

KEY INFORMATION

Ward The Ferry

Proposal

Demolition of existing building and erection of 12 apartments

Address

Redholme
Gardyne Road
Dundee

Applicant

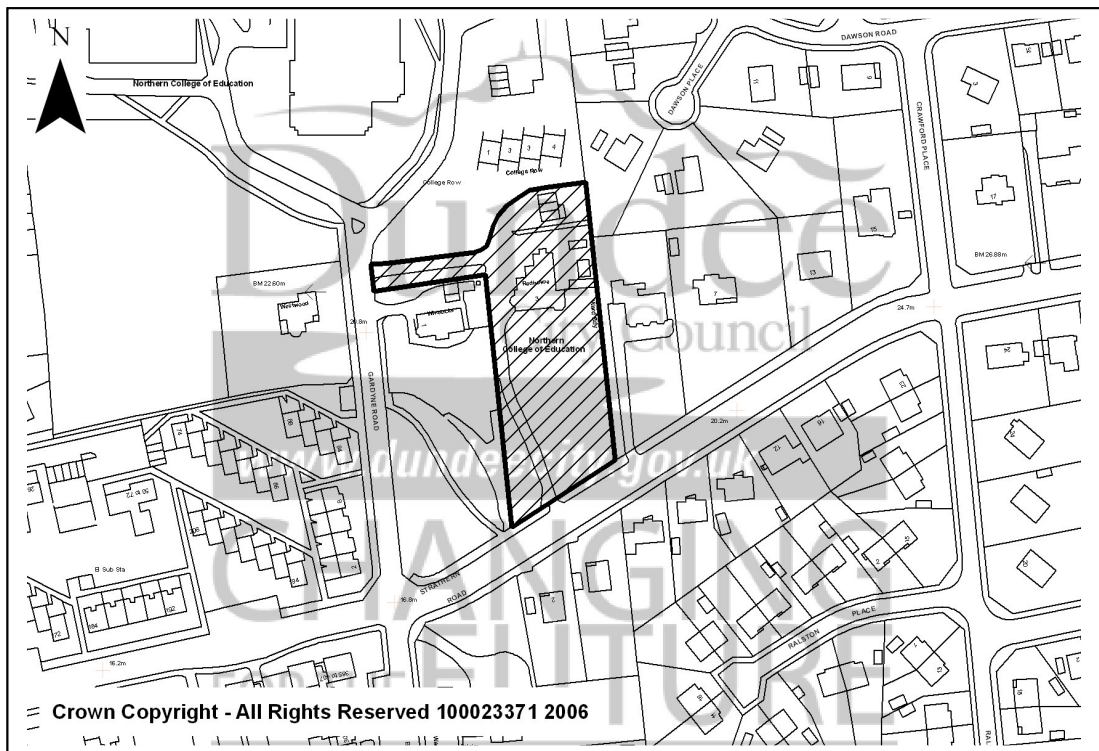
Balhousie Holdings
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Forfar

Agent

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Broughty Ferry
Dundee
DD5 1DP

Registered 8 Aug 2007

Case Officer C Walker



Proposed Flatted Development at Gardyne Road

The demolition of an existing building and erection of apartments is **RECOMMENDED FOR REFUSAL**.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development contravenes Policies 4, 15 and 55 of the adopted Local Plan, is of unacceptable scale and design and will overlook of the private gardens of neighbours. The application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought to demolish the former student residence known as Redholme and replace it with a 3 storey block of 12 flats.
- Policies 1, 4, 15, 28 and 55 of the Dundee Local Plan Review 2005 are relevant to the determination of this application.
- 5 letters of objection, 4 from neighbours and 1 from the Community Council were received stating concerns relating to the demolition of Redholme, the design of the new building, the increased size of the proposed building, the overlooking and overshadowing of adjoining properties and access and traffic arrangements.
- The proposed development contravenes Policies 4, 15 and 55 of the adopted Local Plan in terms of the provision of new build flats on the site, the design of the development, the overlooking of the private gardens of neighbours, the scale of the development and the loss of a prominent frontage of the original house which has architectural character.

DESCRIPTION OF PROPOSAL

Planning permission is sought to demolish the existing building known as Redholme and replace it with a 3 storey block of flats. The proposed new building would sit approximately in the location of the existing building and would provide 12 flats each with 2 bedrooms and a large south facing lounge with balcony.

The footprint of the proposed building is some 412m², approximately 1.7 times that of the existing building and it is a storey higher. It is also closer to the eastern and western site boundaries than the existing building but blank elevations are proposed in the sections of the proposed building closest to the side boundaries to prevent overlooking.

The landscaped garden ground to the south of Redholme is unaffected by the proposed development and is proposed as a mutual garden area. The existing private access onto Gardyne Road is maintained. Parking for 18 vehicles is proposed to the north of the new building and a cycle storage shed is proposed to the east of the building.

