

KEY INFORMATION

Ward Hilltown

Proposal
Erection of 6 No flats

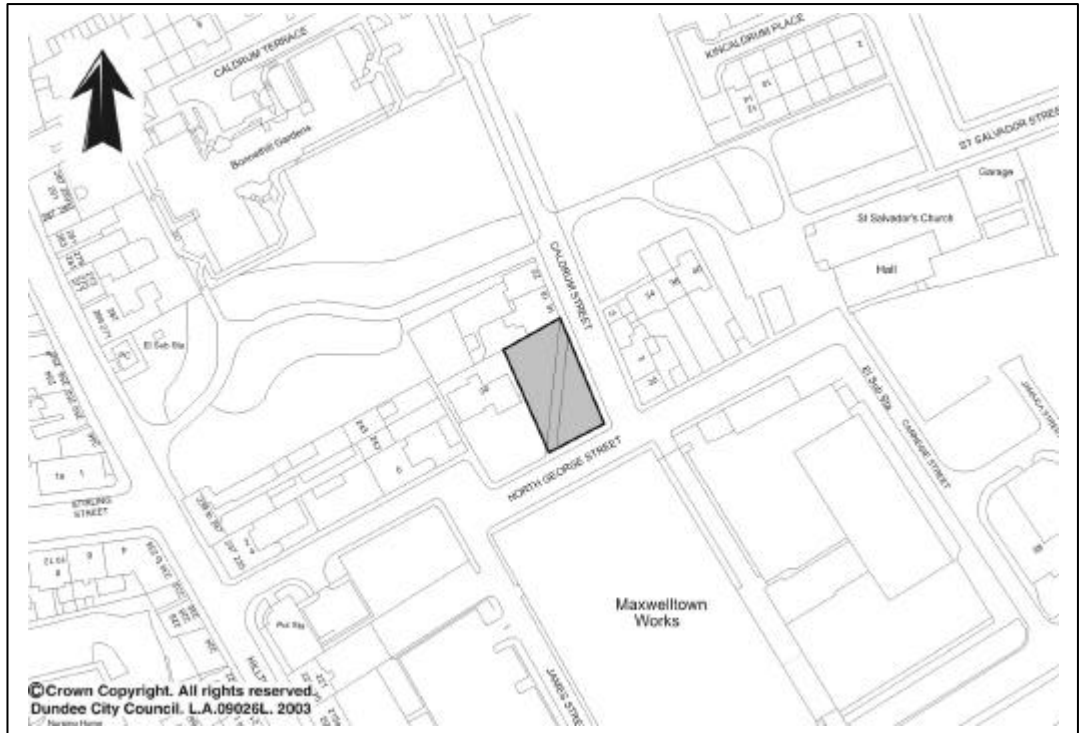
Address
Land North of North George
Street West of Caldrum
Street
Dundee

Applicant
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Agent
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Registered 6 Feb 2006

Case Officer C Walker



Flat Development Proposed in North George Street

The erection of six flats is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposals will provide an attractive residential development and the provision of apartments is justified in terms of Policy 4 of the Plan.

SUMMARY OF REPORT

- Planning permission is sought for a residential development of 6 apartments on the site, turning the corner between 2 flatted buildings. The design of the proposed apartments focuses on the southern and eastern elevations with extensive areas of glazing. The site is a small area of open space planted with trees and enclosed by low timber fences.
- The application site is indicated in the Local Plan as part of an existing residential area where Policy 1 seeks to protect amenity. Policy 4 includes a presumption against flats, although this can be rebutted in certain circumstances.
- A letter of objection was received stating grounds of adverse environmental impacts as well as traffic, parking and access concerns.
- The principle of developing housing at this location is appropriate in circumstances where it is identified as part of an existing housing area.
- It is considered that in this case the scale of the adjoining buildings and the importance of this corner site provide a justification for a 3 storey flatted building at this location.
- It is considered that the presence of Hilltown Park so close to the application site means that the loss of this small area of open space would not be significant.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a residential development of 6 apartments on the site. It is proposed to erect a 3 storey L shaped building effectively turning the corner between the blank gable of the 4 storey tenement block to the north and the more modern 3 storey flatted block to the west. The building sits some 3.5 metres forward of the block to the west. A parking area of 6 spaces is proposed to the front of the building and an amenity area of some 100 sq. metres to the rear.

Each apartment is generously sized with a lounge, kitchen/dining room and two bedrooms as well as a sunspace area to provide solar gain.

The design of the proposed apartments focuses on the southern and eastern elevations with extensive areas of glazing. The other elevations, which face existing flats, contain no significant windows. Proposed finishing materials include walls of blockwork and render, limited areas of coloured cladding and a tiled roof.

It is proposed to landscape the parking area to the front of the site.

This application was deferred from the March Development Quality Committee to investigate the provision of town houses as opposed to an apartment block on the site. The applicants have reviewed the position but have asked that their application be considered as originally submitted.

SITE DESCRIPTION

The site comprises some 580 sq metres of ground at the junction of Caldrum Street and North George St. It is a small area of open space planted with trees and enclosed by low timber fences. A pavement runs diagonally through the site.

