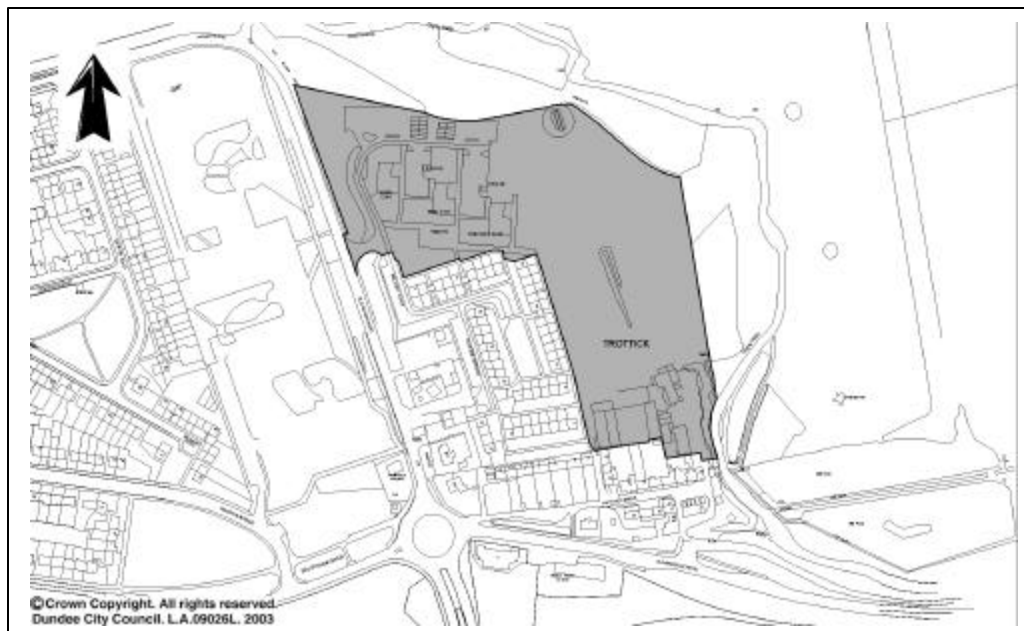


KEY INFORMATION**Ward** Claverhouse**Proposal**

Erection of 58 houses

AddressLand to the East of Old
Glamis Road
Dundee
DD3 8SE**Applicant**Discovery Homes Ltd
c/o South Tay Street
Dundee
DD1 1PD**Agent**Leadingham Hynd
Partnership
18 South Tay Street
Dundee
DD1 1PD**Registered** 30 April 2004**Case Officer** J Robertson

Proposed Housing Development on Site of Former Trottick Multis

The erection of 58 houses is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to be in accordance with the policies of the Development Plan. The material considerations weigh in favour of the proposed development with the sole exception of the letter of objection which is not of sufficient weight to warrant refusal of the application.

The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 58 houses on the land east of Old Glamis Road
- The proposed development raises issues for consideration in terms of the Housing Policies of the Dundee Local Plan 1998 and Policies 1, 4 and 55 of the Finalised Dundee Local Plan Review.
- One letter of objection was received from a neighbouring resident to the south of the application site raising concerns with regards to loss of privacy.
- The proposed development is considered to be in accordance with the Housing Policies of the Dundee Local Plan 1998 and Policies 1, 4 and 55 of the Finalised Dundee Local Plan Review. It is considered that the concern raised by the objector is of insufficient weight to warrant refusal of the application.
- The application was deferred from the August Development Quality Committee to allow an opportunity for the objector to make a deputation as requested.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 58 dwellings on the land east of Old Glamis Road.

The proposal includes 58 2- storey houses of which 15 are 4 bedroom detached dwellings and 23 are 3 bedroom detached dwellings, and 20 semi-detached houses that have 3 bedrooms. The detached 4 bedroom dwellings have an integral garage and space for at least one off-street car parking space. The remaining houses have space for 2 off street car parking spaces. All of the houses have private garden ground of at least 120 square metres.

The finishing materials of the proposed dwellings will include cement render, stonework, timber and concrete roof tiles. The finishing materials on each house type will be used to varying degrees to provide definition between the different house types. Boundary details within the site include hedging, masonry walls and timber fencing.

The majority of the existing trees within the site are to be retained either within private garden ground or areas of open space. Additional tree planting will be used in the front gardens of a number of the properties. The proposal includes the creation of a 'village green' to provide open space within the area.

The applicant has also included provision of additional car parking on the west side of the eastern section of the site and south of the village green, which will help to address existing problems of parking within the area.