The design of the proposed building is modern with finishing materials of coloured renders (sandstone, light grey and red) for the walls and grey metal cladding for the roof. The elevations have a uniform appearance, with little modelling or articulation.

The applicants have submitted a supporting statement with their proposals in which they state that the existing building is past its useful life and cannot be converted practically to provide current living standards. They state that the height of the new building will be in line with that of the existing roof profile and the footprint will be one and a half times that of the existing building. They state that adequate provision is made for parking and that there should be no increase in traffic when compared with the previous use of the site. They state that a very good quality of accommodation will be provided (large flats with generous balconies), that the gardens and trees will be unaffected and that there will be no unacceptable overlooking of neighbours. Finally

they state that the modern design of the building will be attractive and that it will not have a dominant impact because it will be screened by mature trees.

SITE DESCRIPTION

The site comprises Redholme and its garden ground, extending to some 0.4 hectares in extent. Although it has been substantially modified over time with unattractive extensions to the north, it is still an imposing and attractive building. The south elevation is of particular interest with its red harled walls, astragaled windows, castellated bay and slated



PROPOSED SOUTH ELEVATION

roof. It overlooks a pleasant garden and area of woodland to the south.

The building was last used as a student residence and was part of the campus of the former Northern College. The building has been vacant for some time. It is accessed from a private drive off Gardyne Road and there is a parking area and garages to the north of the building.



There are substantial detached villas to the east and west of the site, a terrace of 4 modern houses to the north and a modern housing estate to the north east. Further to the north and north west is the Gardyne Road campus operated by Dundee College.

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 site is in an existing housing area and Policy 1 seeks to protect residential amenity. Policy 4 sets out standards for new housing development, and contains a presumption against flats at this location.

The site is within an area where Policy 15 on garden ground development is applicable.

The site, along with the adjoining Dundee College campus is covered by Policy 28 of the Local plan which relates to Higher Education Development.

Finally Policy 55 encourages good design quality.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no Scottish Planning Policies, Planning Advice Notes and Circulars of relevance 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.

SUSTAINABILITY ISSUES

The proposed development raises an issue in terms of sustainability insofar as it involves the demolition of a building last used for residential purposes only to replace it with a new residential building. This matter is considered more fully in the Observations Section of this Report.

SITE HISTORY

Applications for a development of 3 houses and subsequently for 1 house in the garden ground to the south of

Redholme were withdrawn prior to being determined by the Council in December 2005 and August 2006 - applications 05/00886/OUT and 06/00496/FUL refer.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposed development was advertised as contravening Policy 4 of the adopted Local Plan.

4 letters of objection were received from neighbouring properties stating concerns relating to the demolition of Redholme, the design of the new building, the increased size of the proposed building, the overlooking and overshadowing of adjoining properties and access and traffic arrangements.

Copies of these letters are available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

CONSULTATIONS

Broughty Ferry Community Council objected to the proposed development stating that Redholme is a large imposing traditional house with many attractive features, that the Local Plan doesn't permit flats in suburban locations such as this unless through conversion (which would be acceptable), that the design of the new development is inferior to that of the existing building, that the footprint exceeds one and a half times that of the original house and that prominent frontages and elevations of the original house would be destroyed.

Copies of this letter are available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

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.

It terms of Policy 1, the proposed development of a large block of flats on the site raises issues in terms of contravention of other policies of the Plan (see assessment against Policies 4 and 15 of the Local Plan below). In addition issues arise in terms of the design of the development which is considered under policies 4, 15 and 55 below.

Policy 4 and Appendix 1 of the adopted Dundee Local Plan Review 2005 contains a presumption against flats at this location. Exceptions can be made if the conversion of a building if merit is involved. However, in this case the proposal is to demolish the existing building. No justification has been put forward for the construction of flats on this site and the applicant's statement that the building cannot be converted practically to provide current living standards has not been substantiated.

Policy 4 and Appendix 1 standards also state that living room windows and balconies should not unacceptably overlook the private gardens of houses. It is considered that in this case the proposed development would have a detrimental impact on the amenities of surrounding residents. The proposed building is much larger than the building it replaces and involves upper floor windows and terraces that overlook the private garden ground of adjoining dwellings.

Policy 15 relates to garden ground development. The preamble to this policy states that its aim is to protect the architectural appearance and landscape features of low density parts of the city.

Sub-section (a) of the policy requires the design of new development to be appropriate for its surroundings. Redholme is an attractive building set in mature landscaped grounds. Although the building is not listed or situated in a conservation area, proposals to demolish this building would only be acceptable if the replacement building was of an equal design quality. However it is considered that the design of the proposed development does not in any way match the quality of the building

proposed to be demolished. Whilst a modern design would be acceptable in principle on this site, the proposed development is for a very ordinary building with very little in terms of refinement or detail, and with substantial areas of blank wall.

