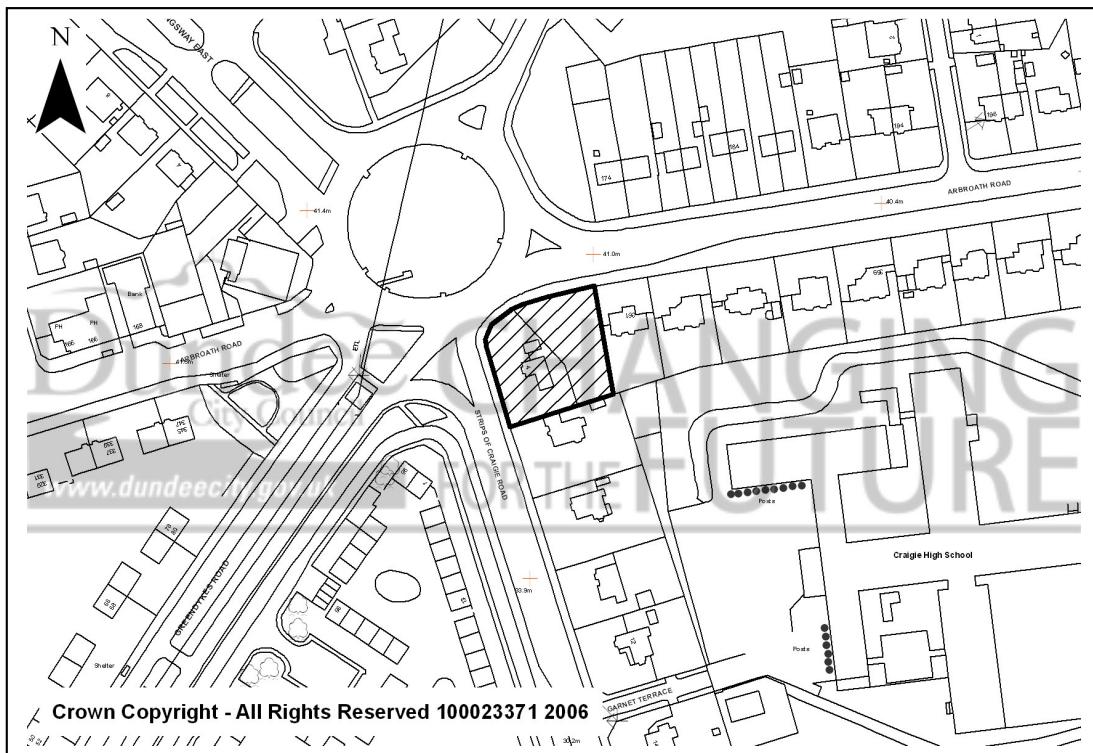


KEY INFORMATION

Ward East End

Proposal

Erection of house in garden ground

AddressGarden ground to east of
4 Strips of Craigie Road
Dundee**Applicant**Mr & Mrs Gowans
4 Strips of Craigie Road
Dundee
DD4 7PZ**Agent**Ron Weir
Balloch Bungalow
South Balloch Farm
Alyth
Perthshire
PH11 8JN**Registered** 10 Feb 2009**Case Officer** Julie Young

Proposal for New House in Strips of Craigie Road

The erection of a house in garden ground is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development fails to comply with Policies 4 and 15 of the Dundee Local Plan Review 2005 due to the lack of garden ground, density, massing, height and positioning of the proposed development at this prominent location. Access is not considered to be an issue and therefore the grounds of objection are not supported. The application is therefore recommended for REFUSAL.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a 1.5 storey house within the garden ground of 4 Strips of Craigie Road, Dundee.
- One letter of objection was received from a neighbouring resident, with concerns regarding the safety of the proposed access.
- Policies 4 and 15 of the Dundee Local Plan Review 2005 are of relevance to the determination of the application.
- It is considered that the proposal is contrary to Policies 4 and 15 due to the lack of garden ground provided with the new dwelling, density of the proposed development and its dominant visual appearance at this prominent location due to its height and massing.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a one and a half storey house in garden ground to the east of the 4 Strips of Craigie Road and on the south side of Arbroath Road. The proposal includes the demolition of an existing double garage to the north of the original house and the proposed house will be built on this site at the north end of the garden, which gently slopes upwards towards Arbroath Road. There will be 5m between the proposed and existing houses.

The proposed house includes a lounge, kitchen/family room, bedroom, utility room and shower room on the ground floor and 3 bedrooms (1 ensuite) and a bathroom on the upper floor level. The proposed materials for the house are wet dash render walls, concrete roof tiles, slate on dormer roofs and cement margins and basecourse.

Access is proposed to the new house using an existing vehicular access from Strips of Craigie Road. Four car parking spaces will be provided at the west end of the site, two for the existing house and two for the proposed house.

It is proposed to remove two trees and replant three new trees adjacent to the north boundary wall.

