

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

Proposed demolition of existing building (Elmgrove House) and erection of very sheltered housing development

Address

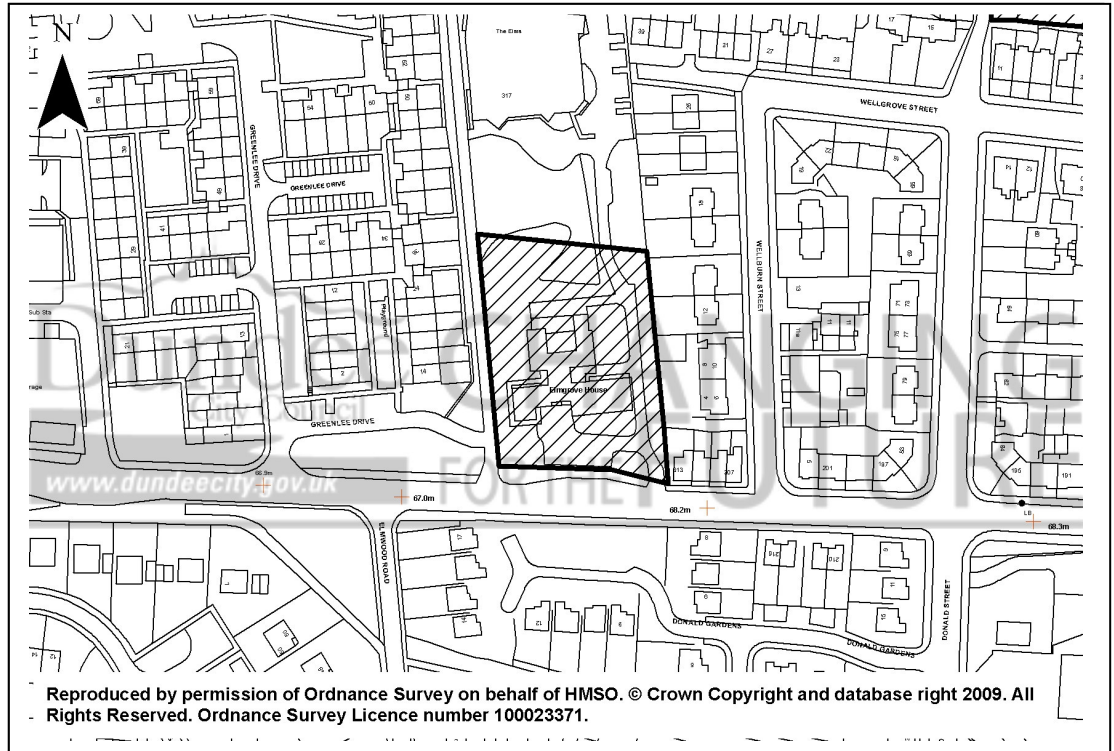
Elmgrove House
315 South Road
Dundee

Applicant

Hillcrest Housing Association
Ltd
4 South Ward Road
Dundee
DD1 1ON

Agent

Baxter Clark and Paul
(Dundee) Ltd
Milton Studio
Glamis
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Registered 8 Jan 2010**Case Officer** D Gordon

Proposed Sheltered Housing Development in South Road

The proposed demolition of the existing building (Elmgrove House) and the erection of very sheltered housing development is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposals comply with the relevant provisions of the development plan. There are no material considerations of sufficient weight to justify the refusal of this application contrary to these provisions. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application seeks permission to demolish an existing City Council Care Home (Elmgrove House) and erect a very sheltered housing complex of 10 flats with communal facilities.
- The proposal involves the development of land which is in the ownership of the Council. In this respect, the application is prohibited from being determined by an 'appointed officer' under the Council's Scheme of Delegation.
- The proposals require to be considered against the provisions of Policy 1 (Vibrant and Sustainable Communities) and Policy 10 (Non-Mainstream Residential Uses) of the Dundee Local Plan 2005.
- Four objections to the proposed development have been received from surrounding occupiers. The primary issues raised relate to the loss of a certain amount of trees from the site and the resultant impact of this on local wildlife and the environmental qualities of the local residents.
- The proposals fully comply with the relevant policies of the Dundee Local Plan 2005. There are no material considerations of sufficient weight, including the views of the objectors, which would justify the refusal of this application contrary to the provisions of the development plan.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the demolition of an existing City Council Care Home facility and its replacement with a purpose built very sheltered housing model which includes the provision of 10 individual flats and communal facilities for Hillcrest Housing Association. The occupiers of the proposed new accommodation will those decanted from the existing care home.