SITE DESCRIPTION

The application site is located on the east side of Old Glamis Road and north of Claverhouse Road. The site consists of the former Trottick multis and a greenfield site to the east. The Dighty Burn to the north and east, Old Glamis Road to the west and Trottick Mains and the existing residential area to the south defines the boundaries of the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Housing Policy 2: Dundee and South Angus Housing Market Area, states that brownfield development is targeted to create popular, mixed tenure communities in the northwest of the city.

Dundee Local Plan 1998

The following policies are of relevance:

Housing Policy H1: Existing Residential Areas, seeks to ensure development does not adversely affect the environmental quality enjoyed by local residents.

Housing Policy H10: Design of New Housing, sets out guidelines for design and layout of any new housing.

Proposal HS50: Trottick, allocates the eastern part of the site for a new housing development.



Dundee Urban Nature Conservation Subject Local Plan 1995

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

Finalised Dundee Local Plan Review

The following policies are of relevance:

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Policy 1: Vibrant and Sustainable Communities, seeks to minimise any effect on the environmental quality enjoyed by local residents.

Policy 4: Design of New Housing sets out guidelines for design and layout of new housing.

Policy 55: Urban Design seeks to ensure high quality design in new developments.

H51 and H68: Trottick: Proposal H51 allocates the western part of the site as a brownfield housing development and Proposal 68 allocates the eastern part of the site as a Greenfield housing development.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

SPP3: Planning for Housing

The SPP states that "in meeting the requirements of housing markets across Scotland, planning authorities and housing providers should work more closely together to:

- create more quality residential environments;
- guide new housing development to the right places; and
- deliver housing land.

PAN 67 - Housing Quality

Planning Advice Note 67 explains how "Designing Places" should be applied to new housing. It identifies the qualities found in successful places and provides examples of successful development in order to promote good design.

The Planning and Transportation Committee approved the Site Planning Brief for Trottick on 27 May 2003. The brief incorporated both the former low-rise and high-rise sites plus the adjacent greenfield site to the east. In relation to the site proposed for the housing development, which is the former high-rise, and greenfield site the following elements of the brief are of relevance:

- a formally planned layout of a particular scale and massing that respects the adjacent conservation area;

- houses only to be developed - 75% to have 3 or more bedrooms;
- high quality and innovative building materials to be used;
- address shortage of parking at Melfort Place and Kilmore Terrace in the overall layout;
- access taken from former entrance to high-rise site, off Old Glamis Road; and
- surface water to be dealt with through a sustainable drainage system.

Non Statutory Statements of Council Policy

The Council's Urban Design Guide is of relevance to this application.

LOCAL AGENDA 21

The Key Themes relevant to this application are:

Key Theme 13 seeks to ensure that places, spaces and objects combine meaning and beauty with utility, and

Key Theme 14 seeks to ensure settlements are 'human' in scale and form.

The proposal satisfies the Council's Agenda 21 policies by providing housing in an acceptable location and of an appropriate design, scale and form.

SITE HISTORY

There is no recent site history of relevance to this application.

PUBLIC PARTICIPATION

One letter of objection was received from a neighbouring resident to the south of the site raising concerns regarding loss of privacy.

Copies of the objection are available for viewing in the Members' Lounges and the issue raised will be addressed in the "Observations" section of this report.

CONSULTATIONS

No adverse comments were received from any of the statutory consultees.

OBSERVATIONS

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

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

The proposal is for the erection of 58 dwellings on the land east of Old Glamis Road. One letter of objection was received from a neighbouring resident to the south of the site.

The Development Plan

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

Housing Policy H1 seeks to ensure that new development does not adversely affect the environmental quality of the neighbouring residents in the existing residential area. The proposed development seeks to provide a safer environment for the existing residents developing an area which is presently open space and has no existing properties overlooking it and is therefore prone to problems such as fly-tipping. The new development retains access to both the green circular which runs on the periphery of the site and the Trottick Ponds Local Nature Reserve located to the east of the site. Access to the development is through the previous entrance to the former multisite, no vehicular access will be taken through the existing residential areas. In order to address existing parking problems at Kilmore Terrace/Melfort Place additional parking is provided within the site. The development provides an area of informal amenity space for new and existing residents. It is therefore considered that the development will not have a detrimental affect on the environmental quality enjoyed by the neighbouring residents and therefore complies with Housing Policy H1. Through the provision of this housing site and its relationship with the surrounding area it is considered that the proposal seeks to meet the guidance given in SPP3.