In terms of Policy 15(b) the total footprint of new buildings will exceed one and half times the footprint of the original house. The footprint of the original house is some 240m² whereas the proposed development is 1.7 times this size.

In terms of Policy 15(f) the prominent frontage of the original house has architectural character and this will not remain intact.

Policy 28 relates to Higher Education Development and the application site falls within an allocated campus area. The aim of the policy is to support higher education development. Although the application site falls within a campus area and its last use was as student accommodation, in practical terms it is peripheral to the campus and is now separated from it by a private dwelling house. It is considered that to permit the redevelopment of this site for housing would not prejudice the development of the Gardyne Road campus for higher educational purposes.

Policy 55 promotes good design and for the reasons set out in the assessment of the proposed development against Policy 15(a) of the plan it is considered that the design of the proposed development is unsatisfactory.

It is concluded from the foregoing that the proposal does not comply with Policies 4, 15 and 55 of the adopted Local Plan.

Other Material Considerations

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

A - The Applicants Letter in Support of the Development

In their supporting statement the applicants state that the existing building is past its useful life and cannot be converted practically to provide current living standards. However they have not backed up this assertion with any evidence. They suggest that the height of the new building will be in line with that of the

existing roof profile but this is not an accurate reflection of the position. The proposed building has a significantly larger footprint and is 3 storeys in height over its entire plan area whereas the existing building is 2 storeys and it has a varied roof profile. Their contention that the internal standards of accommodation are of a high quality and that the mature landscaping will not be affected is accepted. However for the reasons set out in the assessment of the development against Policy 4 of the Plan it is not agreed that there will be no unacceptable overlooking of neighbours. Similarly for the reasons set out in the assessment of the development against Policy 15 of the Plan it is not agreed that the design of the building is satisfactory.

B - Sustainability

Apart from the fact that the proposed replacement building does not match the design quality of the building it is proposed to demolish, it is not a sustainable approach to consider demolishing a residential building and replacing it with a new residential building. No evidence has been produced to substantiate the claim that the building is past its useful life. It was in residential use until recently and its condition appears to be good. Even if demolition were to be considered there doesn't seem to be any reason why part of the existing building could not be retained.

C - The Concerns of Objectors and the Community Council

The objectors and the Community Council have concerns relating to the demolition of Redholme, the design of the new building, the increased size of the proposed building, the overlooking and overshadowing of adjoining properties and access and traffic arrangements.

These matters have been considered in the assessment of the development against Policies 4, 15 and 55 of the Local Plan. The concerns of the objectors relating to the demolition of Redholme, the design and size of the new building and the overlooking of adjoining properties are considered to be valid.

Concerns about overshadowing have been expressed. However taking into account the distance from the nearest dwellings and the presence of mature

trees and shrubs, it is not considered that there would be unacceptable overshadowing as a result of the proposed development. Finally concerns about access and traffic are not considered to be valid since the scale of the development in terms of traffic generation is not significantly different from that of the existing use on the site.

It is concluded from the foregoing that the material considerations weigh against the proposed development and that there is nothing in the applicants support statement that would justify setting aside the terms of the Development Plan. It is therefore recommended that planning permission be refused.

Design

The design of the proposed building is modern with finishing materials of coloured renders (sandstone, light grey and red) for the walls and grey metal cladding for the roof. The elevations have a uniform appearance, with little modelling or articulation. It is considered that the design of the proposed development does not in any way match the quality of the building proposed to be demolished. Whilst a modern design would be acceptable in principle on this site, the proposed development is for a very ordinary building with very little in terms of refinement or detail, and with substantial areas of blank wall.

CONCLUSION

The proposed development contravenes Policies 4, 15 and 55 of the adopted Local Plan in terms of the provision of new build flats on the site, the design of the development, the overlooking of the private gardens of neighbours, the scale of the development and the loss of a prominent frontage of the original house which has architectural character.

RECOMMENDATION

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

Reasons

1 The proposed development is of unsatisfactory design quality contrary to Policy 4, 15(a) and 55 of the adopted Dundee Local Plan Review 2005. There are no

material considerations that would justify the approval of the application contrary to the provisions of the Development Plan.

- 2 The proposed development is contrary to Policy 4 and Appendix 1 of the adopted Dundee Local Plan Review 2005 because it involves the provision of new build flats in a suburban location where no justification has been provided for a flatted development and because it would result in unacceptable overlooking of the private gardens of nearby houses. There are no material considerations that would justify the approval of the application contrary to the provisions of the Development Plan.
- 3 The proposed development contravenes Policy 15 (b) of the adopted Dundee Local Plan Review 2005 because the footprint of the proposed house exceeds the maximum limit of one and a half times the footprint of the original house and Policy 15(f) because a prominent frontage of the original house which has architectural character will be demolished. There are no material considerations that would justify the approval of the application contrary to the provisions of the Development Plan.