The new building will occupy, to a significant degree, the footprint of the existing facility although it will be narrower and will elongate further into the northern section of the site. The buildings will be predominantly 2-storey in height with evidence of a small 3 storey element on the north side of the development. The buildings will be pitched roof in design and will be finished in dry dash render, facing brick base course and feature panels, vertical timber cladding feature panels and concrete roof tiles.

Access into the site will remain from the existing gateway located at the south east corner of the site on the South Road frontage. The existing through route to 'The Elms' facility located to the north will also remain open. Ten off street car parking spaces are proposed (which equates to a 120% provision) which includes 1 space for use by a person with impaired mobility. These spaces are to be located on the east side of the site to the west of the internal access road.

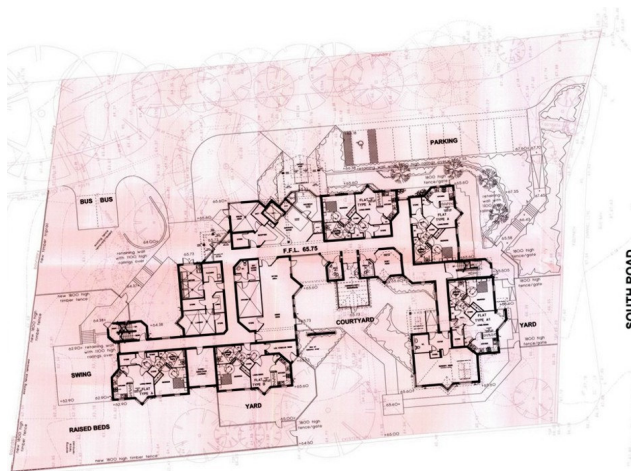
The proposals also involve the removal of a number of trees from the site due, in part, to the development footprint of the new building and the associated facilities.

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SITE DESCRIPTION

The site is located on the north side of South Road, approximately 30 metres

to the west of its junction with Wellburn Street. The site generally slopes in a south to north direction and currently accommodates a Council operated Care Home. This property is



a one and two-storey, flat roof building that is finished in white roughcast and facing brick.

Entry into the site is taken from an access from South Road on the south east corner of the site. In addition to the Care Home, the internal access road also serves the Close Support and Secure Unit (The Elms) which is



located to the north. The existing off street car parking facilities for the Home are located adjacent to the main entrance on the south side of the building.

The site accommodates a number of mature trees, particularly evident along the east boundary and on the north side of the site.

The surrounding area is predominantly residential in character. The rear gardens of the two storey properties of Wellburn Street and 313 South Road

are located on the east boundary with the properties on Greenlee Drive located to the west.

The west side of the site is bounded by a narrow unmade access road that runs northwards from South Road to Pitalpin. The trees adjacent to this roadway (which are outwith the application site) are protected by a Tree Preservation Order.

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 1: Vibrant and Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 10: Non-mainstream Residential Uses - proposals for the development of non-mainstream residential uses will be supported where:

- a a good quality residential environment will be created for residents and the proposal does not impact adversely on the amenity of neighbours by virtue of design, overshadowing, overlooking and parking; and
- b the site is well located to give access to a range of local services and facilities and is accessible by public transport; and
- c it will not lead to an excessive concentration of non-mainstream residential uses to the detriment of the character of the particular area; and

- d appropriate car parking provision is made relative to the needs of occupants, visitors and any support staff. In determining appropriate provision the availability of public transport and proximity of local services and facilities will be considered; and
- e appropriate amenity space is provided in a sheltered, private location that is sunny for most of the day; and
- f the design reflects the scale, massing and materials of adjacent buildings.

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

The re-use of this site for a very sheltered housing scheme is considered to be sustainable as it involves the development of a brownfield site.

SITE HISTORY

94/19360/D - Conversion of West Wing to Social Work Department Centre - Approved 2 July 1994

98/00629/DLA - Erection of Close Support and Secure Unit (located to the north of Elmgrove House) - Approved 25 September 1998.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken and 4 objections from local residents to the proposed development have been received within the prescribed period.

The main grounds for the objections are:

- confusion over the submitted trees survey

details (trees to be removed/retained);

- impact the removal of trees would have on the local wildlife (including bats and red squirrels);



- impact the removal of trees would have on the environmental qualities of adjoining occupiers by virtue of a reduction in privacy and an increase in noise;



- the removal of trees would reduce the clean air in the local area; and
- concern about the lack of detail submitted to accompany the



planning application.

