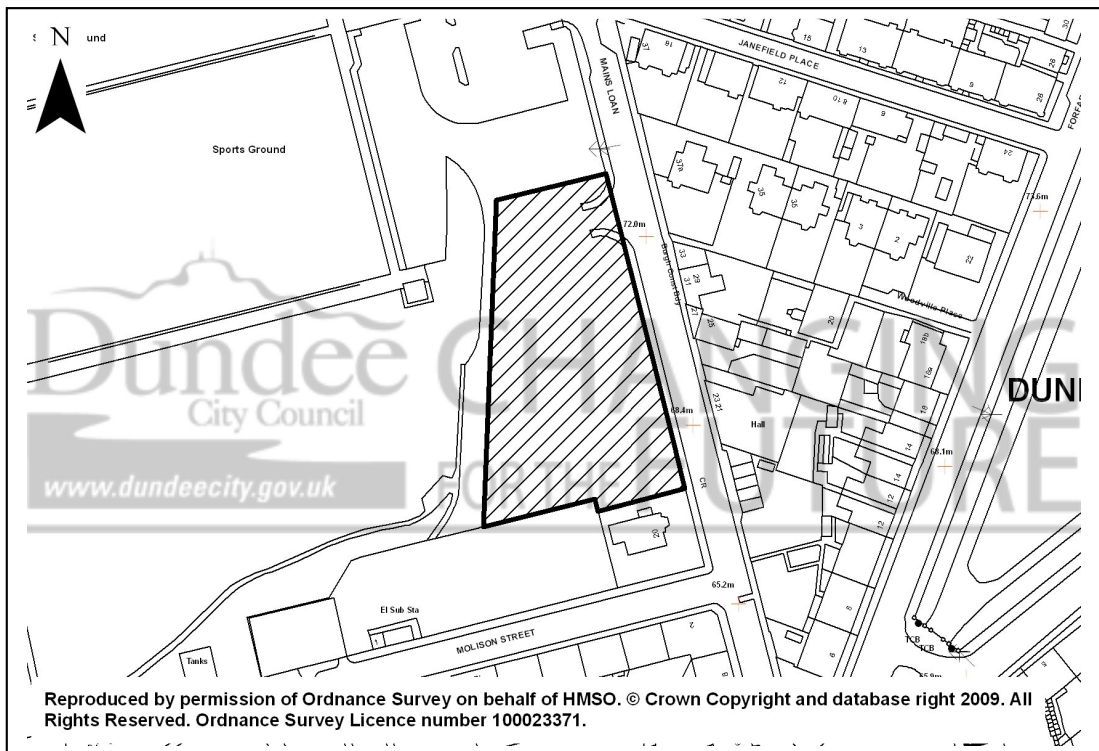


KEY INFORMATION**Ward** Maryfield**Proposal**Erection of 10 Houses with
Access Road**Address**Former Maryfield Hostel
20B Mains Loan
Dundee**Applicant**Dundee City Council
Housing Department
1 Shore Terrace
Dundee**Agent**KDM Architects
15 Camperdown Street
Broughty Ferry
Dundee
DD5 3AA**Registered** 20 Nov 2009**Case Officer** Eve Jones

New Council Housing Proposed in Mains Loan

The erection of 10 houses with an access road is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development.

RECOMMENDATION

The proposed development complies with the requirements of Policies 4 and 72 and Appendix 1 of the Dundee Local Plan Review 2009. The objection is not supported and the suggestions made by the neighbours have been addressed in the layout and by appropriate conditions. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 10 houses with a new access road. The development comprises three detached, single storey, wheelchair adapted houses, six semi-detached and one detached two storey houses. They are three and four apartment and provide accommodation for between four and six persons. All will have off street parking spaces and the wheelchair adapted houses will have car ports.
- The site lies on the west side of Mains Loan, south of the car park to DISC, the Dundee International Sports Centre. The site was formerly occupied by a residential car home erected in 1985 and demolished in early 2009.
- Dundee Local Plan 2005 - Policy 4: Design of New Housing is of relevance. The site lies within the Inner City in respect of Policy 4 and Appendix 1. The proposed housing layout meets the requirements of Appendix 1 in all respects. Policy 72 seeks protection of trees.
- One letter of objection was received from neighbours which suggested improvements to the layout and concerns about the boundary treatments. These have been addressed in the layout and appropriate conditions and the objection is not supported.
- The proposed development comprises an attractive layout of one and two storey, detached and semi-detached houses set around a short access road which will retain mature trees and the stone boundary wall.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 10 houses with a new access road. The development comprises three detached, single storey, wheelchair adapted houses, six semi-detached and one detached two storey houses. The houses are three and four apartment and provide accommodation for between four and six persons. All will have off street parking spaces and the wheelchair adapted houses will have car ports.

