

KEY INFORMATION

Ward Riverside

Proposal

Change of house types on plots 1-8 and erection of additional dwelling houses

Address

Land to north of
Ninewells Avenue
Dundee

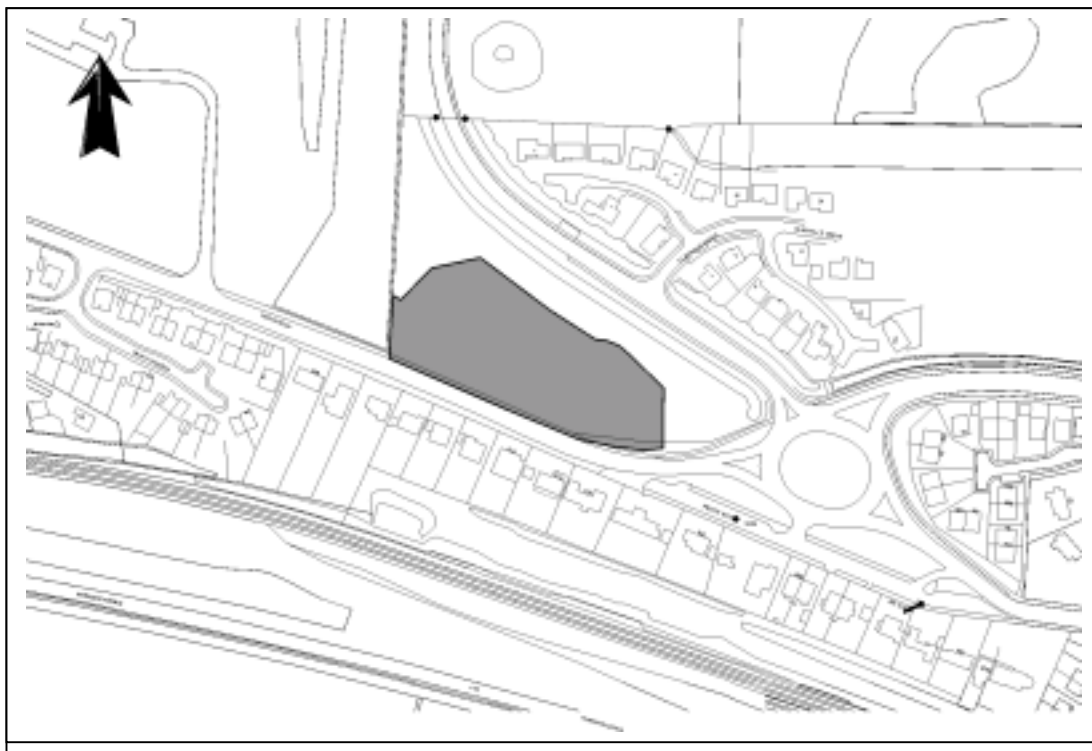
Applicant

Stewart Milne Homes
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Westhill
Aberdeen
AB32 6JQ

Agent

Registered 19 April 2002

Case Officer D Gordon



Proposed Change of House Types at Ninewells Housing Development

The change of house types on Plots 1-8 is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The cumulative scale and massing of the dwellinghouses proposed would be out of character and inappropriate in this local area. This application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought for a change of house types and the erection of an additional dwelling on a vacant site located to the north west of the Perth Road / Ninewells roundabout.
- The site is currently vacant and forms part of a larger residential site located to the east.
- The proposals have attracted an individual objection from an adjoining occupier, a petition containing the signatures of 31 local residents and a letter of objection from the West End Community Council. The main issues raised relate to the scale, layout and appearance of the development and the impact the proposals will have on local road traffic and pedestrian safety.
- The proposals are to be considered under the terms of Policies H1 and H10 of the Dundee Local Plan 1998.
- The application details are considered to be contrary to Policy H10 of the Plan by virtue of the scale and massing of the proposed development being inappropriate in the local area.

DESCRIPTION OF PROPOSAL

The proposal involves changing the house types on a previously approved residential development site and the provision of one additional housing plot within that site.

The site was granted planning permission for the erection of 8 dwellinghouses (as part of a larger development site for 79 houses and 18 flats) by this Council on 26/10/1999. This involved the erection of one, 3 storey and seven, 2 storey houses on the site now under consideration. The current application proposes a mix of six, 3 storey and three, 2 storey houses (9 in total). The development will require some cut and fill operations to be carried out due to the sloping nature of the site.

