

KEY INFORMATION

Ward North East

Proposal

Erection of 11 Houses
(including 10 Changes of
House Type) over three sites
within Mill o' Mains

Address

Land at Guinard Terrace,
Barra Terrace and Uist
Terrace, Dundee

Applicant

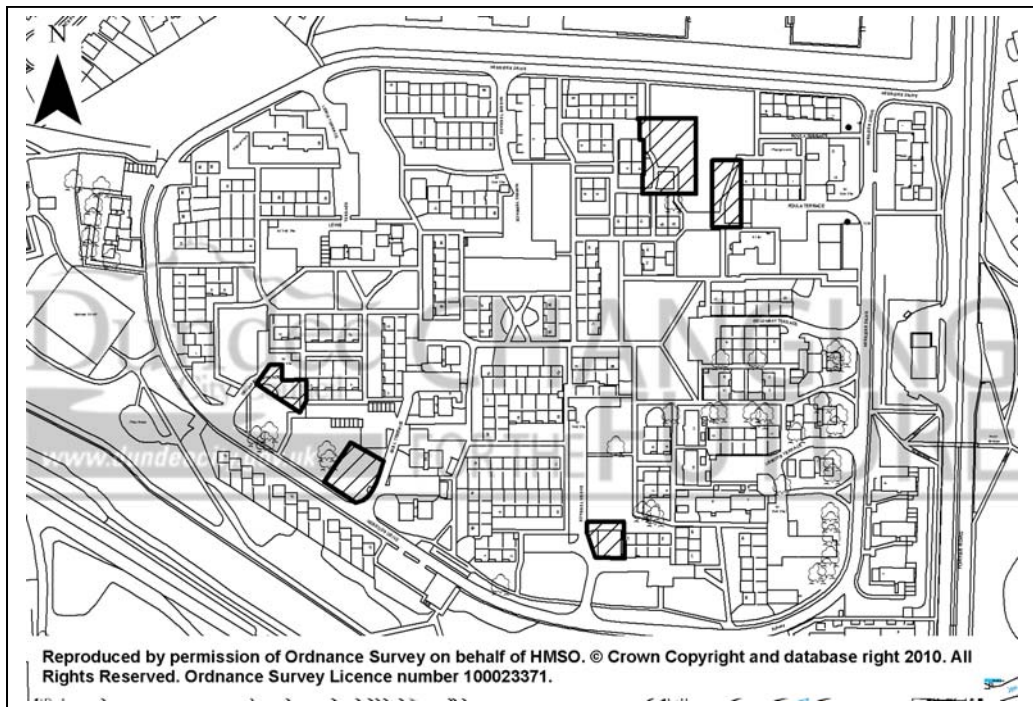
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Registered 29 April 2010

Case Officer P Macari



Alterations to Housing Proposal at Mill o' Mains

The erection of 11 Houses is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposal accords with the approved Masterplan for the site and with the Development Plan. It is therefore recommended that planning permission is approved subject to conditions.

SUMMARY OF REPORT

- This application seeks planning permission to change the house types of 10 houses approved by planning application 09/00425/FUL and the erection of one additional house over three sites within Mill o' Mains.
- This development along with the 64 houses approved by planning application 09/00425/FUL forms Phase 1 of the overall regeneration of Mill o' Mains, which is proposed over four phases and over a number of years.
- Policy 4 (Design of New Housing), Policy 5 (Open Space Provision as part of new Housing Developments), Policy 55 (Urban Design), Policy 70 (Semi-natural Greenspaces of Local Nature Conservation Importance), Policy 75 (Sustainable Drainage Systems) and Policy 76 (Flood Risk) of the Dundee Local Plan Review 2005 are of relevance to the outcome of this planning application.
- Although some of the garden sizes and the location of some of the parking areas do not meet the standards specified in Appendix 1 of Policy 4 of the adopted Local Plan, Policy 4 also states that the Council can vary these standards through site planning briefs. In this case a Masterplan for the entire Mill o' Mains regeneration was formally approved by the Development Quality Committee in July 2009. The proposed development fully complies with the approved Masterplan.

DESCRIPTION OF PROPOSAL

This application seeks planning permission to change the house types of 10 houses approved by planning application 09/00425/FUL and the erection of one additional house at Mill o' Mains, Dundee.

