

KEY INFORMATION

Ward North East

Proposal

Erection of 12 semi detached dwelling houses

Address

Land to North of Hebrides Drive
Dundee

Applicant

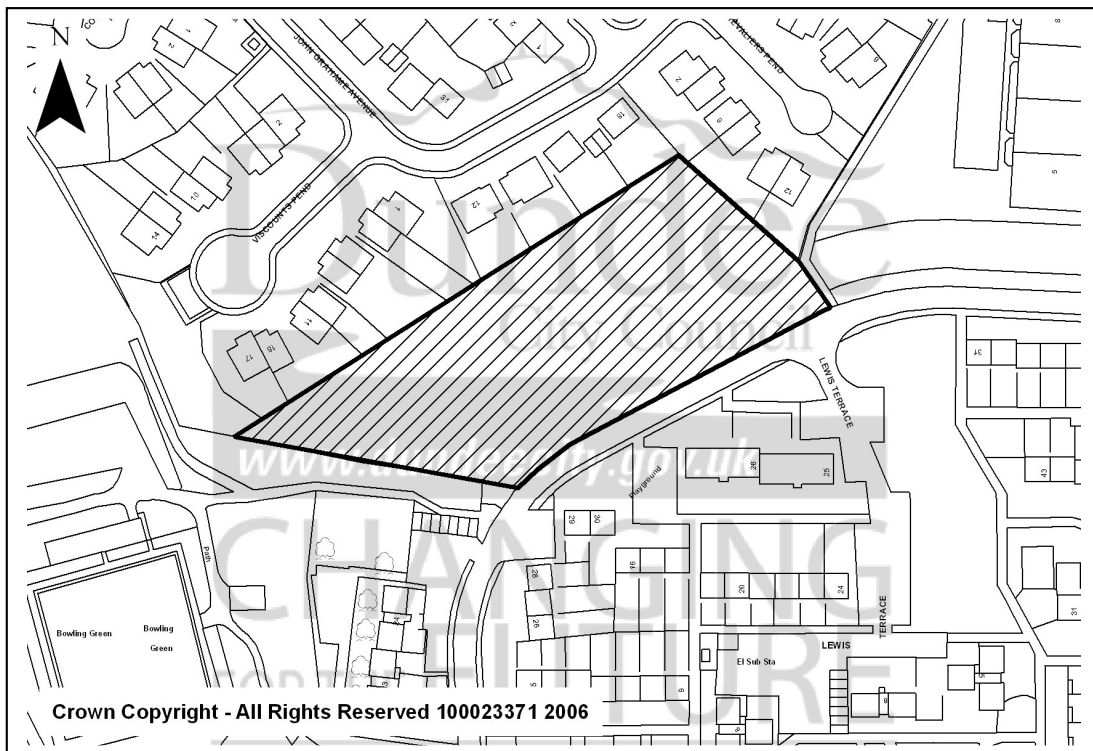
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Agent

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Registered 21 Dec 2007

Case Officer Paul Macari



Housing Development Proposed in Hebrides Drive

Erection of 12 semi detached dwelling houses is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The concerns of the objector are not supported and there are no material considerations that would justify laying aside the Development Plan to withhold planning permission. With this in mind the proposed erection of 12 semi-detached dwellings at Land to the North of Hebrides Drive is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 12 semi-detached dwellings, the formation of an access road and associated parking and landscaping.
- Policy 1 Vibrant and Sustainable Communities, Policy 4 Design of New Houses and Policy 55 Urban Design of the Dundee Local Plan review 2005 are relevant to the outcome of this application.
- One letter of objection has been received raising concerns over road safety and underlying ground conditions.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 12 semi-detached houses on land to the north of Hebrides Drive, Dundee. The site is presently vacant land. The proposed houses would be situated in a linear arrangement along the northern boundary of the site. An access road from Hebrides Drive would give access to the site. All of the proposed dwellings would have 3 bedrooms. All of the proposed houses would be two storeys in height. The external walls of the proposed houses would be finished with roughcast render. The proposed houses would have pitched roofs that would be clad with concrete interlocking roof tiles.

SITE DESCRIPTION

The application site comprises of some 0.58 hectares of vacant land located on the north side of Hebrides Drive, Dundee. The site is bounded to the north and east by residential properties, to the south by the public road of Hebrides Drive with residential properties beyond, and to the west by a strip of open land with residential properties beyond. There are a variety of house types in the area ranging from two storey terraces and semi-detached houses to 4 storey flatted blocks to the south and west and a more modern development of 2 storey detached and semi detached houses to the north and east.

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 1 Vibrant and Sustainable Communities - the Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design,

layout, parking and traffic movement issues, noise and smell.

