

KEY INFORMATION

Ward Claverhouse

Proposal

Erection of 10 dwelling houses

Address

Land to North of Hebrides Drive
Dundee

Applicant

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Agent

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Registered 13 Jan 2006

Case Officer C Walker



Ten New Houses Proposed for Hebrides Drive

The erection of 10 dwelling houses is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the adopted Local Plan and will not result in any unacceptable overlooking and overshadowing of neighbouring properties. It is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 10 detached 2 storey houses on the site.
- A letter of objection was received from the occupiers of an adjoining house concerned about potential overlooking and overshadowing.
- Policy 4 and Appendix 1 set out standards for new housing development and in this case suburban standards are applicable. The proposed development exceeds all these standards in every instance.
- The proposed development exceeds Local Plan privacy distances by 5 metres and the siting, scale and distance between the houses will mean that no unacceptable overshadowing will occur.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 10 detached 2 storey houses with integral garages on land to the north of Hebrides Drive, Dundee. The proposed houses would be arranged along an internal service road running parallel to Hebrides Drive. An area to the west of the site has been set aside for the formation of an attenuation area in connection with the provision of sustainable drainage for the development. There would be a total of 3 no 3 bedroom houses and 7 no 4 bedroom houses. The external walls of the proposed houses would be finished with roughcast render. The proposed houses would have pitched roof that would be clad with concrete interlocking roof tiles.

SITE DESCRIPTION

The application site comprises of some 0.66 hectares of vacant land located on the north side of Hebrides Drive, Dundee. The site is bounded to the north and east by residential properties, to the south by the public road of Hebrides Drive with residential properties beyond, and to the west by a strip of open land with residential properties beyond.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The site is allocated in the Local Plan as part of an existing housing area and Policy 4 Design of New Housing sets out standards for new housing development.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy of direct relevance.

The following are of relevance:

Non Statutory Statements of Council Policy

There are no Non Statutory Statements of Council Policy of relevance.



LOCAL AGENDA 21

The proposal would result in the development of a vacant site and is also considered to be sustainable because the site is within an existing built up area served by local facilities and public transport.



SITE HISTORY

An application for planning permission to erect 11 houses on this site was withdrawn by the applicants in July 2005 - application 05/00597/FUL refers.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and a letter of objection was been submitted by the occupiers of a house located adjacent to the north

boundary of the application site. The objectors are concerned that the houses on Plots 6 and 7 face directly into their house and that their property will be overlooked and overshadowed by the proposed development.

A copy of this letter is available for inspection in the Members' Lounges. It is intended to comment on the above issues in the 'Observations' section of this report.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has noted that historic records indicate the presence of a small quarry within the application site and suggests that a planning condition be imposed to ensure that this matter is properly investigated.

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. Policy 4 and Appendix 1 set out standards for new housing development and in this case suburban standards are applicable. The proposed development exceeds all these standards in every instance.

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

Other Material Considerations

The other material consideration to be taken into account is the concerns of the occupiers of the house to the north of the site about potential overlooking and overshadowing. The Local Plan

specifies a minimum privacy distance of 18 metres and in this case windows on the proposed new houses will be not less than 23 metres distant from windows on the objectors' property at the nearest point. This relationship is considered to be entirely appropriate and there will be no adverse impact on privacy.

In terms of overshadowing, the proposed houses are aligned to the south east of the objectors' house. They are standard 2 storey houses and there is no significant change in ground level. Since the proposed houses will be set back not less than 23 metres from the objectors property, the relationship will be typical of almost every suburban situation, and the potential for overshadowing will be minimal and certainly within the bounds of acceptability.

It is concluded from the foregoing that insufficient weight can be accorded to the concerns of the objectors such as to justify the refusal of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The design and layout of the proposed development and the design and proposed finishing materials for the houses are satisfactory.

CONCLUSION

The proposed development complies with the adopted Local Plan and will not result in any unacceptable overlooking and overshadowing of neighbouring properties.

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 Details of the proposed Sustainable Urban Drainage

System, including new ground levels 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. In particular, steep gradients shall be avoided and the feature shall be designed as a natural feature on the landscape.

- 4 Details of the landscaping of the site, including timescales for implementation, 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. 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 in terms of this condition.
- 5 Details of any proposed boundary enclosures 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 Development shall not begin until investigations are carried out to establish whether the site is contaminated. These investigations shall take the form of a desk top study and site investigation and shall be submitted to and approved in writing by the planning authority. If the investigations indicate the presence of contamination, details of proposals to deal with contamination shall be submitted to include:
 - a The nature, extent and type(s) of contamination on the site.
 - b Measures to treat/remove contamination to ensure the site is fit for the use proposed.
 - c Measures to deal with contamination during construction works.

- d Condition of the site on completion of decontamination measures.

Before any unit is occupied the measures to decontaminate the site (if necessary) shall be fully implemented as approved by the planning authority.

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 the formation of an attractive feature in the interests of visual amenity.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 6 Historical mapping indicates the presence of a small quarry within the application site. It is therefore necessary that a basic site investigation is undertaken and any necessary decontamination works carried out to ensure that the site is fit for the proposed use.