

**KEY INFORMATION**

**Ward** Bowbridge

**Proposal**

Erection of 21 sheltered housing flats, 8 special needs flats and 6 amenity semi detached dwellings

**Address**

Former Rockwell Works  
Rockwell Place  
Dundee  
DD3 6SD

**Applicant**

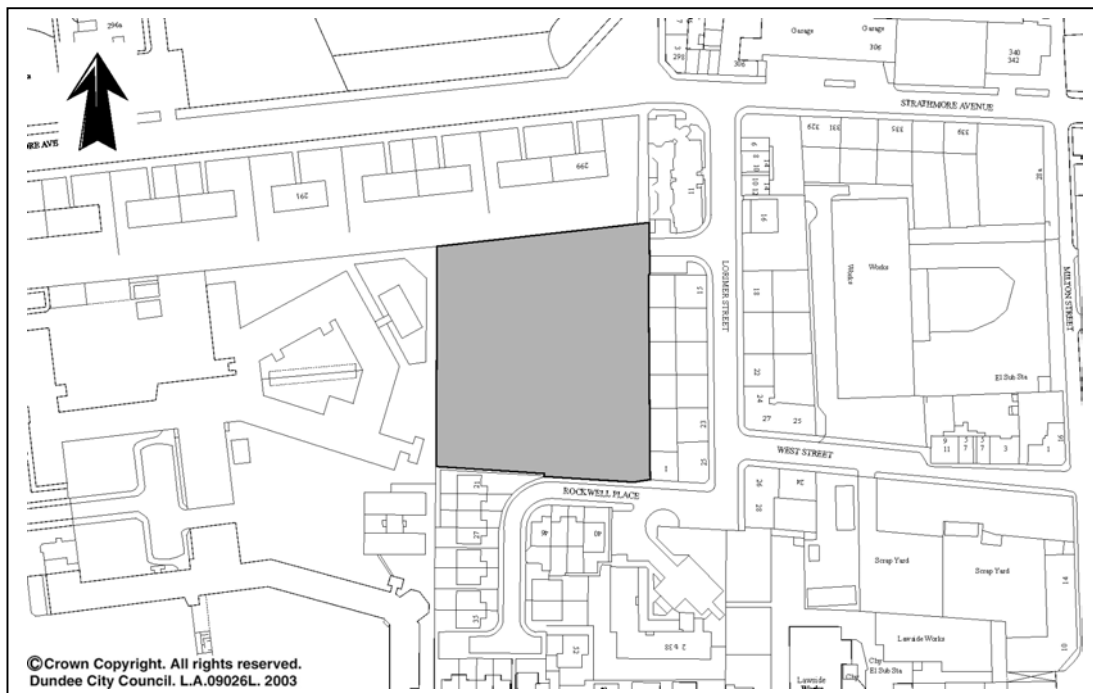
Beild Housing Association  
22 Windsor Street  
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**Agent**

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**Registered** 11 Aug 2003

**Case Officer** D Gordon



The Erection of 21 sheltered housing flats, 8 special needs flats and 6 amenity semi detached dwellings is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development complies with the Development Plan and provides a satisfactory standard of residential amenity for the occupants of the complex. The application is therefore recommended for **APPROVAL** with conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for an Integrated Housing Development, including sheltered housing, profound and disability flats and shared ownership homes, on a derelict site located on the north side of the former Rockwell Works.
- The site is allocated for residential purposes in the Local Plan (Policy HS6 refers). This proposal offers scope for special needs and family housing for sale or rent.
- The submitted details of the new complex are in accordance with the requirements of the various land use development policies of the Dundee Local Plan and the Finalised Dundee Local Plan Review.
- The proposal represents a development that does not detract from the environmental quality enjoyed by local residents and will improve the general appearance and character of the surrounding area.
- No public comment was received following neighbour notification and advertisement of the application.

## DESCRIPTION OF PROPOSAL

The proposal involves the provision of an Integrated Housing Development on the northern section of the former Rockwell Works site located on the south side of Strathmore Avenue. The proposed development comprises of the following mix of units:

- 1 20 Very Sheltered Housing Flats, contained within a 2 to 3 storey block located in the north east corner of site and running along the eastern boundary. This development will provide independent housing for frail and elderly persons but with in-house support ie communal dining room / kitchen, assisted bathroom and communal lounge.
- 2 4no Profound Disability flats and 4no Learning Disability flats. These single storey flats are located in the north west corner of the site running along the north and west boundaries from a core of communal facilities. These flats will provide a high degree of independence for residents, complete with private bedroom, bathroom, kitchen and living room. A high level support is also provided with overnight staff accommodation and assisted bathroom. Each flat will have direct access to garden areas from the lounge.
- 3 6no semi detached Shared Ownership homes located along the southern boundary which will be completely independent of the other units.