Members will already have had access to these letters and the points raised are considered in the "Observations" Section of this report below.

CONSULTATIONS

The Council's Head of Environmental Health and Trading Standards has advised that, having reviewed the environmental setting of the application site (in relation to historical land use) an 'informative' should be attached to any permission granted that requires the applicants, amongst other things, to immediately notify the Council in writing if any ground contamination is found during construction of development.

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 the development plan unless other 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.

The current facility (Elmgrove House) is owned and operated by this Council. The building, constructed circa 1970's, provides permanent living accommodation for 10 adults who have high dependency requirements. The bed-sit accommodation and split level facility is not considered to be appropriate to providing current living standards and requires a reconfigured model. Various alternative sites have been investigated and assessed but none have proved to be suitable for the particular needs of the applicants.

The proposal is for the occupants to be decanted, the existing building demolished and replaced with a purpose built very sheltered housing model (as detailed in 'Description of Proposal' section above) enabling

the 10 people to return into individual flats.

Policy 1 (Vibrant and Sustainable Communities) - this Policy promotes and encourages a range of services and facilities located close to and within housing areas. Such developments should be in accordance with other development policies and should seek to minimise any affect on the environmental qualities enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

It has been detailed above that the existing use of the site is for Care Home purposes. It is concluded that the continuation of this type of use is both appropriate and compatible with the residential character of the surrounding area. It is further concluded that the details of the new building that have been submitted for consideration are acceptable in terms of design and layout and will have no significant impact on the environmental qualities of the adjacent occupiers by virtue of increased overlooking or a significant reduction in privacy. While the north-most section of the new building will be erected closer to the west boundary of the site than the existing building, there will remain a distance of approximately 26 metres between the windows of the new facility and the windows to the rear of the houses on Greenlee Drive.

With regard to parking and traffic movement issues, the submitted details are considered to be acceptable for the purposes proposed.

There are no issues relating to noise or smell relating to this application.

It is concluded from the above that the development is consistent with the requirements of Policy 1 of the Plan.

Policy 10 (Non Mainstream Residential Uses) - non mainstream residential uses are recognised as being important in providing the full range of living choices in the City and are critical in meeting the housing needs of particular groups in society. For the purposes of the development plan, such uses include sheltered housing. Under the terms of Policy 10 proposals for the development of non-mainstream residential uses will be supported where certain criteria are satisfied.

- a Good Quality Residential Environment and No Impact on the Amenities of Neighbouring Properties.

The site currently enjoys a relatively secluded setting despite its frontage location on South Road. The site is landscaped and a significant number of mature trees are evident throughout the site. It is considered that the site, following completion of the new facility, will continue to provide a good quality environment for the future residents of the building.

With regard to the issues of the impact of the proposals on the surrounding residential properties, it is concluded that these matters have been discussed and discharged in consideration of Policy 1 above.

- b Location of the Site to Local Services and Public Transport.

The site is well served by local services with Lochee District Centre being located approximately 750 metres to the east. South Road is a busy district distributor which is well served by public transport

- c Will not Lead to an Excessive Concentration of Non-mainstream Uses

The site is currently used for such purposes and in this respect the provision of a new facility will not lead to an excessive concentration of such uses to the detriment of the character of the local area.

- d Provision of Appropriate Car Parking

The existing building has 7 off street car parking spaces for staff and visitors with two dedicated spaces for mini-buses. A total of 10 spaces are to be provided for the new facility which includes 1 space for use by a person with impaired mobility. The residents are unable to drive and an additional 2 spaces have been dedicated for the parking of mini-buses. This equates to 120% parking provision to meet the needs of clients, staff and visitors.

The car parking spaces are to be provided on the east side of the

site at 90 degrees to the access through route from South Road to the Elms to the north. The proposals also make provision for the secure storage for 4 bicycles using semi vertical cycle racks.

- e Provision of Appropriate Amenity Space.

The proposed new building will sit in a landscaped setting that will be characterised by the mature trees that are to be retained within the site. The applicants intend to appropriate safe and secure garden areas for the occupants of the building.

- f Appropriate Design.

The new building will occupy, to a greater extent, the footprint of the existing facility. The building will be predominantly 2-storey in height with a small 3 storey element evident on the north side of the development. The building will be pitched roof in design and will be finished in dry dash render, facing brick base course and feature panels, vertical timber cladding feature panels and concrete roof tiles. It is considered that the submitted design is appropriate and reflects the scale, massing and materials of the adjacent buildings.