This development along with the 64 houses approved by planning application 09/00425/FUL forms Phase 1 of the overall regeneration of Mill o' Mains, which is proposed over four phases and over a number of years.

It is proposed to change the house types of Plots 9, 18, 19 and 20 of Site 1 Gruinard Terrace, Plots 6, 7, 13, 14 and 15 of Site 2 Uist Terrace and Plot 11 of Site 3 Barra Terrace. The additional house (Plot 18) will be located on the western side of Uist Terrace (Site 2) to the south of Plot 7.

The changes to the house types proposed will involve the substitution of detached 4 bedroom 7 person houses on Plot 20 of Site 1 Gruinard Terrace, Plots 7, 14 and 15 of Site 2 Uist Terrace and Plot 11 of Site 3 Barra Terrace. The replacement house on these plots will take the form of a 2 storey 3 bedroom 5 person detached, semi-detached or terraced house. The semi-detached and detached houses on Plots 18, 19 and 20 of Site 1 Gruinard Terrace and Plots 6 and 13 of Site 2 Uist Terrace will be replaced by 2 storey 3 bedroom 5 person semi-detached and terraced houses.

The new house to be erected on Plot 18 of Site 2 Uist Terrace will be located to the south of Plot 7 and will take the form of a 3 bedroom 5 person terraced house.

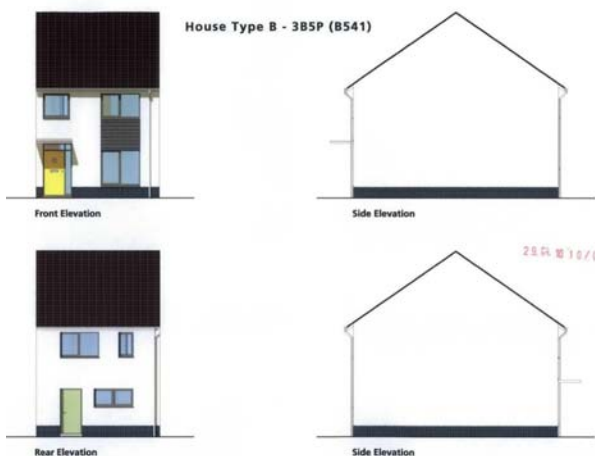
The proposed materials are engineering brick and white render walls; concrete roof tiles; metal roofs; painted timber windows and doors; weatherboarding details; 0.9m high metal fences and hedges and 1.8m high timber fences around the boundaries of the site and houses and block paving and tarmac driveways.

The number of in curtilage car parking spaces afforded to Plots 9, 18, 19 and 20 of Site 1 and Plots 6, 7, 13, 14 and 15 of Plot 2 as approved by planning application 09/00425/FUL will not

alter as a result of the proposed change of house types. It is proposed to create two in curtilage parking spaces at Plot 11 Site 3 Barra Terrace. The new house to be built on Plot 18 Site 2 Uist



Terrace will benefit from one in curtilage car parking space. In total 167 car parking spaces will be available upon completion of Phase 1 of the regeneration of Mill o' Mains.



In accordance with the Council's Mandatory Scheme of Delegation this application requires to be reported to the Development Quality Committee as the Council, as land owner, has an interest in the proposed development.

SITE DESCRIPTION

Mill o' Mains is located on the west side of Forfar Road and at the north end of the City. It is a Council estate development, which was developed in the late 1960s. Claverhouse Industrial Estate is located to the north, Trottick to the west and Caird Park to the south.

Fintry is located on the opposite side of Forfar Road and Claverhouse East Industrial Estate to the north east, on the opposite side of Forfar Road. The Dighty Burn runs along the southern end of Mill o' Mains. The house types in the estate are 2 storey terraced, small terraced cottages, semi-detached houses and 5 storey flatted blocks. Hebrides Drive is the main access road around the boundary of the site and cul-de-sacs are located off this road and lead to various parking courts and pockets of housing. There are no through roads providing access throughout the site. Various pedestrian footpaths are located throughout the area.

The Phase 1 application covers three sites at Gruinard Terrace, Uist Terrace and Barra Terrace. Site 1 is to the north and south of Gruinard Terrace and at the west end of Hebrides Drive. It is a brownfield gap site with some lock-ups located at the south end of the site. Site 2 is located at the north end of Hebrides Drive and to the east and west of Uist Terrace. Site 3 is located at the south end of Hebrides Drive and to the east and west of Barra Terrace.