The Very Sheltered and Profound/ Learning Disability flats have been designed around a landscaped south facing courtyard. The residents will have direct and communal access to this garden which will not be accessible to other persons. The garden will be designed as a sensory garden.

The main access into the site is to be taken directly from Lorimer Street to the east. A secondary access is proposed from Rockwell Place to the south.

## SITE DESCRIPTION

The application site forms the northern section of the now demolished Rockwell Works. The site is located to the west of Lorimer Street, to the south of Strathmore Avenue, to the north of Rockwell Place and to the east of Lawton Road. The site is currently vacant and, at the time of visiting, is in an overgrown condition.

The surrounding area accommodates a variety of uses with the most dominant being residential (with houses and tenement flats located to the north, east and south) and education with school buildings located to the west. To the east of Lorimer Street there are a variety of industrial uses.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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



### Dundee Local Plan 1998

The following policies are of relevance:

Proposal HS6: Rockwell Works. 2.1 hectares of derelict industrial ground now surplus, is to be redeveloped for housing purposes. It is to include some special needs housing and family housing which may be for rent or sale.

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 and smell and where they are in accordance with the policies and proposals found elsewhere in the plan.

Policy H4:- Infill development will normally be approved provided the appearance of the surrounding area is not adversely affected. Approval is unlikely to be granted where the siting and scale of the development significantly affects the degree of sunlight, daylight and/or privacy enjoyed by surrounding occupants and where the materials, style and form are alien to the surrounding area.

Policy H10:- This policy offers guidance on the design and layout of any new housing to be located within the city.

Policy ENV5:- The terms of this policy are reflected in Urban Nature Conservation Subject Local Plan 1995 Policy WC01 below.

Policy BE30: - When considering development proposals involving sites where the presence of contamination is suspected, the Council will require developers to submit details of investigations to assess the nature and extent of any contamination present and proposed remediation measures to render the site safe for its intended use.

### Dundee Urban Nature Conservation Subject Local Plan 1995

The following policies are of relevance:

Policy WC01 - Any development proposed within Wildlife Corridors must make suitable provision for nature

conservation, taking account of the scale and type of development and characteristics of the Wildlife Corridor. Development, outwith key development sites, which would adversely affect the viability or continuity of Wildlife Corridors, will not normally be permitted.

### Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities. This reflects the terms of Local Plan Policy H1 above

Policy 4: Design of New Housing. This reflects the terms of Local Plan Policy H10 above.

Policy 10: Non - Mainstream Residential Uses.

Policy 55: Urban Design.

Policy 70: Semi-Natural Greenspaces of Local Nature Conservation Importance. The terms of this policy in part are reflected in Local Plan Policy ENV5 above.

Policy 79: Contaminated Land. The terms of this policy are reflected in Local Plan policy BE30 above.

### 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

### LOCAL AGENDA 21

The proposed development involves the re-use of brownfield land and consequently is considered to be sustainable and in line with the Councils Agenda 21 policies.

### SITE HISTORY

There have been no recent planning application submitted for the development of this site. Applications have been submitted and approved for the new residential units located to the south side of the site.

### PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been carried out and the proposal was advertised as being potentially contrary to Policy H10 of the Dundee Local Plan 1998. No public comment was received within the prescribed periods.

### CONSULTATIONS

The various Council Departments and outside bodies have been consulted with regard to the application. No adverse comments have been received.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

### The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

In terms of Proposal HS6, this derelict site is suitable for residential purposes including special needs housing and family housing which may be for rent or sale. The housing mix proposed ie sheltered housing, profound / disability and shared ownership is in accordance with the land use requirements of this Local Plan Proposal.

Policy H1 requires that within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by the local residents. The submitted plans are considered acceptable in terms of design (scale, storey heights, position of windows), layout (orientation and position of the various blocks proposed)and traffic / parking arrangements as they will not significantly impact on the general amenities of the surrounding occupiers. The terms of this policy are not contravened by the proposed development.