The new houses will all accommodate 4 or 5 bedrooms and each will be provided with an integral double garage. The proposed finishing materials are reconstituted stone and roughcast for the walls and concrete tiles for the roofs. Garden ground is to be located to the front and rear of all the new buildings.

The proposal also involves the realignment of the internal access road. While the access point off the Perth Road into the site remains in the same location, the internal roadway is to be repositioned approximately 10 metres further to the north than originally approved.

SITE DESCRIPTION

The site is located to the north west of the Perth Road/Ninewells roundabout and to the south of the new access road leading from that roundabout to the Medi Park and the A and E Department of Ninewells Hospital. The site is bounded by Perth Road to the south.

The land slopes in a north to south direction and is currently overgrown. Temporary huts are located within the site and there is evidence of several soil heaps.

To the north, south and east the land use is predominantly residential in character. To the west is the Technology Park.

POLICY BACKGROUND

Tayside Structure Plan 1993

Housing Policy 6 - In the Dundee area, priority will be given to bringing forward brownfield sites in the peripheral estates and the central area.

Housing Policy 7 - In the Dundee area, in addition to the effective greenfield supply, development will be mainly located in the western sector of the City in conjunction with the removal of infrastructure constraints in order to extend locational and sectoral choice and improve the supply and quality of housing opportunities.



Dundee Local Plan 1998

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and where they are in accordance with the policies and proposals found elsewhere in the Plan.

Policy H10 (Interim Review 2001) - The design and layout of any new housing will generally conform to the guidelines set out in the Local Plan. Architecture and scale of buildings must respect the surroundings and new developments should address surrounding streets and most buildings should front onto streets. The Interim Review presumes against the further provision of flats on non-allocated sites within the City unless exceptional circumstances dictate otherwise.

Policy ENV5 - Any development proposed within wildlife corridors

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must make suitable provision for nature conservation, taking account of the scale and type of development and characteristics of the wildlife corridor. Development outwith development sites identified on the proposals map which would adversely affect the viability or continuity of wildlife corridors will not be permitted.

Urban Nature Conservation Subject Local Plan 1995

Policy WC01 - The terms of this policy are reflected in Policy ENV5 of the Dundee Local Plan above.

Ninewells Avenue Planning Brief

The site forms part of the approved Planning Brief for this former Dundee Teaching Hospitals NHS Trust land that was declared surplus to requirements several years ago. The site under consideration is unallocated but is covered by Policy H1 of the Dundee Local Plan 1998.

LOCAL AGENDA 21

Key themes of Agenda 21 are to value and protect the diversity of nature, to protect health by creating safe, clean and pleasant environments and providing settlements that are 'human' in scale and form.

SITE HISTORY

D23762 - The current application site forms part of a larger site which was granted planning permission for the erection of 79 Houses and 18 Flats on 26/10/1999. Development of the site to the north and east has been ongoing for some time and the site has been the subject of a number of applications for changes of house types.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure. The application has been the subject of one individual objection from a neighbouring property and a letter of objection from the West End Community Council. A petition containing the signatures of 31 local residents has also been submitted although it is considered that the terms of the objection are outwith the remit

of current planning legislation ie relates to previous assurances from the Developer on building heights and the protection of views.

The main relevant issues raised by the objectors relate to:

- 1 The proposal represents an inappropriate development in terms of layout, scale and form.
- 2 The adverse impact the proposed development will have on road traffic safety.

Copies of the objections are available in the Members Lounges.

Comments on the issues raised by the objectors can be found in 'Observations' below.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted with regard to the proposals.

The Council's Forestry Officer has commented on the requirement for appropriate landscaping to be incorporated into the development.

OBSERVATIONS

The determining issue for the Committee in this instance is whether the proposals are in accordance with Policies H1 and H10 of the Dundee Local Plan 1998 and if not, are there any material considerations which would allow the Council to set aside these policies and approve the application.

The proposal under consideration involves the erection of 9 detached dwelling houses on a site located to the north west of the Perth Road/Ninewells Avenue roundabout. The site is currently vacant, slopes in a north to south direction and was granted planning permission for the erection of 8 dwelling houses (as part of a larger housing development) by this Council on 26/10/1999.