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 - this policy requires new housing development to conform to the Design Standards contained in Appendix 1 of this Local Plan unless the 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.

Policy 5: Open Space Provision as Part of New Housing Developments - this policy requires major housing proposals to ensure that new open

space is well integrated with the existing open space network by incorporating green access corridors which link up with existing path networks and open spaces, to allow ease of movement for pedestrians, wheelchair users and cyclists.

Policy 55: Urban Design - this policy emphasises the importance of design quality and the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 70: Semi-Natural Greenspaces of Local Nature Conservation Importance - this policy seeks to protect Sites of Importance for Nature Conservation or Local Nature Reserves.

Policy 75: Sustainable Drainage Systems - this policy is supportive of proposals that can demonstrate through the provision of sustainable urban drainage techniques that existing and proposed development will not be significantly affected by a 1 in 200 year rainfall event. Significant flooding is defined as an event where the level of flooding is within 300mm of floor level.

In accordance with **Policy 76 - Flood Risk** there is a presumption against development in high risk areas where there is a 0.5% or greater annual probability of flooding (equivalent to a 1 in 200 year event or greater).

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

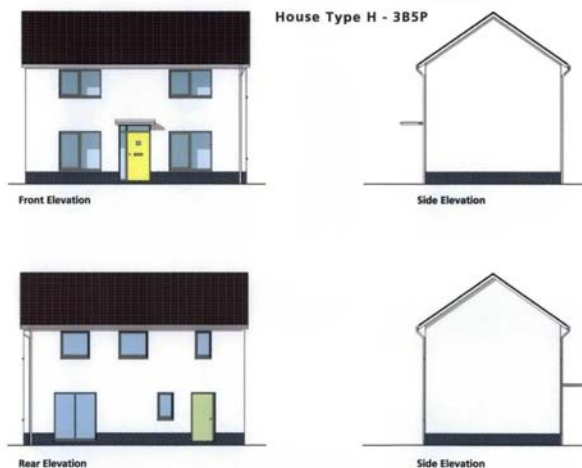
There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

The proposal involves the re-development of brownfield sites within Mill o' Mains resulting in the improvement and enhancement of the area and overall enhancement of the City. The application raises no concerns in relation to the Council's Sustainability policies.

SITE HISTORY

The applicants carried out consultation over several months with local residents and Dundee City Council on ideas for improving Mill o' Mains. A



Masterplan for the entire Mill o' Mains housing regeneration area was approved by the City Development Committee in July 2009.

Over recent years the number of residents has declined dramatically and the area has become less popular. The demolition of flats across some 16 sites has removed some of the worst buildings but left a smaller community and increased the reputation of Mill o' Mains as an area with considerable problems. The approved Masterplan identified four phases of redevelopment works involving the erection of 308 new houses as a way to improve and replenish the local housing stock as well as regenerate the community.

Planning application 09/00425/FULL formed Phase 1 of the approved Masterplan and was granted planning permission by the Development Quality Committee in January 2010 for the erection of 64 houses as well as various drainage/infrastructure works to facilitate future phases of development.

Upon receiving planning permission the Applicant re-examined the approved housing mix. From discussions between the Council and Applicant it became apparent that there was reduced demand for large four bedroom dwelling units but a high demand for three bedroom dwelling units within the local community. The current application seeks planning permission to revise the house types approved by planning application 09/00425/FUL and erect an additional house to meet the housing demands of the local community.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out by the Council. No letters of objection or representation have been received.

CONSULTATIONS

No adverse comments have been received from Consultees.

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.

The proposed development seeks to enhance the variety and number of housing units forming Phase 1 of the regeneration of Mill o' Mains approved by planning application 09/00425/FUL. The changes to the house types proposed will involve the substitution of detached 4 bedroom 7 person houses on Plot 20 of Site 1 Gruniard Terrace, Plots 7, 14 and 15 of Site 2 Uist Terrace and Plot 11 of Site 3 Barra Terrace. The replacement house on these plots will take the form of a 2 storey 3 bedroom 5 person detached, semi-detached or terraced house. The semi-detached and detached houses on Plots 18, 19 and 20 of Site 1 Gruniard Terrace and Plots 6 and 13 of Site 2 Uist Terrace will be replaced by 2 storey 3 bedroom 5

person semi-detached and terraced houses.