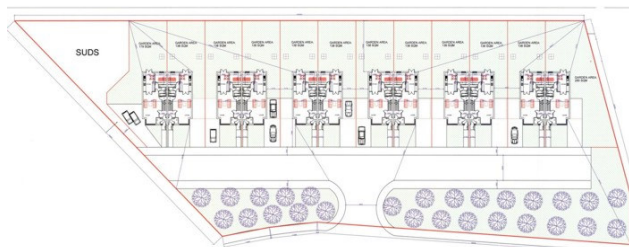
Policy 4 Design of New Housing - the design and layout of all new housing in the city should be of a high quality. New development will be required to conform to the Design Standards contained in Appendix 1 of the Local Plan and should also have regard to the principles of the City Council's Urban Design Guide.

Policy 55 Urban Design - for all new developments the emphasis will be on design quality. All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3: Planning for Housing (2003). SPP 3 reflects the key planning policies in Scottish Planning Policy 1: The Planning System, addressing them in relation to new housing. The measures are intended to promote a more attractive and sustainable living environment as part of the wider investment in new housing.



Planning Advice Note 67: Housing Quality 2003. This seeks to promote high quality design in new housing developments. This Note supports the preparation of design statements in conjunction with planning applications and the need for successful residential developments not to be limited by road standards or to benefits of Home Zones.

Designing Places: A Policy Statement for Scotland. This Statement from the Scottish Executive sets out their aspirations on the design and the role of the planning system for delivering these aims. It promotes the need for high quality design of buildings and layout of proposed developments and in particular it highlights the advantages of the Masterplan process.

Non Statutory Statements of Council Policy

The following policy statement is of relevance:

Dundee - The Urban Design Guide.

SUSTAINABILITY ISSUES

The proposed development is sustainable in so far as it is close to services and facilities.

SITE HISTORY

The application site was formerly the site of a quarry with its last known use being a bleaching green. The application site is addressed on the Council's Vacant and Derelict Land and therefore in light of its history is considered to be a Brownfield site as defined in SPP3 Planning for Housing (2003).

Planning application 05/00597/FUL sought full planning permission for the erection of 11 semi-detached dwellings. Planning permission was refused on grounds that the proposed dwellings were not served by sufficient garden ground or off street car parking. Furthermore the layout of the proposed development was considered out of character to the surrounding residential neighbourhoods.

Planning application 06/00030/FUL sought full planning permission for 10 detached dwellings. Planning permission was granted subject to conditions.

Planning application 07/00848/FUL sought full planning permission for the erection of 14 semi-detached dwellings. Planning permission was refused on grounds that the proposed dwellings were not served by the appropriate amount of garden ground as dictated by Appendix 1 of Policy 4 of the Dundee Local Plan Review 2005. Further reasons for refusal also included the lack of information relating to the proposed SUDs facility and the form and layout of 2 semi-detached dwellings located in the south eastern corner of the site. The Development Quality Committee concluded that this application was contrary to Policy 4, Policy 55 and Policy 75 of the Dundee Local Plan Review 2005.

PUBLIC PARTICIPATION

The applicant has undertaken the statutory neighbour notification procedure and the application has been advertised in the Evening Telegraph as being contrary to Policy 4 of the Dundee Local Plan Review 2005.

One letter of objection has been received. The grounds of objection are:

- Road safety
- Ground conditions

A copy of this letter is available for inspection in the Members' Lounges. It is intended to comment on the above issues in the "Observations" section of this report.

CONSULTATIONS

The Council's Head of Environmental Services and Trading Standards has advised that due to the history of the site it is considered that this site presents more than a low risk in terms of contamination. Therefore should members be minded to approve this application conditions relating to the submission of a contaminated land risk assessment, including details of remediation actions if required will be incorporated into such planning permission.

Scottish Water has confirmed that there is network infrastructure running beneath the site. Whilst Scottish Water has no objections to the proposed development, an application to divert the said network infrastructure must be approved before connection to the existing network will be permitted.

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 by virtue of design, layout and parking is considered to create a high quality residential environment. This is because the proposed dwellings will be set back from the main road through Hebrides Drive by a landscape buffer that runs along the perimeter of the housing estate. Furthermore, given the large expanse of wooded public open space that bounds the site to the west and landscaped area to the east, the site enjoys quiet suburban setting that bridges the divide between the high density 1960's municipal housing to the south and low density private suburban housing to the north.

After the submission of a revised layout showing amended plot sizes, the proposed development is considered to comply with the criteria of Appendix 1 of Policy 4. This is because the proposed dwellings will each be served by 2 off street car parking spaces that includes provision for a garage. Further, the proposed dwellings will each be served by garden ground in excess of 120m² averaging 165.25m² for the whole development. As none of the dwellings will have side facing windows and will have rear gardens of a depth of no less than 15m, there will be no significant issues of overlooking or infringements of privacy. The proposed dwellings will each have a north to south orientation limiting the potential for overshadowing.

