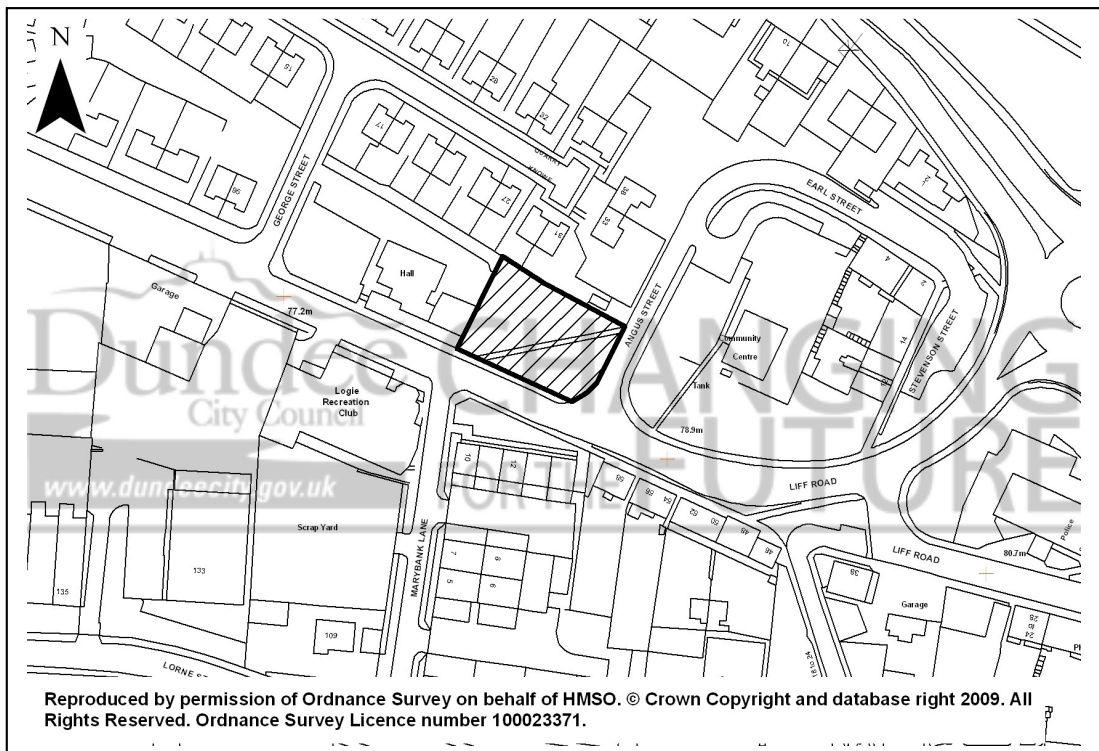


KEY INFORMATION**Ward** Lochee**Proposal**Erection of Two Detached
Single Storey Houses**Address**Land at junction of Angus
Street and Liff Road
Dundee**Applicant**Dundee City Council
Housing Department
1 Shore Terrace
Dundee**Agent**KDM Architects
15 Camperdown Street
Broughty Ferry
Dundee
DD5 3AA**Registered** 20 Nov 2009**Case Officer** Eve Jones

New Council Housing Proposed at Angus Street/Liff Road

The erection of two detached single storey houses is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development.

RECOMMENDATION

The proposed development complies with the requirements of Policy 4 and Appendix 1 of the Dundee Local Plan Review. There are no material considerations which would support refusal of the application and it is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of two detached houses. Both will be single storey, wheelchair adapted properties with driveways, car ports and private gardens. The private garden grounds are 194m² and 170m², both well in excess of the minimum required by the Local Plan.
- The proposed houses are of traditional design and materials which are compatible with the surrounding developments.
- The site lies on the north side of Liff Road, west of its junction with Angus Street.
- Dundee Local Plan 2005 Policy 4 - Design of New Housing is of relevance and the proposed development complies with the requirements of Appendix 1 to Policy 4.
- The application was the subject of statutory Neighbour Notification and there were no objections or representations. There were no adverse comments from consultees.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of two detached houses. Both will be single storey, wheelchair adapted properties with driveways, car ports and private gardens. One property will gain access from Angus Street and one from Liff Road.

