

KEY INFORMATION

Ward East End

Proposal

Erection of Four Flats with private access, parking, gardens and associated boundary treatments

Address

Former Lock-ups
Auchrannie Terrace
Dundee

Applicant

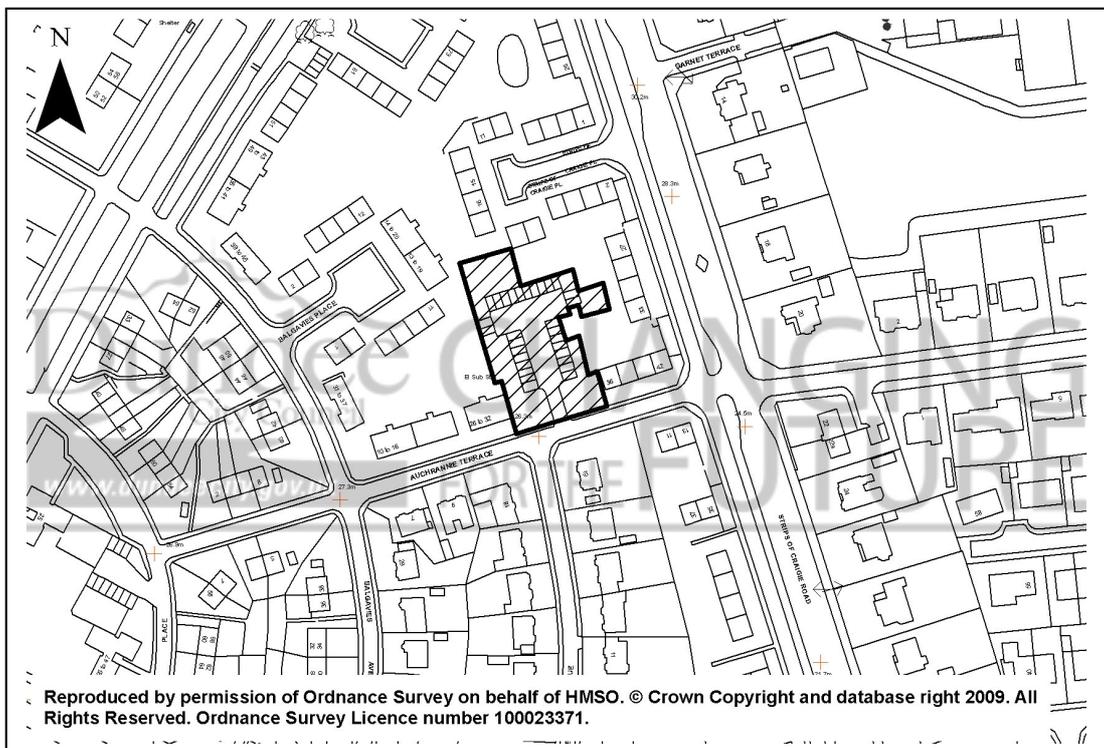
Dundee City Council
Housing Department
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Dundee DD1 3AH

Agent

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Registered 9 March 2010

Case Officer Eve Jones



New Council Housing Proposed in Auchrannie Terrace

The erection of four flats with private access, parking, gardens and associated boundary treatments is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The development proposes the erection of four flats, two of which are wheelchair adapted properties. The development does not comply with the Dundee Local Plan Review 2005 requirements in respect of the provision of flats. However, the housing need detailed in the Supporting Statement and the characteristics of the development in respect of the provision of off-street parking and generous private gardens are considered to be strong material considerations in support of the development. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a block of four flats with associated private access, six parking spaces and individual private gardens. 2 x 2 bedroom and 2 x 3 bedroom flats are proposed, the two ground floor flats being wheelchair adapted.
- The site comprises a recently demolished group of vacant lock-ups with access from Auchrannie Terrace and additional public open space which lies between the surrounding blocks of flats and houses.
- Dundee Local Plan review 2005 - Policy 4 and Appendix 1 indicate that houses are preferred to flats because the City has a high proportion of small flats and the development does not comply with Policy 4.
- In this particular case the flats fully meet the criteria for flats within Appendix 1 in respect of size, parking provision and garden ground. The development forms part of a new programme of investment in the construction of houses for rent, on behalf of the City Council in order to address particular shortages in the housing provision. There are 66 households on the waiting list, some of whom have been waiting in excess of 24 months, who have assessed needs for wheelchair adapted housing. All of these are currently living in housing totally unsuited to their individual needs.
- It is concluded from the foregoing that sufficient weight can be accorded to the material considerations of the Supporting Statement and the particular form of this development such as to justify the granting of planning permission contrary to the provisions of the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a block of four flats with associated access, parking and private gardens. The flats comprise two ground floor wheelchair adapted flats, 1 x 2 bedroom and 1 x 3 bedroom and two upper floor, mainstream flats, also 1 x 2 bedroom and 1 x 3 bedroom. The site will be served by a new private road access and six car parking spaces will be provided. There will be a service access to the existing electricity sub-station which will be retained on site. Each flat will have an area of private garden ground. The ground floor flats have 73m² and 76m², directly accessible from the flat. The upper floor flats have separate gardens to the side of the property of 117m² and 120m². The site will be bounded by close boarded timber fences.

