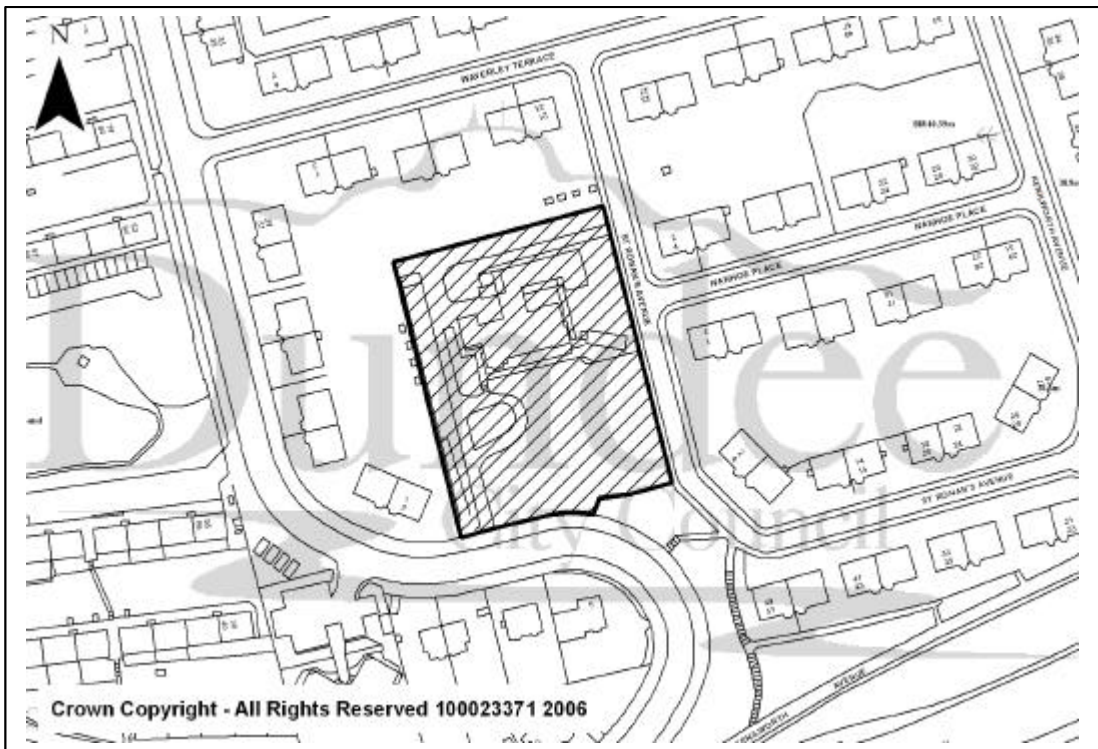


**KEY INFORMATION****Ward** East Port**Proposal**

Demolition of existing building - erection of 12 houses and 12 flats

**Address**St Ronans  
Dalkeith Road  
Dundee**Applicant**Stewart Milne Homes North  
Scotland  
Osprey House  
Westhill Business Park  
Westhill  
Aberdeen AB32 6JQ**Agent**SMC Parr Architects  
Suite 23  
City Quay  
Camperdown Street  
Dundee DD1 3JA**Registered** 29 Jan 2007**Case Officer** Julie Young

## Flats Proposed for Suburban Site

The demolition of existing building - erection of 12 houses and 12 flats is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal is contrary to Policy 4 of the Dundee Local Plan Review 2005 and raises traffic and pedestrian safety issues. The objections in terms of over-development of the site and traffic and access problems are supported and therefore the application is recommended for **REFUSAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of 12 houses and 12 flats at St Ronans, Dalkeith Road, Dundee. The proposal also includes the demolition of an existing 2 storey building on the site.
- Five letters of objection have been received from neighbouring residents on the grounds of traffic and access problems, parking issues, loss of trees, over development of the site, height and appearance of the development, noise from traffic, overlooking, loss of privacy, impact on natural and local environment and amenity problems due to dust.
- The site is located within a suburban area and Policy 4 of the Dundee Local Plan Review 2005 is of relevance to the determination of the application. Appendix 1 of the Policy sets out the requirements for new housing developments and contains a general presumption against flats.
- The proposal is contrary to Policy 4 and raises traffic and pedestrian safety concerns and it is considered that there are no material considerations that would justify approval of the proposal.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 12 houses and 12 flats on a site at St Ronans, Dalkeith Road, Dundee. The overall site area is 0.463 hectares.

The houses are located at the east and south ends of the site. The houses are 3 storey townhouses with integral garages and they all have 4 bedrooms. A car parking space is provided with all houses. Garden sizes range from 59m<sup>2</sup> to 90m<sup>2</sup>.