To the north is the blank gable of a 4 storey tenemental building at 16-20 Caldrum Street. To the east, on the opposite side of Caldrum Street, are a domestic garage and some vacant single storey commercial buildings in a poor state of repair. Beyond these buildings is a terrace of 3 one and a half storey dwellings at 34-40 North George St.

To the south, on the opposite side of North George Street, are the IBP Conex industrial premises. To the west is a modern 3 storey block of flats at 24 North George Street. The boundary is formed by walls and railings. The principal elevation of



that building faces south but there are also windows on the east facing gable.



POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The application site is indicated as part of an existing residential area where Policy 1: Vibrant and Sustainable Communities seeks to safeguard the

amenity of residential areas in terms of design as well as layout, parking and traffic movement, and noise and smell issues.

Policy 4 sets out standards for the design of new housing. The proposed development meets these standards other than the presumption against flats. However flats can be permitted in certain circumstances.

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 is considered to be sustainable and in accordance with the Councils Agenda 21 policies as it provides housing close to existing services and facilities

SITE HISTORY

There is no relevant planning history in this case. Historical maps indicate that there were once tenement flats on this site.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised as potentially contravening Policy 4 (presumption against flats) of the adopted Local Plan. A letter of objection was received from the occupiers of a house at Kincaldrum Place some 90 metres from the application site, objecting to the proposal on grounds of adverse environmental impacts as well as traffic, parking and access concerns.

A copy of this letter is available for inspection in the Members Lounges and the points raised are considered in

the Observations Section of this Report.

CONSULTATIONS

The Council's Forestry Officer has no objections to the felling of the trees on the site subject to replanting of street trees of an appropriate size and species. This matter can be dealt with by a planning condition.

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.

The principle of developing housing at this location is appropriate in circumstances where it is identified as part of an existing housing area.

Policy 1: Vibrant and Sustainable Communities seeks to safeguard the amenity of residential areas in terms of design as well as layout, parking and traffic movement, and noise and smell issues. It is framed mainly in terms of introducing non residential uses into residential areas. In this case the proposed development introduces a use which is wholly appropriate in a residential area.

The design and layout of the development reinstates the corner formed by Caldrum Street and North George Street. The development is outward looking and the use of modelling in the building, the range of finishing materials and the use of extensive glazing produces attractive street elevations. Adequate provision is made for parking for the development and there are no noise or smell issues associated with the development.

Policy 4 sets out standards for the design of new housing. The proposed development conflicts with the presumption against flats. For this

reason it was advertised as a potential departure from the Plan. However Appendix 1 to Policy 4 states that flats will be permitted where site specific circumstances demand a flatted solution.

It is considered that in this case the scale of the adjoining buildings on Caldrum Street and North George Street and the importance of this corner site provide a justification for a 3 storey flatted building at this location. A housing development would not provide the scale and massing required to successfully turn the corner and would be dwarfed by the blank gable of the 4 storey tenement building to the north. In addition the proposed development is well designed and provides a good standard of residential amenity.

It is concluded from the foregoing that the provision of apartments on this site is justifiable in terms of Appendix 1 of Policy 4 and that the proposal therefore complies with the adopted Local Plan.

Other Material Considerations

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

a The Grounds of Objection

The objection relating to adverse environmental impacts presumably relates to the loss of open space (the letter does not expand on this point) and this matter is discussed below.

The objection on traffic, parking and access grounds similarly does not expand on these points. However in this case the proposed development is small and parking is provided in accordance with the Local Plan. It is not considered that the parking or access arrangements will have any significant impact on adjoining neighbours.

b Loss of Open Space

The application site is not allocated as open space in the adopted Local Plan and therefore does not enjoy the protection normally afforded to areas of open space under Policy 66B. However there is no doubt that the area is attractively laid out and planted with trees and shrubs. It is too small for any active recreation and simply provides an attractive outlook for neighbouring properties.

However just to the north of the site is Hilltown Park, an extensive area of

open space covering some 1.2 hectares of land. The Council have proposals for significant environmental improvements to this park which have recently commenced on site. It is considered that the presence of an attractive park so close to the application site means that any loss of this small area of open space would not be significant. In addition, the redevelopment of the site will provide an attractive residential development with new tree planting to replace some of the trees which will be felled.

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

Design

In terms of its design the apartments provide an appropriate scale at this corner location and successfully link the existing flatted blocks adjoining the site. The use of modelling in the building, the range of finishing materials and the use of extensive glazing produces an attractive street elevation.

CONCLUSION

The proposals will provide an attractive residential development and the provision of apartments is justified in terms of Policy 4 of the Plan.

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 commence on site until proposals for the landscaping of the site have been submitted to and approved in writing by the Council. These proposals shall specify the species and size of planting, the

timescales for implementation and the provisions for future maintenance. In particular substantial street trees shall be planted on North George Street to the front of the site. 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.

- 4 Details of the provision of the boundary enclosures on North George Street and Caldrum Street 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.

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.