SITE DESCRIPTION

The site comprises a recently demolished group of vacant lock-ups with access from Auchrannie Terrace and additional public open space which lies between the surrounding blocks of flats and houses. The trees on the open space to Auchrannie Terrace will be retained. Three trees which would overshadow the new flats at the north west side of the site will be removed but new tree planting is proposed.

The site is relatively flat but rises to the north west corner. The surrounding established residential area comprises flats to the south west, houses and flats to the north west, houses to the north, east and south east.

There are two electricity sub-stations adjacent to the lock-ups which will remain within the site. One is contained within a brick building and the other a palisade enclosure.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

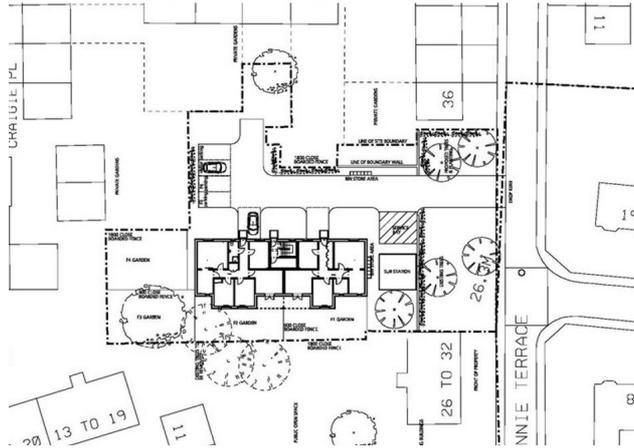
Dundee Local Plan 2005

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 policy implications arising from this application.

SITE HISTORY

There is no relevant site history.

PUBLIC PARTICIPATION

One neighbour requested clarification of the boundary of the site as it related to his garden and this has been dealt with following a meeting with the

relevant Housing Officer. No objection was lodged.

The Housing Department hosted a public consultation on 18 March 2010 attended by 43 persons representing 30 of the 132 households invited. No comment/complaint forms were completed and the issue of garden security during demolition will be addressed by liaison with engineers.

CONSULTATIONS

The Forestry Officer visited the site and advised on the likely future size of the trees on site and the impact of the trees on the new development. As a result, the proposal includes the removal of trees which would grow too large and overshadow the flats and the gardens. New tree planting will be carried out as part of the new development and this can be the subject of appropriate conditions if Members are minded to approve the application.

The Head of Environmental Health and Trading Standards advised as follows:

Noise - existing noise levels from the sub-stations have been taken and it is recommended that the open northern sub-station be enclosed in a similar manner to the enclosed southern sub-station in order to address any possible noise impact to the new flats.

Contamination - a Phase 1 Contaminated Land Assessment has been carried out and contains specific recommendations for further, intrusive investigation of the site following the demolition of the lock-ups. It is recommended that this investigation and any possible remediation can be the subject of conditions should Members be minded to approve the application.

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 and its associated Appendix 1 provide the guidance for the development of new housing within the City. Both indicate that houses are preferred to flats because the City has a high proportion of small flats. The site lies within the Suburban Area and Appendix 1 indicates that flats may be acceptable through conversions of buildings of merit. This development is a new build and therefore does not comply with Policy 4. The flats fully meet the criteria for flats within Appendix 1 in respect of size, parking provision and provision of individual private garden ground.

Other Material Considerations

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

Policy 4: Design of New Housing - the introductory text to the policy states that particular sites may lend themselves to particular types of development and that in certain very small sites, compliance with Appendix 1 may not be practical and some flexibility will exist where the proposal is of exceptional quality.

In this particular case, the site provides limited opportunities for an acceptable development of houses. The proposal is for a single block of four flats, two of which will be wheelchair adapted. The flats fully meet the criteria for flats within Appendix 1 in respect of size, parking provision and provision of individual private garden ground.

Justification from the Applicant

The development forms part of a new programme of investment in the construction of houses for rent, on behalf of the City Council in order to address particular shortages in the housing provision.

"At this time Dundee City Council Housing Department's Housing Waiting List consists of circa 7,300 applicants, 5,500 have an assessed unmet housing need.