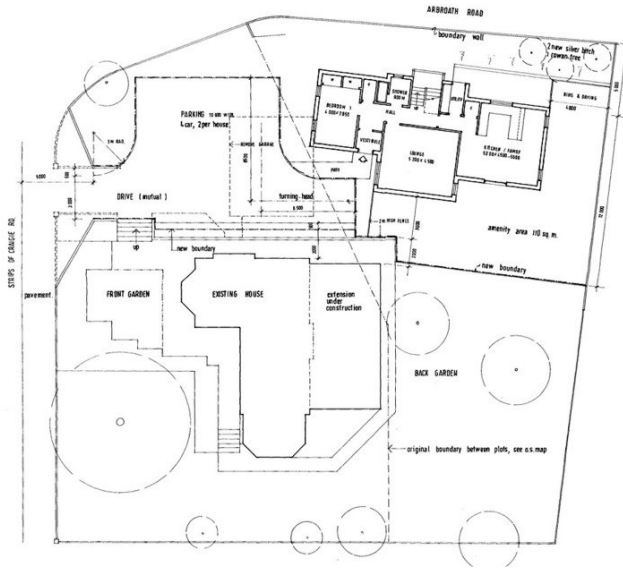
SITE DESCRIPTION

The site is located on the east side of Strips of Craigie Road and the south side of Arbroath Road. It is immediately to the south east of the Greendykes roundabout. This section of Arbroath Road consists of large 2 storey villas set within substantial garden ground. The adjacent houses to the south along Strips of Craigie Road are also 2 storey and detached and set within large garden grounds. There are 2 storey terraced houses on the opposite side of Strips of Craigie Road.

The site for the new house comprises some 536m² and the entire site including the existing house is 1,295m².

There is an existing vehicular access at the north end of the site leading to a

double garage. A stepped block wall with high hedge behind is located along the Strips of Craigie roadside boundary. There is a mature tree



behind the boundary wall at the south end of the site facing onto Strips of Craigie Road. There are walls around the back garden and some trees and shrubs within the existing garden. The garden ground slopes upwards from south to north. There is a 1.2m high block wall along the north boundary of the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

number of policies which are applicable.

It is one of the objectives of the Local Plan to ensure that new housing makes a positive contribution to the environment. Careful attention to design and detail is important, as is the relationship of the development with the surrounding area.

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 m.p.h. or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

Policy 15: Development in Garden Ground - developments in garden ground will be required to satisfy the following criteria. Planning applications must contain sufficient detail to enable their consideration under each point:

- a the proposal is of high quality design and uses materials



Dundee Local Plan Review 2005

The site is not allocated for a specific purpose within the Dundee Local Plan Review 2005. However, due to the nature of the proposal there are a

- appropriate to its surroundings; and
- b the total footprint of new buildings does not exceed one and a half times the footprint of the original main house unless there has already been development within the garden ground exceeding this limit and where further development would not detrimentally affect the appearance and character as now exists; and
- c notwithstanding the above, the final proportion of ground covered by buildings, hard-standings, garages etc. must not amount to more than 40% of the original house and garden (*) with at least 60% cultivatable garden ground; and
- d prevailing densities in the area are respected; and
- e no new building is proposed in front of the main elevation of the original house; extensions exceeding 20% of the volume of the original building will only be acceptable if designed in such a way as to appear independent and linked discreetly to the original house; and
- f prominent frontages and elevations of architectural character on the original house will remain largely intact; and
- g the proposal conforms to the Council's non-statutory guidance on Breaches in Boundary Walls; and
- h a full tree survey is submitted along with the planning application to enable a comprehensive landscape assessment to be undertaken. Ultimately, the need to retain existing trees and landscape features may override the above criteria; and
- i where development is permitted, new tree planting and landscaping will be required which should reflect, and where appropriate enhance, the character and stature of that already existing.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

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



SUSTAINABILITY ISSUES

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

SITE HISTORY

Planning permission was granted for a 2 storey extension to the existing house on 13 August 2008. Building work has commenced on site for this development. Planning permission was refused for a 2 storey house in a position further to the west of the location for the proposed house on 15 December 2008.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposed development was advertised as contravening Policies 4 and 15 of the Dundee Local Plan Review 2005 on 23 February 2009.

One letter of objection was received from a nearby resident with concerns about the safety of the vehicular access close to a busy junction.

Members will already have had access to copies of the objection letter and the

issues are discussed in the "Observations" section below.

CONSULTATIONS

The Head of Environmental Health and Trading Standards requires the applicant to provide details of noise levels from traffic and any mitigation measures to protect future occupants from traffic noise. Should Members be minded to grant approval of the application, this can be attached as a condition to the consent.

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 4 sets out standards for new housing development. The application site is defined as falling within a suburban area and should be assessed against the Appendix 1 standards.

Appendix 1 requires that new dwellings within suburban areas should have three or more bedrooms or a minimum gross internal floor area of 100m². The proposal satisfies this requirement as four bedrooms will be provided.

