

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE 26 APRIL 2004

REPORT ON: DUNTRUNE DEMONSTRATION GARDEN SITE DEVELOPMENT BRIEF: CONSULTATION RESPONSE

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 248-2004

1 PURPOSE OF REPORT

1.1 This report advises Committee on the results of the consultation for the draft site planning brief and seeks their approval as guidance for the development of the site.

2 RECOMMENDATIONS

2.1 It is recommended that Committee:

- a Notes the response to the consultation for the draft site planning brief.
- b Confirm amendments to brief as indicated in Appendix 1.
- c Approves the site-planning brief as guidance for the development of the site.
- d Refers the briefs to the Development Quality Committee as a material planning consideration.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications for the City Council in approving this brief.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The development brief for this site seeks to address three key themes of Dundee 21:

- a "Places, spaces and objects combine meaning and beauty with utility".
- b "Settlements are human in scale and form".
- c Diversity and local distinctiveness are valued and protected".

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 It is the purpose of this report to report back to Committee on the consultation with public and appropriate groups on those issues, which will affect them.

6 BACKGROUND

6.1 Reference is made to the decision of the Planning and Transportation Committee of 26 January 2004, Item 2, Report 17-2004 Duntrune Demonstration Garden: Site Development Brief, whereby it was agreed:

- a To approve the brief for the purposes of consultation with adjacent residents and interested parties; and

- b To remit the Director of Planning and Transportation to report back on results of the consultation exercise within a period of two months - this period was delayed by one month to allow adequate time to carry out the consultation.
- 6.2 A copy of the draft development brief and a covering letter were forwarded on 28 January 2004 with comments to be returned on or before 27 February 2004 to 15 adjacent residents and 5 amenity and resident associations and the Tayside Police Architectural Liaison Officer.
- 6.3 Five telephone calls were received from adjacent residents seeking clarification upon the status of the conceptual sketch layout as a desirable site layout, the house type sought for the site and the quality of design required within the development and the likely timescale for the development. Respondents questioned the removal of the Demonstration Gardens from the area, however they made no negative comment regarding the details of the brief.
- 6.4 One letter of objection was received from an adjacent resident opposing housing development on the site, on the grounds that it was felt that new housing would not achieve the high quality of the surrounding properties in pursuit of market gain. It was also felt that as the site was in a conservation area it would have a negative impact in the area. A response was sent to the objector advising that poor quality design would not be supported in this area. The brief details that a developer is to achieve a high quality development, which is influenced by the quality and character of the surrounding area.
- 6.5 Two letters of support were received for the brief: the Tayside Police Architectural Liaison Officer felt that housing was an appropriate use for the site and had no further comment to make. SEPA had no objections to the brief, however made comments emphasising the preferred method of surface water disposal through use of SUDS. The methods detailed by SEPA were in keeping with those suggested in the brief, use of porous material in the construction of hard standing areas and soak aways.

7 CONCLUSIONS

- 7.1 The brief identifies an acceptable approach to the development of the site to achieve a quality housing development. However there are two amendments that are recommended to clarify issues raised during the consultation process:
- i The brief should identify that the site is within a Conservation Area, in accordance with Policy 61 of Finalised Dundee Local Plan 2003, the development will be expected to enhance the character of the surrounding area, (see Appendix 1 for detail).
 - ii The brief should identify that the housetype is to be 2-storey dwellings in keeping with the surrounding area, (see Appendix for detail).
- 7.2 Within the consultation exercise there was a high positive response to the details of the brief which identified an acceptable use for the site where a high standard of quality and design for housing development would be expected. To emphasise the need for retention of the local character the brief should identify its location within a Conservation Area, which will also influence design.

- 7.3 This report recommends that the Site Planning Brief is approved and will be issued to prospective developers as part of the sales particulars for the site.

8 CONSULTATIONS

- 8.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

9 BACKGROUND PAPERS

- 9.1 Finalised Dundee Local Plan 2003.

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25 March 2004

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Appendix 1

Duntrune Demonstration Gardens Site Planning Brief - Amendments (as highlighted)

Introduction

Duntrune Demonstration Garden is located in the east of Dundee in West Ferry, with Claypotts Road to the north and Strathern Road to the south. The 0.3 hectare site is located off Duntrune Terrace in a suburban residential area.

The site is close to Dawson Park and is serviced by public transport on Strathern Road and Claypotts Road providing access to local services.

The Council is determined to achieve a high standard of private development in this attractive part of the city and encourages a high quality and well designed development.

The site is located within a Conservation Area and therefore in accordance with Policy 61 of Finalised Dundee Local plan 2003, the development will be expected to enhance the character of the surrounding area.

The site planning brief has been prepared to provide guidance to developers and designers.

House Type/Mix

In this suburban location the site will be developed with houses only. The site is suitable for low-density large housing with a capacity of no more than 4 units with 3 or more bedrooms. The house type should be large **2-storey** detached dwellings reflecting existing housing on Duntrune Terrace, which is late Victorian in style and has a high window to wall ratio.