Housing Policy H10 sets out the local plan guidelines for new housing

development. The policy seeks to ensure that in this suburban location the development respects the surroundings and meets the relevant guidelines as set out by the local plan. The proposed development is all housing with a mixture of 3 and 4 bedroom detached and 3 bedroom semi-detached. The private amenity garden ground ranges from 120 square metres to 338 square metres for the large plots in the northwest section of the site. The overall average garden size is 143 square metres. Each house has adequate car parking space, with 15 of the houses having integral garages. With the provision of additional parking to alleviate existing parking problems in the area the development has in excess of the 30% visitor car parking as indicated the local plan.

The formal layout of the housing development has been designed to reflect the existing formal layout of the surrounding residential area. The creation of the "village green" provides a focal point within the development for informal amenity use, which links the new housing with the existing housing. In order to define the streetscape trees will be planted in front gardens as well as used on build outs for the car parking area to soften the impact of parking within the development. A line of trees will be planted along the east boundary to provide a soft edge between the housing development and the Dighty Burn flood plain.

The design of the houses and the materials used draws on influences from the surrounding area as well as introducing features of architectural innovation.

It is considered that the proposed development complies with Housing Policy H10.

Housing Proposal HS50 covers the east side of the site and anticipates a development of 35 units. This proposal has been updated by Proposal H68, which sets out expectations for the site. The Trottick Site Planning Brief supports Proposal H68 and is a material consideration to this application.

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 Finalised Dundee Local Plan Review

Policy 1: Vibrant and Sustainable Communities reiterates Housing Policy H1 of the Dundee Local Plan 1998, therefore with reference to the reasons set out for Housing Policy H4 of the Dundee Local Plan 1998 the proposal is considered to comply with Policy 1.

Policy 4: Design of New Housing advises that all new development should be of a high quality and will be required to conform to the Design Standards set out in Appendix 1 of the Local plan. In terms of the standards set out for a development in a suburban area it is considered that the proposed housing development complies with Policy 4.

Policy 55: Urban Design advises that the emphasis will be on design quality and will seek creation of new public spaces and points of interest. Through the creation of the village green and the formal layout of the development using planting to define streets it is considered that the development complies with Policy 55. In addition given the overall design and layout of the proposal, the development seeks to achieve the design guidance given in PAN 67.

Proposals H51 and H68: The site is allocated for housing development under these 2 proposals and this application conforms with the requirements of those proposals.

Objections

One letter of objection was received from a neighbouring resident to the south of the site raising concerns with regards to loss of privacy due to pedestrians accessing Claverhouse Road and the corresponding facilities through Trottick Mains. The route is presently used by residents in the area and would be encouraged as a pedestrian route to encourage use of sustainable transport options. Due to the increase in housing in the area it is considered that pedestrian movement will be increased. However there is alternative pedestrian routes onto Old Glamis Road and the likelihood that the majority of households will be car owners it is not considered that there

will be an significant increase in loss of privacy that will have a detrimental impact on the surrounding residents.

Trottick Site Planning Brief

The Trottick Site Planning Brief provides guidance on the layout and design of the former multis, low-rise and Greenfield site. In terms of the application site to the east of Old Glamis Road the developer has adhered closely to the guidance given and therefore the development is considered to in accordance with the brief.

It is concluded from the foregoing that there are no material considerations that would justify a departure from the policies of the development plan and therefore it is recommended that planning permission be granted subject to conditions.

Design

The proposed development is for 2-storey houses with a mixture of detached and semi-detached. The design of the houses are of good quality and are finished in materials that are in keeping with the character of the surrounding area.

CONCLUSION

The proposed development is considered to be in accordance with the Housing Policies of the Dundee Local Plan 1998 and Policies 1 and 4 of the Finalised Dundee Local Plan Review. It is considered that the concern raised by the objector is of insufficient weight to warrant 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 That a detailed landscape scheme including, the timing of planting and maintenance and in particular details of the village green shall be submitted to the Council for approval prior to the commencement of development and if approved the proposed development shall be carried out

only in full accordance with such approved details.

- 3 That, to the satisfaction of the Council Forestry Officer all trees and shrubs to be retained or any tree whose root structure may extend within the site shall be fenced off as per British Standard 5837 before building operations begin or building material is brought onto the site and shall remain fenced off until the development hereby permitted has been completed.
- 4 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.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that the proposed landscaping of the proposed development is to a satisfactory standard.
- 3 To protect those landscape features which are significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 4 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.