In terms of parking provision the development provides four car parking spaces, which includes two spaces for each dwelling. No garages are provided either for the new or existing dwelling. It is considered that there is very limited space within the site to accommodate two garages. If they are provided from the proposed shared driveway, then this may further reduce the amount of garden space provided with the proposed dwelling. Therefore

the proposal fails to comply with this criteria.

In relation to garden ground, it is indicated on the submitted plans that 110m² of amenity space will be provided, which is not sufficient in terms of complying with Policy 4 requirements. There will be over 300m² garden ground remaining to the east and south of the original house.

Part b of Policy 4 states that where the proposal is within an established low density residential area, the density of the new development should reflect this and more generous space standards will be required. It is considered that in these circumstances the proposal does not reflect the prevailing densities in the area as the proposed house is set within a much smaller plot than surrounding houses along Arbroath Road and Strips of Craigie Road. Therefore the proposal does not comply with part b of Policy 4.

It is concluded that the proposal does not comply with Policy 4.

Policy 15 on Garden Ground Development sets out criteria, and those relevant to the current application are as follows:

- a The proposal is of high quality design and uses materials appropriate to its surroundings. In this case it is considered that the materials of the proposed house are satisfactory in terms of integrating with surrounding properties. It is considered that due to the gradient of the site it will sit at a very prominent location, when viewed from Arbroath Road. When travelling west along Arbroath Road, there is a pattern of large two storey detached houses and the proposed house will be very different in style and height. It is concluded that the proposal does not comply with part A of Policy 15.
- b The total footprint of new buildings does not exceed one and a half times the footprint of the original main house.
- c Notwithstanding the above, the final proportion of ground covered by buildings, hard-standings, garages etc. must not amount to more than 40% of the original house and garden with at least 60% cultivatable garden

ground. In this case site coverage easily meets this standard.

- d It is considered that the prevailing densities in the area are not respected as the proposed house is set within a much smaller plot than the surrounding houses along Arbroath Road and Strips of Craigie Road.

- e No new building is proposed in front of the main elevation of the original house; extensions exceeding 20% of the volume of the original building will only be acceptable if designed in such a way as to appear independent and linked discreetly to the original house.

This section does not apply as the proposed new house is to the north of the original house.

- f Prominent frontages and elevations of architectural character on the original house will remain largely intact. The frontages and elevations of the original house will not be affected by the proposed development, which is to the north.

- g The proposal conforms to the Council's non-statutory guidance on Breaches in Boundary Walls.

- h A full tree survey is submitted along with the planning application to enable a comprehensive landscape assessment to be undertaken. Ultimately, the need to retain existing trees and landscape features may override the above criteria. The applicant has submitted a tree survey and indicates that two trees will be removed from the garden. It is proposed to plant two silver birch trees and a rowan tree on the north boundary of the site. It is concluded that the proposal complies with this criteria:

- i Where development is permitted, new tree planting and landscaping will be required which should reflect, and where appropriate enhance, the character and stature of that already existing. The applicants propose to plant three replacement trees in place

of the two trees, which it is proposed to remove. This is considered acceptable.

It is concluded that the proposal fails to comply with Policy 4 and criteria A and D of Policy 15 of the Dundee Local Plan Review 2005.

Other Material Considerations

The material considerations to be taken into account in determining this application are the views of the objectors.

Objections

One letter of objection was received from a neighbouring resident to the south of the site, who raises concerns about the safety of an access on the Arbroath Road close to a busy junction. It is proposed to use an existing access at the north end of the site on Strips of Craigie Road for both the existing and proposed house. There is adequate turning within the site and so it is concluded that there will not be a traffic safety issue.

It is concluded from the foregoing that the proposal is contrary to the provisions of the development plan. The concerns raised by the objector are not supported. However it is considered that there are no material considerations that would justify approval of the proposal contrary to the provisions of the development plan.

Design

The proposed finishing materials are beige roughcast walls and concrete tiles for the roof. It is considered that the design of the proposed house is satisfactory however the height is not considered acceptable as it will result in an overly-dominant development at this prominent location.

CONCLUSION

The proposal fails to comply with Policies 4 and 15 of the Dundee Local Plan Review 2005 due to the density, massing, height, lack of garden ground and garage provision. There are no material considerations to justify approval of the application contrary to the provision of the development plan.

RECOMMENDATION

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

Reasons

- 1 The proposal fails to comply with Policy 4 of the Dundee Local Plan Review 2005 due to the lack of garden ground provided with the proposed dwelling and the density of the development, which does not reflect surrounding properties and the lack of garage provision. There are no material considerations in these circumstances that would justify approval of the application contrary to the provisions of the development plan.
- 2 The proposal fails to comply with parts A and D of Policy 15 of the Dundee Local Plan Review 2005 due to the scale, massing and density of the proposed development, which does not satisfactorily integrate with the surrounding environment. There are no material considerations in these circumstances to justify approval of the application contrary to the provisions of the development plan.