The new house to be erected on Plot 18 of Site 2 Uist Terrace will be located to the south of Plot 7 and will take the form of a 3 bedroom 5 person terraced house.

It is the aim of Policy 4 to support proposals for new housing development that is of a high standard, promotes good design and layout with generous external space standards. The quantitative means by which housing developments demonstrate good design and generous external space standards is controlled by the requirements of Appendix 1 of Policy 4.

The Council recognises that there will be sites throughout the city where it is not appropriate or indeed possible for every housing development to comply with the requirements of Appendix 1 of Policy 4. Therefore, Criteria (a) of Policy 4 stipulates that the City Council through site allocation of site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site. The Mill o' Mains Masterplan was approved by the Development Quality Committee as a material planning consideration in November 2009. This means that any deviations from the standards set out in Appendix 1 of Policy 4 can be considered acceptable providing that they accord with the approved Masterplan for the site.

Policy 4 of the Dundee Local Plan Review 2005 requires 75% of houses to have three bedrooms or more or a minimum gross internal floor area of 100m². All of the proposed houses will have three bedrooms. The proposed revisions to planning application 09/00425/FUL aims to replace the previously approved four bedroom detached house type with popular terraced, semi-detached and detached three bedroom houses with private gardens. The proposal therefore complies with the housing mix requirement.

Parking requirements are at least one space per dwelling and 50% should have a garage or space for one. Each of the proposed houses including the proposed house at Plot 18 Site 2 Uist Terrace will benefit from one in curtilage car parking space apart from plot 11 Site 3 Barra Terrace which will

benefit from two in curtilage car parking spaces. The main house type at present and within the proposed development is terraced, which does not lend itself to the inclusion of a large area for parking and garage provision. In terms of garden ground, only 16 out of 64 of the approved houses forming Phase 1 of the Mill o' Mains regeneration have more than 120m² of garden ground. Three out of the 11 houses proposed will benefit from private usable garden ground that exceeds 120m². It is considered that with regard to garden sizes and parking provision the proposal does not comply with the requirements set out in Appendix 1.

However, the Masterplan for the site states that a shortfall in the garden ground and the parking arrangements proposed would be acceptable as part of the redevelopment of Mill o' Mains. A main reason for this is the type of housing, which is mainly terraced and does not lend itself well to the inclusion of large gardens and extensive in curtilage parking. The Masterplan accepts that for the terraced houses to maintain existing building lines for retained houses garden sizes for terraced houses will be in the order of 70m² and this is what was approved by planning application 09/00425/FUL and is proposed by the current planning application. Of the 11 houses proposed, none fail to achieve the standards specified by the approved Masterplan.

Policy 4 requires new housing development to meet "Secured by Design" standards. Measures that promote safety and security into the design and layout of the site have been introduced. It is the aim of Phase 1 of the regeneration of Mill o' Mains to create new streets so that the existing and proposed houses will benefit from public points of access and natural surveillance as opposed to obscure access paths remote from neighbouring houses and parking areas. In addition, each of the previously approved and proposed houses will benefit from 1.8m high boundary fencing enclosing rear gardens and 0.9m high steel railings enclosing front gardens.

In terms of bin storage, the new streets approved planning application 09/00425/FUL are of sufficient width to accommodate refuse vehicles. Therefore, rather than maintain the current arrangement of communal bin stores, each of the previously approved

and proposed houses will be afforded their own refuse bin.

It is concluded that the proposed development complies with the approved Masterplan for Mill o' Mains and therefore also complies with Policy 4 of the Local Plan.

Policy 5 seeks to protect existing open spaces and secure appropriate provision that meets the needs of households as part of new housing proposal. The Policy accepts that this provision may be off site, depending on local provision in the surrounding area.

Although the matters raised by Policy 5 pertain to the overall redevelopment of Mill o' Mains rather than the current application for a change of house type and the erection of an additional house, it should be noted that Mill o' Mains benefits from being within close proximity to nearby open space areas such as Caird Park to the south. As flats are being replaced with houses, there will be fewer public open spaces in the area, but the aim is to make them high quality, safe and well designed. The final phase of the regeneration of Mill o' Mains will include a number of open space areas at the south end of the site, which will provide for the previously approved and proposed houses of Phase 1 and other phases of the development.