SITE DESCRIPTION

The site lies on the west side of Mains Loan, south of the car park to DISC, the Dundee International Sports Centre. The elevated sports fields lie to the west; a residential property and a vacant site lie to the south and to the east, across Mains Loan, lie residential properties, a vacant development site and a small hot food take away with a flat above. The site is open grass with several mature trees along the east boundary, some conifers to the south and a number of smaller trees along the western boundary. The site is bounded by a low stone wall to the east, a fence to the south and beech hedging to the west and north.

The site was formerly occupied by a residential car home erected in 1985 and demolished in early 2009.

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.

Policy 72: Trees and Urban Woodland

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

The planning history relates to the previous use of the site for a residential care unit. There is no relevant planning history in respect of this proposed development.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and one letter of objection was received from neighbours. The valid planning grounds raised were: suggested improvements to the layout and concerns about the boundary treatments.

Members will already have had access to the objection letter. The issues raised will be considered in the Observations below.

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.

The Forestry Officer seeks appropriate tree protection conditions to protect the existing trees on the site.

Drainage arrangements have been designed in consultation with Scottish Water.

OBSERVATIONS

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.

The site lies within the Inner City in respect of Policy 4 and Appendix 1 of the Dundee Local Plan Review 2005. The proposed housing layout meets the requirements of Appendix 1 in all respects.

Policy 72: Trees and Urban Woodland - "New developments must have regard to existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts and both during and after construction. Where appropriate, development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangements. The Council will promote Tree Preservation Orders to protect individual trees or entire planting schemes where expedient to do so."

The layout has been specifically designed to locate the trees at the south east corner of the site within a larger garden. Appropriate conditions will require tree works and construction works to be carried out in accordance with British Standards.

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:



Objection

One letter of objection was received from neighbours who suggested changes to the layout and raised concerns about the boundary treatments and the reinstatement of the wall to Mains Loan.



The larger, wheelchair adapted houses have been located at the south end of the site to ensure that the mature trees can be retained in larger gardens. Vertical slatted timber fencing is proposed to ensure that the privacy of the rear gardens is maintained.

The existing gap in the stone wall where the road access used to be will be filled in with stone to match the existing in accordance with an appropriate condition. The objectors state that they do not object to the development but wish their suggestions to be taken into consideration. It is considered that the submitted layout is the most acceptable, the concerns have been addressed and the objection is not supported.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration such as to 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 development comprises an attractive layout of one and two storey, detached and semi-detached houses set around a short access road which will retain mature trees and the stone boundary wall.

CONCLUSION

The proposed development complies with the requirements of Policy 4 and Appendix 1 of the Dundee Local Plan Review 2009. The objection is not supported and the suggestions made by the neighbours have been addressed in the layout and by appropriate conditions. The application 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 All work within the canopy of the trees to be retained shall be carried out in accordance with BS 5837:2005. In particular, the car port, driveway and boundary fences of Plot 1 shall be constructed in accordance with the no-dig recommendations of BS 5837:2005. There shall be no reductions of ground level within the tree protection fences as detailed in Condition 3.
- 3 Prior to the commencement of development, tree protection fencing in accordance with BS5837:2005 shall be erected around the drip line of the canopies of the trees to be retained and such fencing shall be retained in place throughout

<p>the construction period. Relocation of any fencing to allow construction works to proceed shall be agreed with the Forestry Officer prior to any movement of the fencing.</p> <p>4 Three clear working days notice shall be given to the City Council of the erection of the tree fencing required by Condition 2 to allow the site to be inspected.</p> <p>5 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.</p> <p>6 The development shall be carried out in full accordance with the approved landscaping scheme within six months of the occupation of the last house. 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.</p> <p>7 The gap in the east boundary wall, where the previous vehicle access was located, shall be reinstated with stone to match the existing wall prior to the occupation of the house at Plot 10.</p> <p>8 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.</p> <p>9 Development shall not begin until the further investigation and risk assessment proposed in the submitted geo environmental interpretative report are completed and, if necessary, a remediation strategy 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:</p>	<p>a the nature, extent and type(s) of contamination on the site.</p> <p>b measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages.</p> <p>c measures to deal with contamination during construction works.</p> <p>d verification of the condition of the site on completion of decontamination measures.</p> <p>10 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.</p> <p>11 The boundary enclosures to the proposed residential units shall be completed in accordance with the submitted details prior to the first occupation of the dwellings.</p> <p>Reasons</p> <p>1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.</p> <p>2 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.</p> <p>3 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.</p> <p>4 To protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development.</p> <p>5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p> <p>6 To ensure a satisfactory standard of appearance of the</p>	<p>development in the interests of the visual amenities of the area.</p> <p>7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p> <p>8 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p> <p>9 In the interests of the amenities of the future occupants of the residential accommodation.</p> <p>10 In the interests of the amenities of the future occupants of the residential accommodation.</p> <p>11 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.</p>
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