

KEY INFORMATION

Ward Strathmartine

Proposal

Erection of dwelling house and formation of driveway

Address

Land to East of 308
Cleington Road
Dundee

Applicant

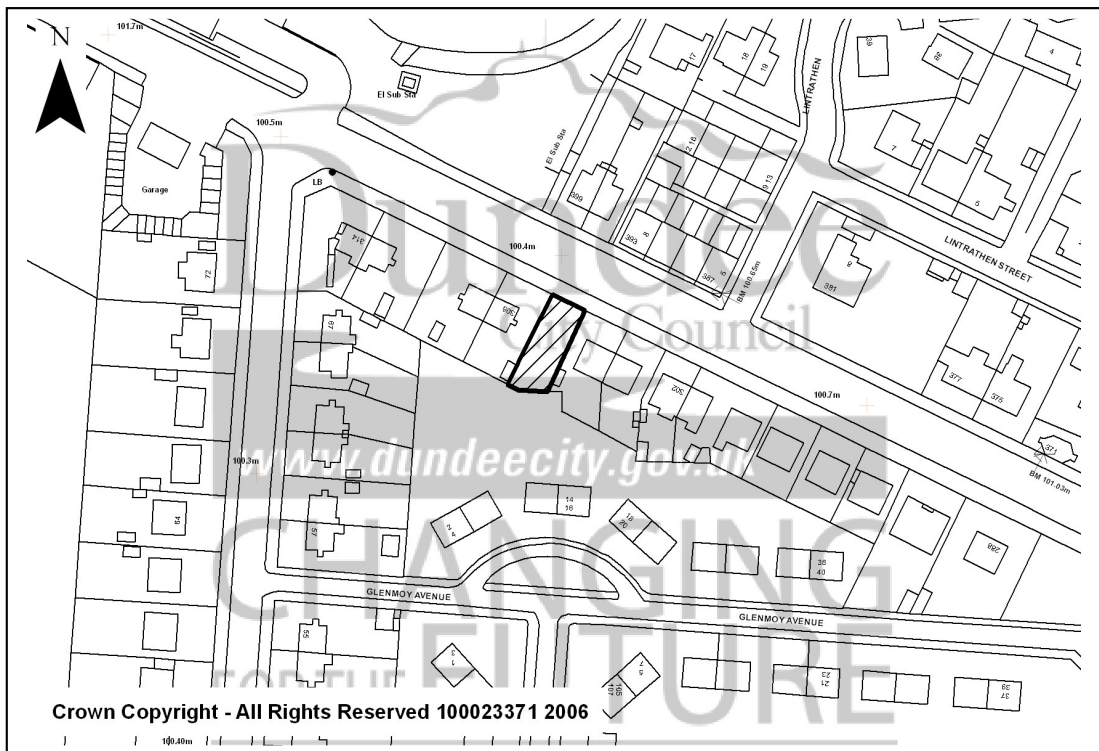
Mr & Mrs S Campbell
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Agent

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Registered 17 Aug 2007

Case Officer B Knox



New House Proposed in Cleington Road

The erection of a dwelling house and formation of a driveway is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered to comply with Policies 4 and 15 of the Dundee Local Plan Review 2005 and there are no material considerations, including the views of the objector, that would justify a decision contrary to this.

SUMMARY OF REPORT

- Outline planning permission is sought to erect one dwelling house in the garden area to the east of 308 Cleington Road. The immediate area is characterised by a mixture of house types and land uses. No details of the house design have been provided.
- Policies 4 and 15 of the Dundee Local Plan Review 2005 are relevant to the determination of this application.
- One letter of objection was received raising a number of concerns relating to; It is close to areas that are protected as open spaces and a local nature reserve, Carmyllie Nature Reserve; it would decrease the amount of green space available for wildlife in the area as part of what is increasingly a wildlife corridor as the retail park sound banking begins to mature; it will overcrowd an area already heavily populated with homes and it will overshadow existing homes and increase the number of properties overlooking the existing home, cutting light to objector's property, especially in winter.
- The proposed development is considered to comply with Policies 4 and 15 of the Local Plan and there are no material considerations that would justify a decision contrary to this.

DESCRIPTION OF PROPOSAL

This application seeks outline planning permission for the erection of a dwelling house and the formation of a driveway. The dwelling would be located in what is the garden ground of 308 Clepington Road at present. The new access would be taken from Clepington Road.

The applicants have submitted an indicative layout for the site that provides for one detached dwelling. Off-street car parking facilities are proposed within the curtilage of the site and private garden ground is to be provided for both the proposed and the existing house.

