

KEY INFORMATION

Ward Pitkerro

Proposal

Erection of 7 semi detached houses – Phase 4b

Address

Land to West of Longcroft Road
Dundee

Applicant

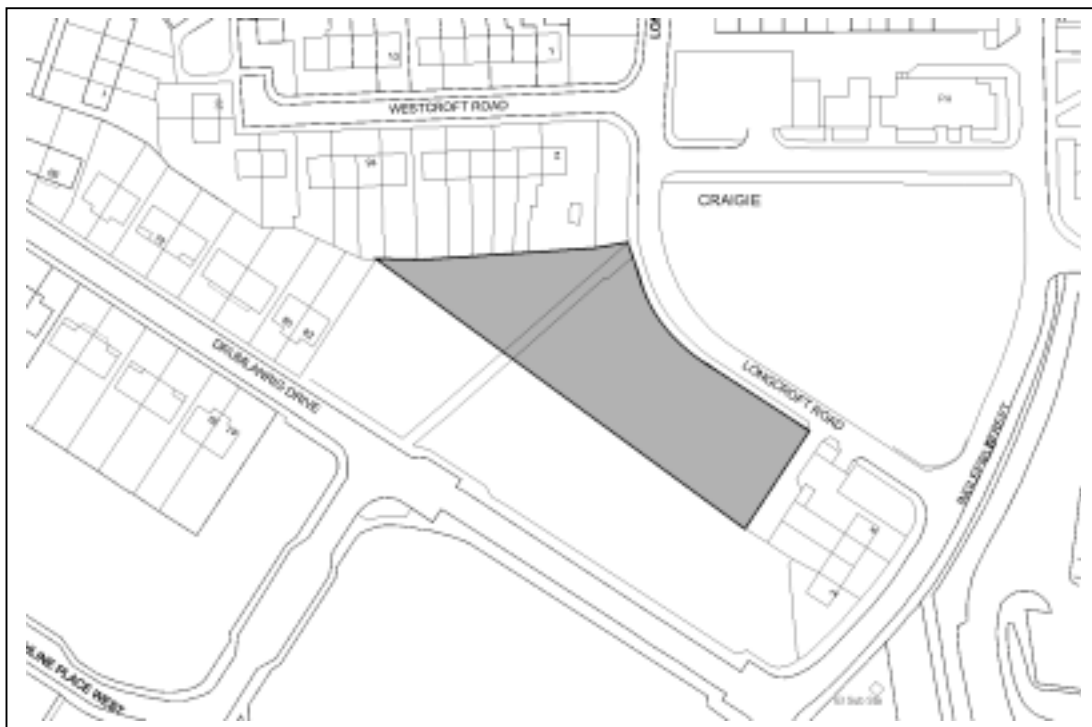
Angus Housing Association
93 High Street
Arbroath
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Agent

Dearle & Henderson
89 Kilbowie Road
Clydebank
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Registered 3 May 2002

Case Officer J Finlay



Further Phase of New Housing Proposed at Mid Craigie

The erection of 7 semi detached houses is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposal is located to the north of phase 2 development at Mid Craigie. The proposed housing layout complies with Policy H10 in the Local Plan and there are no material considerations that would justify refusal of the application in this instance.

SUMMARY OF REPORT

- Planning permission is sought for the erection of seven semi-detached two storey houses on vacant land to the west of Longcroft Road, Mid Craigie, Dundee. The proposal includes the closure of a footpath which runs from Drumlanrig Drive to Longcroft Road. The development is the final phase of a five phase housing development at Mid Craigie.
- Policy H10 guidelines (as revised) are relevant which specify the mix of housing, contain a presumption against flats in these areas and set a requirement of 120 sqm of private and usable garden ground for each dwelling.
- A material consideration is the history relating to a footpath within the site which the applicants propose to close. The applicants did not submit a plan indicating the retention of the footpath which would be secure through design and they submitted a justification for the closure of the footpath
- No objections were received from neighbouring residents or other bodies.
- The application was deferred from the August Committee to allow an amended layout to be submitted, which complies with Policy H10. A revised layout was submitted which shows a reduction in the house numbers to 7 and the layout now complies with Policy H10.

DESCRIPTION OF PROPOSAL

The application seeks full planning permission for the development of 7 dwelling units at Mid Craigie for phase 4B of the Mid Craigie redevelopment strategy. This is the final phase for the redevelopment scheme at Mid Craigie.