12 flats are included as part of the development and they are located at the west end of the site. There are 2 bedrooms with all flats and 130% visitor parking is provided. A strip of amenity space of 400m<sup>2</sup> is provided to the west of the block of flats.

The proposed materials are white wet dash render and cast stone walls, synthetic interlocking slates for the roofs, metal dormer roofs, metal juliette rails and UPVC windows.

Vehicular access to the site is from St Ronans Avenue and a private driveway from Dalkeith Road.

The applicant submitted a transportation statement, design statement and landscaping plans with the proposal.

### Design Statement from Applicant

The applicant provided a design statement which gives an outline of the site location and history, planning and design principles, analysis and design concepts and design solution for the site.

The statement provides a justification for the selected design solution and explains reasons for it being the most appropriate for the specific site context, in terms of built form and the quality of public/private spaces created, in recognition of the importance of design.

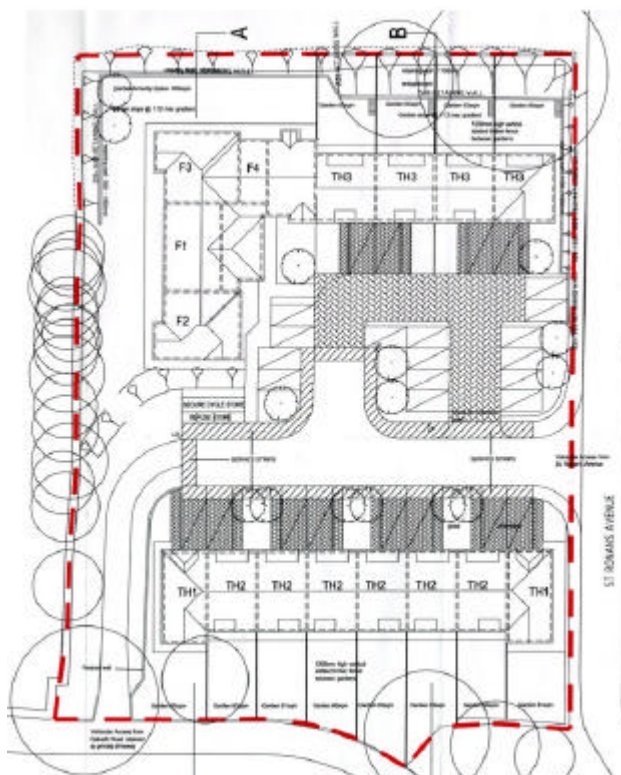
## SITE DESCRIPTION

St Ronans is located within a residential area and is some 1.75km to the east of the City Centre. The site is close to major routes such as Broughty

Ferry Road, which is approximately 100m to the south of the site and Arbroath Road, which is approximately 200m to the north. The site is within a few minutes walk of Baxter Park.



The site slopes from north to south and has views across the River Tay to Fife. The site is bounded to the north, east and west by 2 storey flats and to the south by a number of detached properties. There are numerous mature trees, hedges and shrubs along the north, west and south boundaries of the site. A stone rubble wall is located along the east boundary onto St Ronans Avenue.



There is a traditional 2 storey building at the north end of the site, which has white harled walls and a slate roof. It is currently being used as offices, but was formerly a Girls' Home. There is

a large landscaped area to the south of the building. There are access roads into the site from Dalkeith Road and St Ronans Avenue.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan 2005

The following policies are of relevance:

Policy 4: Design Of New Housing - the design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of this Local Plan unless:

- a the City Council, through either site allocation in the Local Plan or site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or
- b the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

In addition, new housing development should meet "Secured by Design" standards. New residential streets should be designed to promote low vehicle speeds of 20 m.p.h. or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

### Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3: Planning for Housing reflects the key planning policies in Scottish Planning Policy 1: The Planning System and addresses them in relation to new housing.

Designing Places - Policy Statement for Scotland (Scottish Executive 2000). This document sets out the policy context for raising the standards of urban development in Scotland.

Planning Advice Note 67: Housing Quality 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.

## Non Statutory Statements of Council Policy

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

## SUSTAINABILITY ISSUES

The proposal will result in the loss of a significant historical building and insufficient information has been provided to prove that it cannot be successfully converted into flats. The application raises no concerns in relation to the Council's Sustainability policies.

## SITE HISTORY

There is no site history of direct relevance to the application site in these circumstances.

## PUBLIC PARTICIPATION

The application was advertised as a departure to Policy 4 of the Dundee Local Plan Review 2005 on 12 February 2007.

Statutory neighbour notification was carried out and five letters of objection were received on the grounds of traffic and access problems, parking issues, loss of trees, over development of the site (density), height and appearance of the development, noise from traffic, overlooking, loss of privacy, impact on natural and local environment and amenity problems due to dust.

Scottish Water has confirmed that they have no objections to the proposal. A separate application should be made for connection to their infrastructure

after planning permission has been granted.