SITE DESCRIPTION

The application site is located on the south side of Clepington Road, at the west end. It is located opposite Lintathen Gardens. The applicant owns the dwelling to the west of the application site. The application site is currently part of the garden ground of 308 Clepington Road. 308 Clepington Road is a large two storey semi detached villa. The dwelling to the east is a semi detached bungalow with dormer extension. There are flatted properties to the rear of the site which have large areas of garden to the rear of the application site.

The area is laid out in grass and shrubbery at the present time with some hedging to the eastern boundary.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

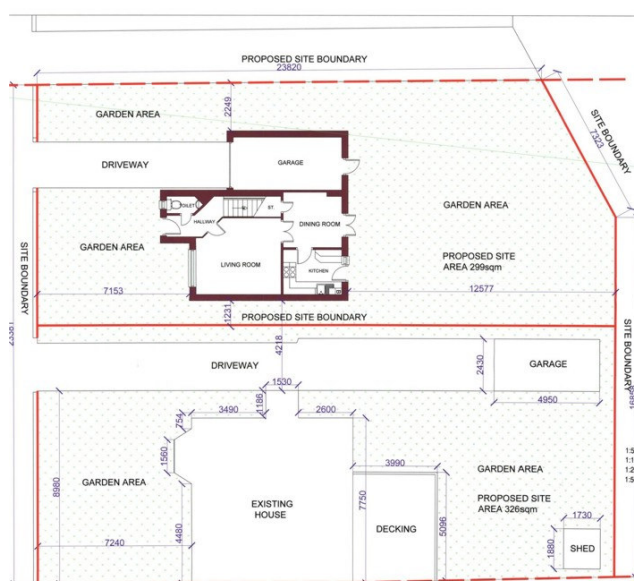
Dundee Local Plan Review 2005

The 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.

Where conversion of a listed building or other building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. The development of flats through conversions of buildings of merit may also be acceptable where conversion to flats is the only appropriate action.

Policy 15: Development In Garden Ground - developments in garden ground will be required to satisfy the

following criteria. Planning applications must contain sufficient detail to enable their consideration under each point:

- a the proposal is of high quality design and uses materials appropriate to its surroundings; and
- b the total footprint of new buildings does not exceed one and a half times the footprint of the original main house unless there has already been development within the garden ground exceeding this limit and where further development would not detrimentally affect the appearance and character as now exists; and
- c notwithstanding the above, the final proportion of ground covered by buildings, hard-standings, garages etc. must not amount to more than 40% of the original house and garden (*) with at least 60% cultivatable garden ground; and
- d prevailing densities in the area are respected; and
- e no new building is proposed in front of the main elevation of the original house; extensions exceeding 20% of the volume of the original building will only be acceptable if designed in such a way as to appear independent and linked discreetly to the original house; and
- f prominent frontages and elevations of architectural character on the original house will remain largely intact; and
- g the proposal conforms to the Council's non-statutory guidance on Breaches in Boundary Walls; and
- h a full tree survey is submitted along with the planning application to enable a comprehensive landscape assessment to be undertaken. Ultimately, the need to retain existing trees and landscape features may override the above criteria; and
- i where development is permitted, new tree planting and

landscaping will be required which should reflect, and where appropriate enhance, the character and stature of that already existing.

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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no site planning history for the site.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out in respect of this application and one letter of objection was received. The main issues raised relate to:

The proposal is outside the Housing Investment Focus Area in the Dundee Local Plan Review 2005.

- It is close to areas that are protected as open spaces and a local nature reserve, Carmyllie Nature Reserve.
- It would decrease the amount of green space available for wildlife in the area as part of what is increasingly a wildlife corridor as the retail park sound banking begins to mature.
- It will overcrowd an area already heavily populated with homes
- It will overshadow existing homes and increase the number of properties overlooking the existing homes
- It will cut light to objector's property, especially in winter.

CONSULTATIONS

There were no adverse comments from 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 Development Plan

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

Under Policy 4 of the Dundee Local Plan Review 2005, which sets out standards for new housing development, the site is classified as falling within a suburban area. This proposal is for outline permission only and the drawing provided showing the proposed footprint of the dwelling is for indicative purposes only. However, it is considered that the footprint shown would be sufficient to accommodate the minimum number of bedrooms or the minimum gross internal floor area required as part of this Policy.

In addition to this, the driveway would be capable of providing two car parking spaces as it measures over 9.5 metres in length. The indicative footprint also shows an integral garage which would satisfy this requirement of the Policy. It is considered that the proposal can comply with the standard requirements for new suburban houses.

