

**KEY INFORMATION**

Ward Coldsid

**Proposal**

Amendment to approved redevelopment to provide 2 flats with parking

**Address**

Lawside Works  
29 Paterson Street  
Dundee

**Applicant**

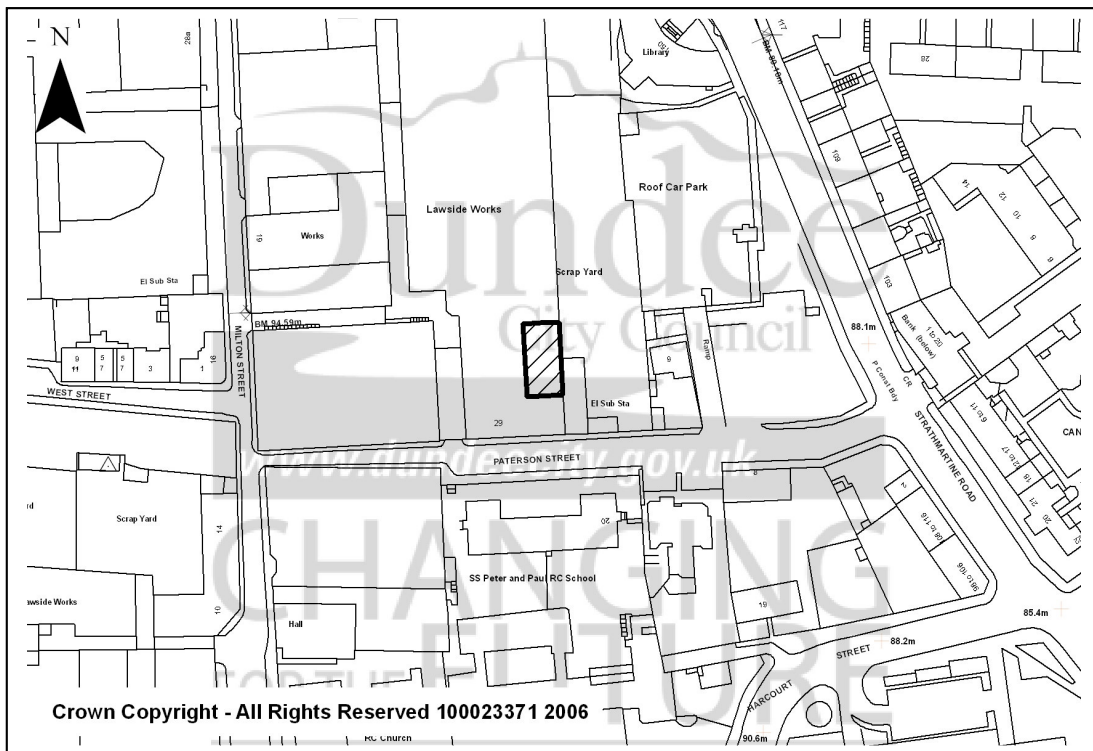
Hillcrest Housing Association Ltd  
4 South Ward Road  
Dundee  
DD1 1PN

**Agent**

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Glamis  
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Registered 12 Oct 2007

Case Officer Eve Jones



# Proposed Amendment to Housing Development at Lawside Works

An amendment to provide 2 additional flats with parking is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development does not fully comply with Policy 4 Design of New Housing in the Dundee Local Plan Review 2005 in respect of garden ground. However, it is considered that, in this particular case, the material consideration is of sufficient strength to support the granting of planning permission. The application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Two one bedroom flats are proposed on the first and second floor of a building previously approved as part of an office within this predominantly residential redevelopment. The flats are approximately 65m<sup>2</sup> floorspace and have 1 parking space each; bin store, bike store and secure stores on the ground floor.
- The site forms part of a large former jute mill where redevelopment is well underway to form 47 houses and flats and use of the former office building for training.
- A "wall" of houses and flats has been built along the eastern boundary to link with the retained office building in order to shield the new development from the noise of the adjoining scrap yard. The application site is the last linking section between the new build "wall" and the retained office.
- Dundee Local Plan Review 2005 - Policy 4: Design of New Housing refers. The size and type of flats and the ancillary facilities all comply with Policy 4. However there is no allocated garden ground but a shared area of communal ground in the centre of the development. In granting the original planning permission, Committee agreed that the benefits of new family housing, the retention of the listed buildings and the central open space was sufficient to allow the development. It is considered that the addition of 2 flats, to the original total of 47 units, does not significantly reduce this justification.

## DESCRIPTION OF PROPOSAL

The proposal is for the formation of 2 one bedroom flats on the first and second floor of a proposed building previously approved as part of an office within this predominantly residential redevelopment. The flats are approximately 65m<sup>2</sup> floorspace and have 1 parking space each; bin store, bike store and secure stores on the ground floor. Access to the flats is from a stair which also serves the adjoining training building. The design and materials will match the adjoining townhouses and flats previously approved with render and glass frontages and a metal profile roof.

## SITE DESCRIPTION

The site forms part of a large (approximately 2.6 acres) former jute mill bounded by Strathmore Avenue to the north, Milton Street to the west and Paterson Street to the south. Redevelopment of the site is well underway with the retention of the former mill for housing and the former office building for training. New build housing providing a range of accommodation including houses, cottages and flats is also under construction. Members may recall that due to the scrap yard on the adjoining site to the east, a "wall" of houses and flats has been built along the eastern boundary to link with the retained office building. This wall is single aspect with no windows on the east side facing the scrap yard and is designed to shield the new development from the noise of its operations. The application site is the last linking section between the new build "wall" and the retained office.