## CONSULTATIONS

The Council's Forestry Officer advises that full details of landscaping, including the retention/protection of existing trees and proposed new planting, will be required.

The Head of Environmental Health and Trading Standards advises that provision is made for paper recycling and brown bins in addition to general refuse bins. If possible, provision for green storage boxes would be beneficial.

Scottish Water does not object to the planning application and advises that a separate application should be made for connection to the infrastructure after full planning has been granted.

## 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 proposed development is for 12 houses and 12 flats at St Ronans, Dalkeith Road, Dundee. The proposal was advertised as contrary to Policy 4 of the Dundee Local Plan Review 2005 as half of the proposal is for a flatted development and the proposal does not comply with garden ground requirements.

Houses - Policy 4 of the Dundee Local Plan Review 2005 requires houses with 3 or more bedrooms to have 2 car parking spaces and 50% should have a garage or space for one. The proposed townhouses all have a garage and only one parking space and therefore there is a shortfall in the criteria. On brownfield sites a minimum private useable garden ground of 120m<sup>2</sup> should be provided for all houses and within private developments, 40% of

houses should have more than 160m<sup>2</sup> of useable garden ground. The gardens at the proposed townhouses range from 59m<sup>2</sup> to 90m<sup>2</sup>, which does not comply with Policy. The gardens of proposed townhouses at the south end of the site are on steeply sloping ground and so it is arguable whether the amount of garden ground indicated is even useable. There are 18m between facing windows of habitable rooms. The housing element of the proposal does not comply with the requirements as the applicant has used the standards for inner city housing. Given the housing layout submitted with the application, it is unlikely that the proposal can be amended to comply with these criteria whilst retaining the same number of residential units.

Flats - within suburban areas, flats are only acceptable through conversions of buildings of merit where conversion to houses is not suitable or achievable. The proposal is for new build flats and so the principle of a flatted element is not supported by the Policy. Where flats are considered acceptable, they should have generous internal space standards and 2 or more bedrooms. 150% car parking should be provided with at least one space dedicated to each flat. Secure indoor storage for bikes to be provided. The flatted element complies with the criteria, although the principle use is not acceptable.

The applicant has submitted a design statement, in support of the proposed residential development. They indicate that conversion of the existing two storey building is not commercially viable. Conversion to flats, given the constraints presented by the configuration and design of the building together with the necessity to comply with current Technical Standards, with particular regard to fire, environment, safety, noise and energy would be extremely difficult technically and is not commercially viable. It is considered that the applicant has not provided sufficient information to demonstrate that the conversion of the existing buildings to houses or flats is not technically possible.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

## Other Material Considerations

Traffic and access - the applicant submitted a transport statement(TS), which has been fully assessed by the Council and found to be unsatisfactory for the following reasons:

The proposed site layout plan shows a vehicular link from the proposed road to Dalkeith Road. In all pre application discussions with the developer, it was stated that it would not be acceptable to have any form of vehicular access from Dalkeith Road but a footpath link may be acceptable subject to a suitable layout, both horizontal and vertical, being agreed.

The TS attempts to deal with pedestrian and vehicular access to the development as well as public transport provision around the site. There are reasons given as to why the vehicle access from Dalkeith Road should be seen as acceptable however, as stated in the TS, the forward visibility required for this level of road is not met.

The inclusion of this as an entrance to the site from Dalkeith Road will offer the opportunity for this link to be used by all existing residents to the east of the site thereby potentially increasing the number of cars/vehicles turning to an even more unacceptable level.

The TS also indicates that there is no footway adjacent to the site on St Ronans Avenue. Again in pre application discussions it was agreed that a footway would be provided to adoptable standards by the developer to the west of St Ronans Avenue along the full length of the site. This is not shown on the site layout or within the TS.

With regards to public transport provision, the TS should cover all pedestrian paths from bus stops to the proposed site and indicate where there are inadequate footway crossing facilities and give an assurance to provide improved facilities where required.

Therefore the application cannot be supported on traffic and access grounds due to the proposed access from Dalkeith Road, a lack of new footway on St Ronans Avenue and insufficient information within the TS.

## Objections

### Traffic and Access Problems

As discussed above, the applicant submitted a Transport Statement, which the Council has assessed and found to be unsatisfactory.

### Parking Issues

As discussed above under Policy 4 observations, the proposal fails to comply with the parking requirements for houses in suburban areas, as outlined in Appendix 1 of Policy 4 of the Dundee Local Plan Review 2005.

### Loss of Trees

The submitted topographical survey plan submitted by the applicant indicates the removal of two trees to form a new access into the site. There is no indication of the type, condition etc of the trees. The principle of the tree removal of two trees and proposed replanting is acceptable. The Council's Forestry Officer has requested details of trees to be removed, replanted and tree protection measures, if Members are minded to grant approval of the application.