SITE DESCRIPTION

The site lies on the north side of Liff Road, west of its junction with Angus Street. The site is level and slopes down slightly from north to south. A footpath crosses the site and there is shrubbery in the north western part of the site.

There are established houses to the north and north west. Community halls lie to the east and west and commercial developments on the south side of Liff Road. The District Centre of Lochee lies close by to the east and there are bus routes on Liff Road and on Coupar Angus Road to the north.

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

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

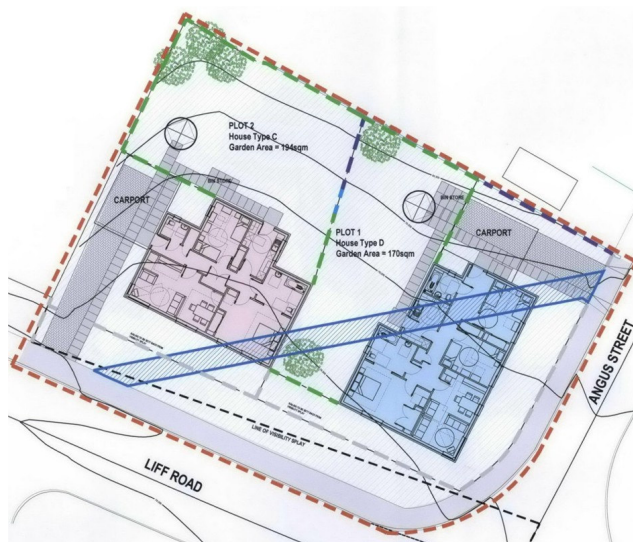
There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability implications arising from this application.

SITE HISTORY

There is no relevant site history.



PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and there were no objections or representations.



CONSULTATIONS

The Head of Environmental Health and Trading Standards requests appropriate conditions to ensure the site remediation recommended in the submitted Geo-Environmental Report is carried out and verified.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

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: 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."

For the purposes of the Local Plan, the site lies within the Suburban Area and the criteria in Appendix 1 apply.

The proposed houses are single storey, wheelchair adapted properties. One has two double bedrooms, the other has three double bedrooms. Both have a car port with off street parking for at least two cars. The private garden grounds are 194m² and 170m², both well in excess of the minimum required by the Local Plan.

The proposed development complies with the requirements of Appendix 1 to Policy 4.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

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

A Stopping Up Order is required to close the footpath which crosses the site and this process is already in hand.

It is concluded from the foregoing that there are no material considerations which would justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed houses are of traditional design and materials, compatible with the surrounding developments.

CONCLUSION

The proposed development complies with the requirements of Policy 4 and Appendix 1 of the Dundee Local Plan Review, there are no material considerations which would support refusal of the application and it is recommended for APPROVAL 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 three years from the date of this permission.

- 2 Details of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved details.
- 3 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted for approval and if approved, the works shall be carried out only in accordance with such approved details.



- 4 The landscaping scheme as detailed in condition 3 shall be fully implemented in accordance with the approved details within six months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 5 Development shall not begin until the detailed remediation strategy proposed in the submitted geo-environmental interpretative report to deal with contamination at the site has been submitted to and approved in writing by the planning authority. The strategy shall contain proposals to deal with contamination to include:

- a measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages.

- b measures to deal with contamination during construction works.
- c verification of the condition of the site on completion of decontamination measures.
- 6 Before any unit is occupied the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved by the planning authority.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 5 In the interests of the amenities of the future occupants of the residential accommodation.
- 6 In the interests of the amenities of the future occupants of the residential accommodation.