In addition to Policy H1 above, the style, form and materials of the development will not detract from the appearance of the surrounding area and will not affect the sunlight, daylight and/or privacy of the adjoining occupiers. This is considered to be in accordance with the requirements of Policy H4 of the Dundee Local Plan.

With regard to Policy H10 (Design and Layout of New Houses), the proposal was advertised as being potentially contrary to the Plan by virtue of the garden sizes for the new Shared Ownership homes located on the south

side of the site. This matter was fully addressed by the applicants and appropriate amendments made to the private garden ground provision within the site. As a result, and as advised above, is now acceptable in design and layout and consequently is considered to be in accordance with the requirements of this Policy.

Policy ENV5 requires that development proposals within Wildlife Corridors require to make suitable provision for nature conservation. The site is currently in a derelict state. The applicants have advised that significant landscape works are to be undertaken including the provision of a sensory garden. It is considered that there will be an overall improvement in the provision for nature conservation and consequently the viability and continuity of the Wildlife Corridor will not be prejudiced by the development.

Policy BE30 requires that developers submit details of investigations to assess the nature and extent of any contamination present and the remedial measures to render the site safe for its intended use. A ground Investigation Report has been submitted and it is intended to attach a condition to any permission granted requiring ant remediation works be carried out to the satisfaction of the Council.

Urban Nature Conservation Subject Local Plan - Policy WC01. The terms of this policy are reflected in Local Plan policy ENV5 above ie that there will be an improvement in provision for nature conservation. Consequently, the viability and continuity of the Wildlife Corridor will not be prejudiced by the proposals.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

### Other Material Considerations

The other material considerations to be taken into account are as follows:

The terms of Finalised Dundee Local Plan Review Policy 1(Vibrant and Sustainable Communities), Policy 4: (Design of New Housing), Policy 70: (Nature Conservation) and Policy 79: (Contaminated Land) are reflected in Policies H1, H10, ENV5 and BE30 of the Dundee Local Plan respectively. Consequently, the proposals are

considered to be in accordance with the Review.

It is also considered that the proposed development is in accordance with Policy 10 (Non - Mainstream Residential Uses) by virtue of appropriate location, design, scale, environmental impact, car parking and open space provision. Consequently, the development is considered to be in accordance with the Review.

As the proposals comply with the policies of the Final Dundee Local Plan Review and as there are no other material considerations is recommended that planning permission be granted with conditions.

### Design

The design and layout of the proposed development has been the subject of pre-application discussion. The design, appearance, form, scale, style and materials of the development are appropriate in this location and will add to the continual improvement in the general appearance of the surrounding area.

### CONCLUSION

The proposal complies with the relevant land use policies of the development plan and will not only improve the appearance of the surrounding area but will provide a quality environment for the future occupants of the new buildings. There are no material considerations that would justify the refusal of this application contrary to the approved development policies.

### 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 Prior to the commencement of development a landscaping

scheme shall be submitted to and approved in writing by the planning authority.

The landscaping scheme shall include :

- 1 location and design, including materials, of walls, fences and gates
- 2 soft and hard landscaping works
- 3 programme for completion and subsequent maintenance

Details of the scheme of soft landscaping works shall include

- a location of new trees, shrubs, hedges and grassed areas
- b schedule of plants to comprise species, plant sizes and proposed numbers/density
- c programme for completion and subsequent maintenance

The development shall only be carried out in full accordance with the approved landscaping scheme. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.

- 4 Development shall not begin until a scheme to deal with any contamination on the site has been submitted to and approved in writing by the planning authority. Before the building is occupied any appropriate measures to decontaminate the site shall be fully implemented as approved by the planning authority
- 5 Details of the surface water and foul drainage arrangements shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed arrangements shall be carried out only in full accordance with such approved details.
- 6 That each ground floor sheltered flat shall have a door or French Window leading directly to the adjacent garden area.

### Reason

- 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 improve the landscape quality of the area and to provide a satisfactory environment for the future occupants of the residential units hereby granted permission
- 4 In order to ensure that the land is fit for the use proposed
- 5 In order to ensure the proper drainage of the site
- 6 In order to improve the environmental quality of the future occupants of the proposed residential units by allowing direct access to the proposed new garden areas to be located within the development.