It is considered that the proposal complies with Policy 5 for the reasons above.

Policy 55 seeks to ensure that any proposed development is of a high design quality. It should incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

The applicant has selected a palette of simple materials and crisp details which complement the popular existing single and two storey houses within Mill o' Mains. A strong sense of place will be created and the development will be integrated within the local context. In the assessment of planning application 09/00425/FUL it was highlighted that problems with the previous development had been identified by the applicant and addressed through the layout approved by planning application

09/00425/FUL. The current proposals incorporate further changes to the street layout and house types which in combination with the approved redevelopment scheme for Phase 1 of Mill o' Mains will provide a more pedestrian and traffic friendly environment with a wide choice of housing with private garden areas and parking provision. The regeneration of Mill o' Mains offers a unique opportunity for a better housed, inclusive and sustainable community. The proposal complies with Policy 55.

Policy 70 states that development proposals must not adversely affect the nature conservation qualities of Sites of Importance for Nature Conservation or Local Nature Reserves. There will be a presumption against the development of semi-natural greenspaces within Wildlife Corridors shown on the Proposals Map, to minimise physical barriers to continuity, safeguard ecological integrity and promote biodiversity conservation.

The requirements of Policy 70 were addressed in the assessment of planning application 09/00425/FUL. The proposed change of house types and the erection of an additional house will not impact upon the adjacent nature reserve or wild life corridor.

Policies 75 and 76 relate to sustainable drainage and flood risk. The proposed development lies outwith the area identified as being susceptible to flooding. However, in order to provide sustainable drainage for the current proposals and future phases of the redevelopment of Mill o' Mains it is also necessary to ensure that these facilities also lie outwith the area susceptible to flooding. Work on the sustainable drainage of the site, as required by Condition 3 of planning application 09/00425/FUL, is ongoing and was moving towards a positive conclusion at the time of writing this report.

Other Material Considerations

Mill o' Mains Masterplan

An overall Masterplan for Mill o' Mains was produced after considerable consultation exercises with the local community and various bodies. It was formally approved by the Development Quality Committee in July 2009.

The Masterplan has five objectives:

- 1 Create New Houses on Streets - where possible, existing parking courts will be removed and new streets created through Mill o' Mains. The streets will be designed to keep traffic speeds low and will allow existing and new residents to get direct access to their front doors, and to park cars outside their homes.
- 2 Create Good Quality Open Spaces - at present many open spaces on Mill o' Mains are left over after the demolition of buildings. As flats are being replaced with houses, there will be fewer public open spaces in the area, but the aim is to make them high quality, safe and well designed.
- 3 Improve the Connections - at present it can be difficult to find your way around Mill o' Mains. An aim is to make it easier and safer to get around, with more well lit streets and fewer badly lit footpaths.
- 4 Build Popular House Types - the "semis" on Mill o' Mains are very popular and more houses like these will be built. They will be well insulated to keep heating costs down and will have level access at the entrances to make it easier to get in and out, for residents and visitors.
- 5 Create a Positive Image - the proposals for Mill o' Mains are to improve the good bits and remove the less good. As well as changing it for the people who live there, the image of the area will be improved throughout the rest of the City.

Phase 1 of the regeneration of Mill o' Mains as approved by planning application 09/00425/FUL including the current proposals that are the subject of this report accord with the terms and objectives of the Masterplan.

It is concluded that there are no material considerations that justify refusal of planning permission. The proposals accord with the approved Masterplan for the site and with the Development Plan. It is therefore recommended that planning permission be granted with conditions.

Design

It is considered that the proposed design and materials used for the proposed houses are appropriate for this location.

CONCLUSION

The proposal accords with the approved Masterplan for the site and with the Development Plan. It is therefore recommended that planning permission is approved subject to conditions.

RECOMMENDATION

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

- 1 This consent is for the change of ten house types approved by planning permission 09/00425/FUL and the erection of one additional house. For the avoidance of doubt, planning conditions 2-8 of planning permission 09/00425/FUL apply to the proposed houses hereby approved

Reason

- 1 To accord with the nature of the consent applied for and to ensure an appropriate standard of development.