The applicants' agents have submitted a Design Statement to accompany their application.

It is considered from the above that the proposed development is consistent with the requirements of Policy 10 of the Plan.

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:

Objections

The proposed development has attracted 4 objections from adjacent occupiers. The main reasons for concern are identified in the 'Public Participation' of this report above.

- 1 Confusion over the detail and content of the submitted Tree Survey information.

The submitted application details advised, amongst other things, of both the removal and the retention of 2 specific trees. This matter has now been clarified by the applicants' agents (both are trees being retained) and the relevant objectors have been advised of this.

- 2 Impact the removal of trees would have on local wildlife (including red squirrels and bats).

The Tree Survey advises that should the site be re-developed as proposed, removal of at least twenty-nine trees growing on the site is recommended, either because they have only limited useful lives, or in the case of eleven of them, in order to accommodate the proposed development. This Survey also recognises the potential for roosting bats (through openings in several of the trees) and in this respect, a bat winter survey, inspection and report has also been submitted by the applicants to accompany this planning application. This bat survey (March 2010) found no evidence of roosting bats on the site, concluded that the trees were low risk as bat roosts and advised that there are a small number of potential access points for bat roosts in the existing building. In light of this it is recommended that additional emergence survey work is carried out during May to September to establish if bats are present in the building.

With regard to the impact of the proposals on red squirrels, the applicants have submitted the results of a recent survey inspection of the site (March 2010) carried out by a representative of the Tayside Red Squirrel Project. This advises that the proposed development would not necessarily affect any Reds living there but evidence shows that there is not a population of red squirrels in the immediate area.

The relevant objectors have been advised of the results and conclusions of the above surveys.

- 3 Impact the removal of trees would have on the environmental qualities of local residents

(reduction in privacy and increase in noise)

The submitted Tree Survey concludes, amongst other things, that should the site be re-developed as proposed, removal of at least twenty-nine trees growing on the site is recommended, either because they have only limited useful lives, or in the case of eleven of them, in order to accommodate the proposed development. A significant number of the trees are to remain on site.

While the loss of any trees through the development process is regrettable, it is concluded in this instance that the works will not have any significant impact on the environmental qualities of the surrounding occupiers as the majority of the boundary trees are to be retained providing a strong visual and physical separation of the site from the adjacent dwellings.

- 4 Impact that the removal of trees from the site would have on the clean air in the local area.

The development proposals will retain approximately 100 trees on site. No information on the impact the removal of 29 trees will have on the clean air in the area has been submitted for consideration. However, it is anticipated that, due to the level of tree removal, there should be no significant decrease in the local air quality.

- 5 Concern of lack of detail submitted with application.

One objector expressed concern about the lack of detail (drawings/plans/use of the building) that accompanied the application. This objector was advised that all the relevant and requisite information had been submitted and was available for public inspection either at these offices or on the Council's website.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations 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 design, scale, and appearance of the proposed development are considered to be both acceptable and appropriate for the setting and the location proposed.

CONCLUSION

The proposed development is considered to be in accordance with the relevant development plan policies for the area and for the proposed use of the site. It is further considered that the design of the new facility will have no adverse affect on adjacent occupiers or the setting of the surrounding area. There are no other material considerations of sufficient weight that would justify the refusal of this application contrary to the provisions of the development plan.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 Samples 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 samples.
- 2 Development shall not begin until a scheme of landscaping has been submitted to and approved in writing by the planning authority. This scheme shall include full details of all new planting, plant species, plant sizes, plant densities, a maintenance plan and specifications for all proposed boundary enclosures. For the avoidance of doubt, the agreed landscaping scheme shall be implemented in full within 6 months of the first occupation of any of the residential units hereby granted permission or within a further period of time that has been agreed in writing with the planning authority. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 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.

- 3 That the further recommended survey work as detailed in the supporting Bat Survey at Elmgrove House by Eden Ecology Limited, dated 25th March 2010, shall be undertaken and the results agreed in writing with the planning authority, prior to the commencement of the demolition of the existing building on site.
- 4 That the proposed Tree Protection Barriers shall be erected in accordance with the specifications as detailed on Baxter Clark & Paul Drawing D2011.031, dated September 2009, and in accordance with the recommendations as detailed in Section 7 of the submitted A Report on Larger Trees Growing Within The Grounds of Elmgrove House, South Road, Dundee by PR Trees Ltd, dated 6 November 2009.

Reason

- 1 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 2 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 3 To ensure that a full assessment of impacts on the potential bat resource is undertaken
- 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.