

**KEY INFORMATION**

**Ward** Brackens

**Proposal**

Erection of 19 residential dwellings with garages with associated works

**Address**

Baldragon Farm  
Strathmartine Road  
Dundee

**Applicant**

Bett Homes Ltd  
Argyll Court  
The Castle Business Park  
Stirling FK9 4TT

**Agent**

**Registered** 19 Mar 2002

**Case Officer** Karen Clark



## Proposed Housing Development at Baldragon Farm

The erection of 19 residential dwellings with garages with associated works is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposal allows continuity of housing development within the north west of Dundee. The layout and design of the extension meet the requirements of Policies H1 and H10. Consequently, the application is recommended for **APPROVAL subject to conditions**.

**SUMMARY OF REPORT**

- The application in detail is for the development of a nineteen houses at Baldragon Farm, to the north west of the City. This second phase of residential development will accommodate nineteen units comprising nine, four bedroom detached villas and ten, three bedroom semi detached houses.
- The site is allocated within the Dundee Local Plan 1998 as open countryside. There is sufficient justification for allowing additional development at Baldragon contrary to the provisions of the development plan.
- The required statutory neighbour notification procedure has been completed by the applicants. The application was also advertised as contrary to the Dundee Local Plan 1998. One letter signed by six local residents was received. The letter related to their understanding that the level of development already approved at Baldragon would not be extended at this time.
- The layout is considered acceptable in terms of H1 (Existing Residential Areas) and Policy H10 guidelines. Furthermore, it is considered that there is sufficient justification in order to set aside the open countryside designation at this time. Consequently, the application is recommended for **APPROVAL subject to conditions**.

## DESCRIPTION OF PROPOSAL

The application in detail is for further development at Baldragon Farm, west of Strathmartine Road. The current proposal is for the development of nine detached, four-bedroom houses and ten, three bedroom semi detached houses. The houses will be finished in a mixed pallet of red and grey concrete interlocking tiles, with a mix of roughcast and facing brick to the external walls in line with those properties on the adjoining site to the east. All garden sizes will exceed 120 square metres with the largest being 203 square metres. All the proposed houses include off street parking and a garage or space for the future development of a garage.

Bett Homes submitted a supporting statement in conjunction with the application. This statement provided a justification of why this second phase of development should be approved; in summary these are as follows:

- Provides continued choice of housing within the city.
- Logical extension to the established urban area without prejudice to the countryside.
- Only small amount of agricultural land will be lost.
- High quality landscaping will ensure integration within the surrounding area.
- The development will follow immediately after phase 1 ensuring vital continuity in development.
- Phase 1 has experienced high demand demonstrated through the house sales. Further development will continue to aid regeneration within this part of the City.
- Design theme will be continued.
- Continued environmental improvement to the Gorrie Burn and immediate environs.

## SITE DESCRIPTION

The site is located to the west of Strathmartine Road, north of Sidlaw Avenue. The Gorrie Burn forms the boundary to the south. The land is currently in agricultural usage. The

development of 70 detached and semi detached houses is currently underway to the east of the application site (ref. D24667, approved 30 October 2000.) The present application will form a continuation of this previously approved site.

## POLICY BACKGROUND

### Dundee Local Plan 1998

The site is allocated as open countryside; this allocation allows the development of individual or small groups of houses. Policy H5 (Land Allocation and Availability) includes a presumption against additional greenfield land release unless there is sufficient justification to set aside the adopted policy.

Policy H1 (Existing Residential Areas) this policy supports development where there is no detrimental impact on the existing residential amenity by virtue of design, layout, parking and traffic movement issues noise or smell.



Policy H10 Design Guidelines as revised is also of relevance. This policy requires that suburban housing development includes private, useable garden ground a minimum area of 120 square metres, that 75% of the houses should have more than three bedrooms and a high level of parking and garage facilities are available.

## LOCAL AGENDA 21

The development of this small extension to an allocated housing site will maximise the use of existing infrastructure provision and therefore can be considered sustainable. Furthermore, Key Theme 13 requires that places, spaces and objects combine meaning and beauty with

utility. The current scheme develops this theme.

## SITE HISTORY

There is no planning history on this particular site that is of relevance to the current application site. However, as indicated the adjoining site to the east is currently undergoing development by Bett Homes, the current applicant. The site was identified as a suburban greenfield housing site within the Dundee Local Plan 1998, (Proposal HS49 refers). The site was granted detailed planning permission on the 30th October 2000.