The development consists of 7 three bedroom two storey houses. Space for a garage has been provided for all the houses, a parking space at all the houses, with two spaces at 4 of the houses. The proposed finishing materials are a variety of facing brick and concrete roof tiles and samples of the finishing materials are to be provided for approval prior to construction of this phase commencing on site. There will be 1.2m high timber fences along the boundary between houses.

No landscaping details have been provided as part of the application

The proposed development seeks the closure of a footpath linking Drumlanrig Drive and Longcroft Road.

The application was deferred from the August Committee to allow an amended layout to be submitted, which complies with Policy H10 by reducing the number of houses proposed. A meeting was held with the applicants on 16.09.2002 and a revised plan was submitted which reduced the number of houses to 7 and the layout now complies with Policy H10. The revised plan and its compliance with the Local Plan is discussed in the "Observations" below.

SITE DESCRIPTION

The site is located on the north side of Drumlanrig Drive, south side of Longcroft Road and to the north of phase 2 development, which has been constructed. There is new housing, which formed phase 2 of the redevelopment at Mid Craigie, situated to the south of the site and existing housing to the north and east. There is a public footpath running from Drumlanrig Drive to Longcroft Road and the southern half which goes through the phase 2 development has been finished in tarmac with kerbs to both sides. The northern half of the footpath goes through the proposed development. The applicants therefore intend to apply for its closure under the

terms of the Planning Act and this legal process will be dealt with separately from the planning application.

POLICY BACKGROUND

National Planning Policy Guideline 3: Land for Housing

NPPG3 states that full and effective use should be made of previously developed sites within existing built-up areas, including redevelopment and conversions, to meet as much of the demand for new housing as possible. It further advises that priority should be given to re-using derelict and vacant land, or empty housing, in preference to greenfield sites, provided a satisfactory residential environment can be created. The guideline also



says that planning authorities may properly take account of the need for affordable housing when formulating their development plan policies.

Tayside Structure Plan 1993

Policy 6 in the Structure Plan says that priority will be given to bringing forward brownfield sites in the peripheral estates and the central area of Dundee.

Dundee Local Plan 1998

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.

H10 (as revised): The design and layout of any new housing will generally conform to the attached guidelines. This includes the requirement for 75% of houses to have

3 or more bedrooms and a minimum garden size of 120 sq metres. Architecture and scale of buildings must respect the surroundings, and new development should address surrounding streets and most buildings should front onto streets.

HS33: The application site forms part of a larger area allocated under this proposal at Mid Craigie. 8.8 ha is the remaining redevelopment site in Mid Craigie following demolition. It is to be developed with approximately 180 houses for rent by a housing cooperative.

LOCAL AGENDA 21

The proposal involves the redevelopment of a brownfield site. Key Theme 8 applies which aims to ensure that health is protected by creating safe, clean, pleasant environments. Key Theme 13 also applies which states that places, spaces and objects combine meaning and beauty with utility and in this case redevelopment develops this theme.

SITE HISTORY

There are five phases in total proposed for the redevelopment scheme at Mid Craigie with phase 1 granted in 1996, phase 2 on 27th March 2000, phase 3 on 5th December 2000 and phase 4 on 28th January 2002. Phase 4B will consist of 7 units and will complete this redevelopment scheme. A masterplan was formulated and this involved much pre-application and community consultation. An application for Phase 1 (ref: 95/21404/D) was approved with conditions on 22.2.96 and 78 houses were provided in this phase which are constructed and now occupied. An application for phase 2 (ref: 99/24425/D) was approved with conditions on 27.3.2000 and 54 semi-detached houses and 18 flats were proposed. Issues regarding footpath closures in phase 2 have arisen recently. Phase 3 (ref: 00/24911/D) was approved with conditions on 5.12.00 and was for the development of 32 semi-detached houses and 8 flats. Phase 4 (ref: 01/30259/FUL) was approved on 28.1.02 and was for the development of 28 semi-detached houses.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and no letters of objection were received.

CONSULTATIONS

The relevant Council Departments and external bodies have been consulted with regard to the development and further landscaping details are required from the Director of Leisure and Arts. A Sustainable Urban Drainage System is required for the development as advised by Scottish Water.

OBSERVATIONS

The determining issues for the Committee in this instance are whether the development details are in accordance with the policies and proposals in the Dundee Local Plan 1998 and in particular Policy H10; and whether there are any material considerations that would justify approval contrary to the Local Plan.