### Overdevelopment of the Site (Density)

Given that the proposal does not comply with the suburban standard requirements in the Local Plan, it is considered that the site is radically over-developed.

### Height and Appearance of the Development

The erection of 3 storey townhouses along the south boundary may not be an acceptable form of development at this location, given that surrounding buildings are only two storey and single storey.

### Noise from Traffic

It is not considered that there will be an increase in traffic noise. Any noise from construction traffic outwith normal working hours can be dealt with by a condition or is addressed through Environmental Health legislation.

### Overlooking and Loss Of Privacy

The proposed development maintains a distance well in excess of the required

18m window to window distance. It is not considered that there will be overlooking or loss of privacy.

### Impact on Natural and Local Environment

The applicant only proposes to remove two trees from the site and retain existing mature trees along the perimeter of the site, which is considered acceptable.

### Amenity Problems Due To Dust

This is not a valid planning objection and can be dealt with under separate environmental legislation.

Some of the objections raised are supported in these circumstances such as over-development of the site, traffic and access issues.

### Justification from Applicant

The purpose of the Design Statement from the applicant is to clearly explain and illustrate the design principles and design concept behind the residential proposal. The statement explains why the selected design solution is the most appropriate for the specific site context, in terms of built form and the quality of public/private spaces created, in recognition of the importance of design. Fundamental to the design approach is the detailed consideration of the site specific analysis to:

- identify characteristics in the local context to which the layout of the site and design of buildings and open spaces should respond;
- identify criteria to be considered in the detailed design of buildings and landscapes, identifying parameters within which there can be discretion;
- identify key design elements in the public realm, which must be provided, to give continuity with adjoining developments;
- promote high standards of design and inspire better and more imaginative architecture; and
- augment the principles of Dundee City Council's Urban Design Guide.

The applicant contends that the boundary drawn in the Dundee Local Plan Review 2005 between the Inner City and Suburban zones does not



reflect the true character of the area. It is further contended that the application site and the surrounding area are characteristic of the Inner City in terms of built form and development density.

Opportunities presented by the site have been identified by the applicant as follows:

- develop residential forms which complement neighbouring housing;
- extend permeability by linking Dalkeith Road with St Ronans Avenue;
- maximise number of homes with a view across the River Tay and good southern aspect;
- high quality of design to complement existing surroundings and recently completed projects eg. Bellfield site, Dalkeith Road;
- increase levels of population to support local services and facilities;
- providing a range of house types and sizes to provide for a mixed and balanced population; and
- retain existing features and mature shrubs and trees where possible.

The following key design principles have been identified:

- development of a layout of residential blocks which respond to the surrounding context;
- high standard of design achieved through sensitive architecture and careful, respectful choice of materials;
- augment the principles of the Dundee City Council's Urban Design Guide, specifically in relation to criteria set down for sustainability, new buildings and design statements;
- develop safe pedestrian access;
- extend pedestrian link between Dalkeith Road and St Ronans Avenue;
- incorporate high quality open space;
- high standard of landscape quality to complement the site;

- existing vehicular access from Dalkeith Road to be maintained as private driveway;
- provide access to residential development on "home zone" principles;
- develop flats with south and west aspect, and townhouses with principle rooms south-facing;
- ensure clarity of vehicular access and circulation, including access for service and emergency vehicles;
- materials selected for durability and easy maintenance; and
- materials selected for good texture and colour.

The concept and design of the proposal is fully appreciated but the principle of the development does not comply with the requirements of Appendix 1 attached to Policy 4 of the Local Plan. It is considered that the applicant's design statement does not justify such a radical departure from the development plan in these circumstances.

It is therefore recommended that planning permission be refused.

## Design

It is considered that the proposed design and materials used for the residential development are appropriate for this location.

## CONCLUSION

The proposed development fails to comply with Policy 4 of the Dundee Local Plan Review 2005 in terms of the shortfall in garden ground and principle of flatted development and the submitted justification by the applicant is not considered sufficient to justify approval of the application contrary to the development plan.

## RECOMMENDATION

It is recommended that consent be REFUSED for the following reasons:

### Reasons

- 1 The proposal is contrary to Policy 4 of the Dundee Local Plan Review 2005 as there is insufficient garden ground and parking space provided with the proposed townhouses. There are

no material considerations that would justify approval of the application contrary to the provisions of the development plan.

- 2 The proposal is contrary to Policy 4 as the principle of flats is not supported at this location and the applicant has failed to satisfactorily justify the suitability of flats. There are no material considerations that would justify approval of the application contrary to the provisions of the development plan
- 3 The proposal raises traffic and pedestrian safety issues due to the proposed unsafe access from Dalkeith Road, lack of new footway on St Ronans Avenue and insufficient information submitted within the applicant's Transport Statement.