## PUBLIC PARTICIPATION

The applicant has carried out the required neighbour notification procedure. The application was also advertised as contrary to the Tayside Structure Plan and Dundee Local Plan on the 2 April 2002. One letter of objection was received signed by six local residents. The letter expressed concerns with regard to the timing of the development, as it was their understanding that no further proposals would be progressed at this time. A copy of this letter can be viewed in the Members' Lounges.

## CONSULTATIONS

The required consultees have been notified of the proposals. After discussion and negotiation a drainage system has been submitted in support of the current application to the satisfaction of the City

Engineer, Scottish Water and SEPA. The Forestry Officer has also been consulted. He requires a landscape scheme, including improvements to the Gorrie Burn to be submitted. It is proposed to include suspensive condition to ensure satisfactory a landscape scheme is submitted and subsequently developed as part of the scheme.

## OBSERVATIONS

The determining issues for the Committee in this instance are whether there are material considerations which justify the setting aside of the adopted policies.

The site is allocated within an area allocated for open countryside. The adopted policies support the development of individual or small groups of houses. Policy H5 presumes against further land release unless sufficient justification can be made.

As indicated the site is adjacent to an identified suburban greenfield housing site, (Proposal HS49 refers). Planning permission was issued in October 2000 and development followed thereafter. The scheme currently under construction has progressed quickly and has proved popular with the market; the site is now nearing completion. The current proposal will provide a logical extension to the current scheme allowing continuity of design and layout. Furthermore, the Baldragon housing site allocated within the Dundee Local Plan HS 49 was designated to provide quality-housing choice within the north west of the city. Housing allocations within the north west were identified within the Dundee Local Plan 1998 at Clatto and Baldragon are now complete or nearing completion. Thus, at present there is very limited housing land available for development within this sector north of the City. The Finalised Dundee and Angus Structure Plan 2001 offers scope for additional greenfield housing land release in order to improve housing choice in the City. This additional land supply requirement will be progressed through the Dundee Local Plan Review. The proposed development will provide additional housing supply to the north west of the City without prejudice to the review process.

Policy H1 (Existing Residential Areas) states that development will be permitted where they do not have an adverse impact on the existing residential amenity by virtue of design, layout, parking and traffic movement, noise or smell. It is considered that the current proposal will not have a detrimental impact on the existing residential amenity given the distance to the application site from existing houses, closest being approximately 50 metres. Furthermore, the access will be via the new road constructed for phase one.

H10 Design of New Housing is also of relevance. The current scheme of nineteen additional houses is considered acceptable as the scheme provides sufficient private garden

ground area, all rear gardens are a minimum of 120 square metres with the largest being 203 square metres. In addition, all houses will include off street parking spaces and a garage or space for a garage.

Consequently, it is considered that while the proposal of nineteen houses on land currently allocated as open countryside is contrary to adopted policy, sufficient justification exists to set aside the policy in this instance.

### Other Issues

The proposal attracted one letter of objection signed by six local residents. Their concerns related to the timing of the second phase of development. As indicated within the section relating to "Local Plan Issues", while the development site is outwith the previously identified suburban greenfield development site there is sufficient justification to permit a small extension to the development at this time. It is felt that a further nineteen houses at this location will allow for continued housing choice within the north west of the City without prejudice to the current structure and local plan review process. Furthermore, it is considered given the distance between the existing houses, the application site and the existing and proposed landscaping along both sides of the Gorrie Burn there will be no detrimental impact on residents by virtue of design and layout. The phase two element will be accessed from the new road constructed as part of phase one. Consequently, there will be no adverse impact on the existing residents from parking or traffic movement.

### Design

The urban design issues were discussed at some length at the time of the adjoining development. At this time a scheme was agreed which integrated well with the housing on Sidlaw Avenue. The current application continues the theme of the earlier scheme in terms of layout, house design and finishes. Furthermore, the applicant has confirmed that suitable landscape and improvement works to the Gorrie Burn will also be carried through to phase two.

## CONCLUSION

While the proposal is contrary to the current local plan it is considered that sufficient justification exists to set aside the adopted policy in this instance without prejudice to the structure and local plan review process.

## RECOMMENDATION

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

- 1 No development shall take place until there has been submitted to and approved by the planning authority a landscaping scheme, which shall include an indication of all existing trees and hedgerows on this land, and details of those trees to be retained, together with measures for their protection during the course of the development.
- 2 The development hereby permitted shall be commenced within five years from the date of this permission

### Reason

- 1 To ensure a satisfactory standard of appearance of the development.
- 2 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.