The site is very close to the Fiveways roundabout on Strathmartine Road, at the north end of Hilltown. It is close to Coldside Library and St Peter and Paul School.

## POLICY BACKGROUND

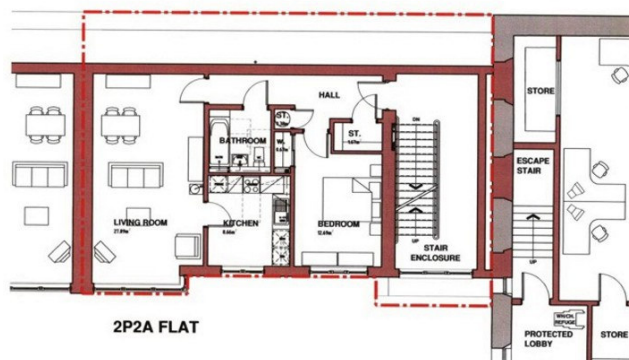
### Dundee Local Plan Review 2005

The following policies are of relevance: Policy 4: Design of New Housing.



## SUSTAINABILITY ISSUES

The proposal complies with Policy 5 Built Environment as it forms part of a larger site for new housing which contributes to the regeneration of the local environment.



## SITE HISTORY

05/00220/FUL Planning permission was granted for the redevelopment of the site for 47 residential units with the retention of an office in January 2006. The listed building application 05/00221/LBC was also approved.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised as contrary to Policy 4 of the Dundee Local Plan Review 2005 as the proposal is for flats. There were no responses.

## CONSULTATIONS

There are no adverse comments from consultees. The proposal relates to the upper floors of a development which has already been approved subject to detailed conditions regarding the remediation of contaminated land.

## OBSERVATIONS

The determining issues for Committee in this instance are:

- whether the proposed development is in accordance with the policies in the Dundee Local Plan Review 2005 and if not
- whether there are any material considerations which would justify the granting of planning permission,

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."

The site lies within the Inner City and Appendix 1 to Policy 4 indicates that: "Flats will only be permitted if identified in a site planning brief, site specific circumstances demand a flatted solution or conversion of an existing building is proposed and flats are impractical."

The previously approved redevelopment scheme for the former Lawside Works was for a mix of housing and included a retained office building for use by Hillcrest Housing Association. It was intended to be used by more staff and provide more office accommodation. It is now to be used as an apprentice training centre and less office accommodation is now required. However in order to maintain the unbroken building along the east side of the site to screen residents from the noise of the adjacent scrap yard, this linking section must be constructed. As the 3 parking spaces on the ground floor are to be retained, the upper floors can only be used for flats. It is considered that the Policy 4 requirement that flats may only be supported where site specific circumstances apply is met by this proposal and that, in the circumstances, the use of this part of the building to provide 2 additional flats is acceptable.

Having accepted the principle of flats, the development must be assessed against the Appendix 1 standards. The flats have a floor space in excess of the required minimum of 60m<sup>2</sup> and have a large living/dining room with fully glazed Parisian balconies to the west elevation. Each flat has one parking space and a large secure store with shared bin and cycles stores. Due to the single aspect design of the housing block along this eastern boundary of the site, the options for the internal layout of the flats are restricted and the developer has chosen to provide a spacious well designed one bedroom flat with a separate kitchen rather than a two bedroom flat with integral kitchen/living area. The proposal complies with the Policy in respect of the size and type of flat. However, the flats have no additional allocated garden ground and this fails to meet the requirements of Policy 4.

It is concluded that the application does not comply with the requirements of Policy 4 in the Dundee Local Plan Review 2005 in respect of garden ground.

### Other Material Considerations

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

This is a difficult, complex site which is now under construction and will provide a wide range of size and type of residential unit within an attractive

layout as well as a local training office for the operating Housing Association. The office requirements have been scaled back, but for design reasons, the building has to be completed.

The proposed flats have no allocated garden ground but have fully glazed, west facing Parisian balconies. There is a central area of open space, in excess of 500m<sup>2</sup>, for the 4 approved flats and the adjoining 7 townhouses. The townhouses also have generous upper floor terraces and integral passive solar sunspaces between the kitchen and lounge which offset their lack of garden ground within their curtilage. It was previously accepted by the Committee that the benefits of the provision of new family housing of various types and the retention of the listed buildings was sufficient to set aside the garden ground requirement of the Local Plan. It is considered that the addition of 2 flats, to the original total of 47 units, does not significantly reduce this justification. As noted above, this linking section of the screening block of housing requires to be constructed to retain the effectiveness of the noise screening to the adjacent scrap yard.

It is concluded that the proposed development does not fully comply with all of the requirements of the Dundee Local Plan Review 2005. However, it is considered that, in this particular case, the material considerations as detailed above are of sufficient strength to support the granting of planning permission.

### Design

The design matches the existing approved treatment of the adjoining flats and townhouses with render and timber panels and a coloured render feature door panel.

### CONCLUSION

The site forms part of the redevelopment of this former industrial site which incorporates much needed housing and also a training office for the housing association which will operate and maintain the site. The provision of two additional flats is accepted in the particular circumstances of this site and complies with the requirements of Policy 4 in respect of size and type of dwelling. The lack of allocated garden ground is offset by the provision of west facing Parisian balconies to the flats and the

communal open space in the centre of the site which will have significant benefits for residents of the whole site.

### RECOMMENDATION

It is recommended that consent 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 Before either of the flats is first occupied the car parking areas indicated on the approved drawings shall be provided, one space shall be allocated to each flat and shall kept available for use at all times.

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure that adequate manoeuvring and parking space is available to serve the development in the interests of traffic safety.