The previous approval for this site provided an access into the site from Perth Road and proposed 7, two storey houses and 1 three storey house. The current proposal involves the erection 3, two storey dwellings and 6, three storey houses ie a change of house types on 8 plots and the provision of 1 additional dwelling. The new houses will each accommodate a minimum of

4 bedrooms and will all have a double integral garage. The access road is also amended in layout and is pushed further back into the site ie to the north.

With regard to the Dundee Local Plan 1998, Policy H1 advises that within areas where residential use predominates, developments will be permitted where they do not affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and where they are in accordance with policies and proposals contained elsewhere in the Plan. Policy H1 is supplemented by Policy H10 of the Plan and offers guidance on the design and layout of any new housing within the City. It advises, amongst other things, that the architecture and scale of new buildings must respect the surroundings and new development should address surrounding streets and most buildings should front onto streets. Policy H10 was the subject of an Interim Review in 2001.

It is considered that the proposed development is in accordance with the required housing mix of Policy H10 in that the scheme involves the erection of detached houses with more than 50% of these having 3 or more bedrooms. The development also identifies sufficient garden ground and drying facility provision for each new building and the proposed parking and garaging arrangements are considered acceptable.

With regard to the new layout and urban form details of the development, the applicants have submitted a justification that outlines the reasons for the proposed changes to the approved plans. They advise that the houses on the new layout are approximately 10 m. further into the site than the approved layout, giving a distance of over 50m away from the existing houses across the Perth Road thus complying with the Councils guidelines on minimum window to window distances ie 18 metres. If necessary, the applicants suggest that additional mature landscaping will be provided to the ground between the new road and the existing wall thus reducing the impact on overlooking the existing properties to the south. The applicants also advise that the provision of an additional plot can be justified as the Council's Policy H10

requirements are still achieved with less impact on the large slope than the initial layout making the garden areas more useable. They further state that the proposed development forms interesting and safe places with appealing architecture and the provision of the 3 storey houses (already approved and used successfully on the site to the west) will add a unique feature to this prestigious development set within a walled surround with strategic planting behind. They further argue that these proposed 3 storey houses meet the Councils requirements for an impressive design statement for the overall development and due to high sales demand they wish to remix the application site to meet their clients requirements.

The proposal takes the form of 9 houses fronting onto a narrow access road leading directly off Perth Road. The dwellings to the east and west of the site are to be 2 storey in height. The proposed houses on the north side of the roadway (6 in total) are to be 3 storey in height on their south facing elevations. These 3 storey buildings will be approximately 10.0 m - 10.7 m in height above the finished ground level of the site. The applicants have advised that the existing level of the site will be raised in order to facilitate the development of the new houses.

It is appreciated that 3-storey housing has been used on the residential development site to the east, and indeed it has been successfully integrated into the north side of that site. It is also the case that the previous grant of permission for houses on this current application site allowed for the provision of one 3-storey dwelling. However, it is considered that the erection of 6, three storey houses in this location will result in a dominant form of residential development which would be inappropriate in scale and form on this frontage site on the Perth Road. The size and height of the new buildings would be out of scale with the existing housing located to the south which are predominantly 1 - 2 storeys in height. In addition, the introduction of a further house on this site will increase the visual dominance of the development proposal. Therefore, it is considered that the application represents an over-development of the site in terms of scale, form and layout

and consequently, the proposal is contrary to the terms of Policy H10 of the Dundee Local Plan 1998 as it relates to Layout and Urban Design of new residential developments.

With regard to the issues that have been raised by the objectors to the proposals, it is considered that the matters relating to layout, scale and form have been dealt with above. With regard to road traffic and pedestrian safety issues, the Members are advised that the access point into the site has been approved as part of the previous grant of consent for the development of the site for residential purposes. The provision of an additional house on this site, together with the proposed repositioning of the access road within the site, is unlikely to adversely impact on or compromise road traffic safety in the local area.

Design

While the individual designs of the houses under consideration are acceptable and indeed have been approved on the new residential development site to the east, the cumulative scale and massing of the new dwellings proposed would be inappropriate in this particular road frontage setting and would be out of character with the scale of the majority of the housing found on this part of the Perth Road.

CONCLUSION

It is considered that the proposal is contrary to Policy H10 of the Dundee Local Plan 1998 by virtue of the scale and massing of the dwelling houses proposed being inappropriate on this frontage location.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason(s):

Reason

- 1 The development is contrary to Policy H10 of the Dundee Local Plan 1998 by virtue of the inappropriate scale and massing of the proposal.