Given the prevailing development density of the surrounding area, the proposed development is again considered to bridge the divide between high density and low density housing whereby the average density of development to the south of the site is 1:3.5 and the average development density to the north is 1:4 with the development density of the application site averaging 1:3.8.

With regard to Policy 55 (Urban Design) the proposed development is considered to blend well with the existing dwellings located to the north and south of the application site. This is because the site is linked to the Hebrides Drive municipal housing estate and to the private housing at Viscounts Pend and John Grahame Avenue through formal and informal public footpaths. Further to this, the proposed housing will be 1.5 storeys in height and finished in buff roughcast

with timber framed windows similar to the dwellings to the north. However, the dwellings will also be semi-detached with open front gardens and private rear gardens similar to the terraced housing to the south of the site. Given the large swathes of landscaping and public open space incorporated into the layout of Hebrides Drive, the landscaped buffer separating the application site from Hebrides Drive is a similar feature which gives the proposed dwellings the appearance of an organic extension to the Hebrides Drive estate without detracting from the modern house types and integrity of private housing.

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:

Views of the Objector

Ground conditions in terms of geology are not considered to be material to the outcome of this planning application as such matters are not addressed by current planning legislation. The issue of underlying ground conditions is addressed under current Building Standards Regulations and should this application gain planning permission this matter will be addressed during the consideration of an application for a building warrant.

In light of the objectors concerns over road safety, it is considered that by virtue of design and layout the proposed development will not exacerbate current levels of traffic congestion on Hebrides Drive. Furthermore, the proposed development will provide footpaths along the frontage of the site that link to existing pedestrian routes to Mill O Mains and Hebrides Drive.

The views of the objector are not supported.

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

Design

The design of the proposed dwellings compliments the design and layout of the existing municipal housing estate to the south and private housing to the north through replicating the definitions between private, public and semi-public spaces. Further to this the scale, massing, design and finish of the proposed dwellings blends well with the existing house types to the north and south of the site.

CONCLUSION

The concerns of the objector are not supported and there are no material considerations that would justify laying aside the development plan to withhold planning permission. With this in mind the proposed erection of 12 semi-detached dwellings at Land to the North of Hebrides Drive is recommended for approval subject to conditions.

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 Details of the proposed Sustainable Urban Drainage System, including new ground levels 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. In particular, steep gradients shall be avoided and the feature shall be designed as a natural feature on the landscape.
- 3 Details of the landscaping of the site, including timescales for implementation, 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. 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 any proposed boundary enclosures 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.
- 5 Development shall not begin until investigations are carried out to establish whether the site is contaminated. These investigations shall take the form of a desk top study and site investigation and shall be submitted to and approved in writing by the planning authority. If the investigations indicate the presence of contamination, details of proposals to deal with contamination shall be submitted to include:
 - a The nature, extent and type(s) of contamination on the site.
 - b Measures to treat/remove contamination to ensure the site is fit for the use proposed.
 - c Measures to deal with contamination during construction works.
 - d Condition of the site on completion of decontamination measures.

Before any unit is occupied the measures to decontaminate the site (if necessary) shall be fully implemented as approved by the planning authority.

- 6 BEFORE ANY WORK STARTS ON SITE, the developer shall establish a fixed datum point and shall submit to this Planning Authority a plan indicating the exact location and value of this datum point. The finished floor level(s) of the development relative to the fixed datum shall also be indicated on this plan. This agreed datum point shall be used for future reference as the development proceeds. The developer shall notify this Planning Authority at the stages listed below in order to obtain their written approval that works are proceeding in accordance

with details approved as part of their planning permission:

- a the completion of the foundation work
 - b immediately prior to the completion of the ground floor, finished floor level
 - c When the roof trusses have been erected but before roof covering takes place.
- 7 BEFORE THE OCCUPATION OF ANY PART OF THE DEVELOPMENT, a 2 metre wide footway shall be provided along the total frontage of the site as coloured RED on the stamped approved plan, in accordance with the current Dundee City Council Specification for Roadworks. Thereafter the footpath shall be permanently maintained.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure the formation of an attractive feature in the interests of visual amenity.
- 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.
- 5 Historical mapping indicates the presence of a small quarry within the application site. It is therefore necessary that a basic site investigation is undertaken and any necessary decontamination works carried out to ensure that the site is fit for the proposed use.
- 6 To enable this Planning Authority to establish that the development is commencing from the correct level based on an agreed fixed datum point; and:
 - a in order to ensure that site works are progressing in accordance with the stamped approved plan;
 - b in order to ensure that the floor levels conform to the

stamped approved plan illustrating floor levels; and

- c in order to ensure that the height of the roof conforms to the stamped approved plan. To ensure that the development as implemented does not result in any changes in levels to those as approved which may be unacceptable in relation to either site circumstances or the relationship with surrounding sites.
- 7 In the interests of pedestrian and road safety; to ensure that adequate provision is made for pedestrians adjacent to the road frontage.