The Council's stock in Craigiebank consists of 220 units, 166 (75%) of which are flatted properties. None of the flats are three bedroomed. Circa 816 households on the Council's waiting list have stated a preference for

housing in this area. The waiting list for the nearby Craigie Drive lettings area consists of 2,385 households requesting two bedroomed flatted accommodation. No information is available with regard to the demand for three bedroomed flats as the Council does not have houses of this size and type currently available in these areas.

Both Craigiebank and Craigie Drive have exceptionally low turnover rates for all types and sizes of houses and a number of previously social rented houses have been sold under the Right To Buy legislation. This means that waiting list applicants, particularly those with medical needs for ground floor housing, have to wait a considerable time prior to being offered accommodation in either of these letting areas.



The provision of 2 x 2 bedroomed flats and 2 x 3bedroomed flats on this site, as per the configuration detailed in this application, will enable the Council to offer accommodation to households with specific requirements for this size and type of housing as supported by medical evidence.

With regard to the fully adapted wheelchair housing there are 66 households on the waiting list, some of whom have been waiting in excess of 24 months, who have assessed needs for this specific form of housing. All of these are currently living in housing totally unsuited to their individual needs. Providing two fully adapted wheelchair houses on this site will enable individuals/households to move to suitable accommodation which will allow them to become more independent and enjoy an improved "quality of life."

Assessment of Material Considerations

It is concluded from the foregoing that the principle of residential development on the site is supported as the site lies within a residential area.

In respect of the provision of flats, the Supporting Statement from the applicant highlights the significant need that exists for limited provision of flats, especially as the two ground floor units are also wheelchair adapted. It can be argued that the provision of four flats allows the site to be utilised more economically without significantly affecting the quality and character of the resulting development.

The quality of development is high and the flats fully meet the requirements of the Local Plan in respect of size, parking provision and private garden grounds.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations of the Supporting Statement and the particular form of this development such as to justify the granting of planning permission contrary to the provisions of the development plan.

Design

The design and materials proposed will result an attractive group of new properties within an existing well established housing area. Whilst materials are not specified they comprise concrete tiled roofs with white render walls and engineering brick details.

CONCLUSION

The development proposes the erection of four flats, two of which are wheelchair adapted properties. The scale, design and materials will result in an attractive new development. The development does not comply with the Dundee Local Plan Review 2005 requirements in respect of the provision of flats. However, the housing need detailed in the Supporting Statement and the characteristics of the development in respect of the provision of off-street parking and generous private gardens are considered to be strong material considerations in support of the development. The application is

recommended for APPROVAL subject to conditions.

RECOMMENDATION

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

- 1 Following demolition of the buildings on site but prior to the commencement of any construction, the investigation and risk assessment proposed in the submitted Stage I Desk Study shall be completed and, if necessary, a remediation strategy to deal with contamination at the site shall be submitted to the planning authority for approval. The strategy shall contain proposals to deal with contamination to include:
 - i the nature, extent and type(s) of contamination on the site.
 - ii measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages.
 - iii measures to deal with contamination during construction works.
 - iv verification of the condition of the site on completion of decontamination measures.

Works to remediate the site shall be carried out prior to the commencement of construction.
- 2 Before any unit is occupied any 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
- 3 Prior to the occupation of any of the dwellings, 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. The scheme shall include at least two standard trees minimum 10-12cms rootballed of species to be agreed, to be planted in accordance with BS:4043.

- 4 The landscaping scheme as detailed in condition 5 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 Before any of the residential units is first occupied the car parking and manoeuvring areas indicated on the approved drawings shall be provided and thereafter kept available for use at all times.
- 6 Details of the proposed vehicle access must be agreed prior to any works on site and the access must be formed and constructed to Dundee City Council standards and specifications.
- 7 Any existing accesses that are no longer required as part of the proposed development must be made good in accordance with details to be submitted to and approved by the City Council prior to the works being carried out. The works to the footway shall be completed prior to the occupation of any of the dwellings hereby approved.
- 8 Full 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.
- 9 The open northern sub-station shall be enclosed in a similar manner to the enclosed southern sub-station and details of these works 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.

Reasons

- 1 In the interests of the amenities of the future occupants of the residential accommodation.

- 2 In the interests of the amenities of the future occupants of the residential accommodation.
- 3 In the interests of the amenities of the future occupants of the residential accommodation.
- 4 In the interests of the amenities of the future occupants of the residential accommodation.
- 5 To ensure adequate parking provision within the development in the interests of the amenities and highway safety.
- 6 In order to ensure the safe movement of vehicular traffic onto the public highway.
- 7 In the interests of highway safety and the amenities of the occupiers of nearby properties.
- 8 To ensure a satisfactory standard of appearance of the development.
- 9 To prevent any unacceptable noise disturbance to the proposed dwellings.