The application site is allocated for housing redevelopment in the Dundee Local Plan 1998 (Proposal HS33) and 180 houses should be provided in all the phases for rent by a housing co-operative. It is one of four "Social Inclusion Partnership" areas in Dundee and the Council/Partnership are keen to stabilise the population and produce a sustainable community area. The application submitted by Angus Housing Association offers 7 rented houses.

Local Plan Policies

The proposed housing development would result in 7 two storey semi-detached houses with three bedrooms in each. All dwellings should have one parking space and at least half should have a garage or space for a garage. From the submitted plans, it would appear that the provision for a garage has been indicated for all the houses. Some of these garages may not be accessible but half would be able to access the garages satisfactorily. Parking space(s) have been provided at the 7 houses. All the houses have more than 120sqm of garden ground. No landscaping details have been submitted at this stage but a condition can be applied to ensure that landscaping details are submitted

before any development commences on site.

Pedestrian Facilities

The development, if approved would result in the need to close a footpath, which runs across the site from Drumlanrig Drive to Longcroft Road. The main issue relating to the footpath is its present and future function. The footpath is used by residents as a shortcut to shops to the north on Happyhillock Road. This footpath has been the subject of considerable discussion for some years. It was proposed to close the footpath as part of phase 2 development to the south in 2000. Objections were received from surrounding residents and the Closure Order was proceeding to a Public Inquiry. In the meantime, the agent submitted amended plans, which indicated the retention of the footpath. The need for the inquiry therefore became redundant. The agent wishes to apply for a new Stopping-Up Order, subject to planning permission being granted for the development, which is the subject of the current application. The previous history of the phase 2 development and the proposed removal of the footpath is material to the consideration of this application.

In terms of the current planning application, the agent was asked to submit a justification for the closure of the footpath or consider securing the footpath through design. A justification was provided in the form of statements and precognitions, which had been prepared for the Public Inquiry. The main reasons indicated for proposing to close the footpath are social reasons related to safety and security. Past experience of the Housing Association with similar footpaths within the area has proven to them that they do not work alongside houses as they present social problems such as graffiti, vandalism, noise issues and security problems for adjoining residents. A suitable alternative footpath link is available to the east and would mean only an additional 150m distance to the shops and facilities at Happyhillock Road.

A meeting was held with the Architectural Liaison Officer for the area to obtain a comprehensive view on the existing path, its proposed closure and any associated safety and security issues. His response is summarised as follows:

- 1 Opportunities for natural surveillance along the footpath are restricted.
- 2 At present there is no lighting and if the path is to remain, lighting should be provided.
- 3 A hard/soft landscaping plan may guide pedestrians to safer areas of the path and this should be carried out if the path remains.
- 4 An existing CCTV only covers part of the path and new development may restrict this further. However the camera remains to be a preventative tool against crime.
- 5 In its present state the path is a danger for pedestrians and measures are required to make it safe and secure. The houses at plots 33 to 36 could be turned around to face onto the path and this will maximise natural surveillance (this comment refers to the original layout plan prior to its revision).
- 6 If these measures cannot be achieved, consideration should be given to blocking off the footpath and encourage pedestrians to use the more public route further along the road in Drumlanrig Drive.

Consideration of making the footpath secure through design has not been submitted by the applicant but a justification for its closure was submitted.

Taking all the above into account, it is considered the application complies with the requirements of Policy H10. An reasonable justification for the closure of the footpath, which will be dealt with under separate legal powers, has been submitted for consideration as part of the application. There are no material considerations that would justify refusal of the application in these circumstances.

Design

The materials proposed for the houses are considered acceptable as they will complement previous phases of development at this location.

CONCLUSION

The proposed housing layout complies with Policy H10 requirements and a

reasonable justification for closing the footpath was submitted by the applicant. There are no material considerations that would justify refusal of the application.

RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Samples 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 samples.
- 3 No development shall take place until there has been submitted to and approved by the planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development.
- 4 Within six months of the first use of the building, trees and shrubs shall be planted on the site in accordance with a scheme which has been approved with the City Council. 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.
- 5 Details of the proposed surface water and foul drainage arrangements 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.
- 6 Plots 34 and 35 of the proposed development shall not be built in the form as indicated on drawing no 700 Rev A until the appropriate footpath, which runs across the two properties, has obtained the

appropriate closure order under separate legal powers.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 5 To ensure that the proposed development can be drained in a satisfactory manner.
- 6 The proposal includes developing over an existing public footpath and a Closure Order is required under separate legislation for its closure.