Policy 15 relates to garden ground development. Policy 15 states that planning applications must contain sufficient detail to enable consideration under each of a number of points. This application gives no details of the design of the proposed house as it is for outline permission only and this is matter that would be discharged with the approval of any subsequent application for Reserved Matters. However, this means that it is not possible to clarify under subsection 15 (a) whether the proposal would be of

high quality of design and use appropriate materials.

In terms of part (b) of Policy 15, the total footprint of the new dwelling would be approximately 65m² and the footprint of the original main house is approximately 71m². Furthermore, the final proportion of ground covered by buildings, hard-standings, garages etc. as shown by the indicative drawings would not amount to more than 40% of the original house and garden with at least 60% cultivatable garden ground. It is therefore considered that the proposal complies with criteria b and c.

There are a mixture of housing types in this area. The houses to the east are mainly semi detached bungalows on medium sized plots. Directly opposite the site, there is a group of 4 terraced dwellings which are two and half storeys tall. The dwellings to the east of the application site are larger in terms of the plot sizes. The application dwelling is a substantial semi detached villa which is two storeys tall. There are flatted properties to the rear of the application site.

The width of the existing house and garden ground frontage is approximately 24.4 metres. This is above average in this area where the majority of the frontages are less than 15 metres in width. There are few exceptions to this. The dwellings to the west of the application site have wider than average plot frontages and widths but none of these are greater than 20 metres. After development, the existing dwelling would have a plot width of approximately 13 metres with the newly created dwelling plot width being approximately 12 metres. These distances are in keeping with the surrounding densities and relate to the majority of house plots in this area. As a result of this, it is considered that the proposal is in keeping with the prevailing densities in the area. The proposal therefore complies with Policy 15 part (d) of the Dundee Local Plan Review 2005.

In terms of part (e) of Policy 15, no new buildings should be proposed in front of the main elevation of the original house. In this case, the building would be to the side of the main elevation of the original house and as such the proposal is considered to comply with this part of Policy 15.

In terms of criteria (h) of Policy 15, no tree survey was submitted with the

application. The issue of a tree survey was looked into but due to the species of vegetation on site, a tree survey was not considered to be necessary.

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 views of the objector:

- It is close to areas that are protected as open spaces and a local nature reserve, Carmyllie Nature Reserve.

The site is located approximately 138 metres away from the closest area of land designated as protected open space and as such it is considered that any development of the application site will not contravene the relevant policies for these protected areas.

- The proposal is outside the Housing Investment Focus Area in the Dundee Local Plan Review 2005.

The proposal is not situated within a Housing Investment Focus Area. However, the designation of these areas do not mean that housing is not permitted in other locations.

- It would decrease the amount of green space available for wildlife in the area as part of what is increasingly a wildlife corridor as the retail park sound banking begins to mature.

It is acknowledged that any development of the site would result in the loss of an existing green garden space. However, the existing planting in this private garden could be removed without the need for planning permission.

- It will overcrowd an area already heavily populated with homes.

The issue of density has been discussed in the Observations Section above.

- It will overshadow existing homes and increase the number of properties overlooking the existing homes.

As this application is for outline permission only, there are no details of how the dwelling would be designed. However, it is considered that a dwelling could be accommodated on site that would be capable of avoiding causing significant overlooking or overshadowing to the adjacent and adjoining properties.

- It will cut light to objector's property, especially in winter.

The objectors dwelling is almost directly opposite the application site, on the north side of Clepington Road and is approximately 20 metres away. It is therefore not considered that a dwelling in this location would impact upon the light provision to the objectors property.

It is concluded from the foregoing that insufficient weight can be accorded to the material consideration such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

This proposal seeks outline permission to establish the principle of a house for the site with associated off street car parking and garden ground, using a newly created access from Clepington Road. Should the Members be minded to approve this application the issues of design, scale and materials would be discharged at the time of the submission of any full or reserved matters applications.

CONCLUSION

The proposed development is considered to comply with Policies 4 and 15 of the Dundee Local Plan Review 2005 and there are no material considerations that would justify a decision contrary to this.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The approval of the City Council shall be obtained to the following reserved matters before any development is commenced viz: the siting of the building(s) the design of the building(s) the

external appearance of the building(s) the means of access to the building(s) the landscaping of the site

- 2 Application for approval of the matters referred to in condition (1) above must be made within 3 years of the date of this permission.
- 3 The development to which this permission relates shall begin within 5 years of the date of permission or 2 years of the final approval of the reserved matters, whichever is the later.

Reasons

- 1 To reserve these matters for future consideration by the Council
- 2 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 3 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.