

KEY INFORMATION

Ward Lochee

Proposal

Change of use from community centre to two semi-detached dwellings

Address

60-62 Craigowan Road
Dundee DD2 3NL

Applicant

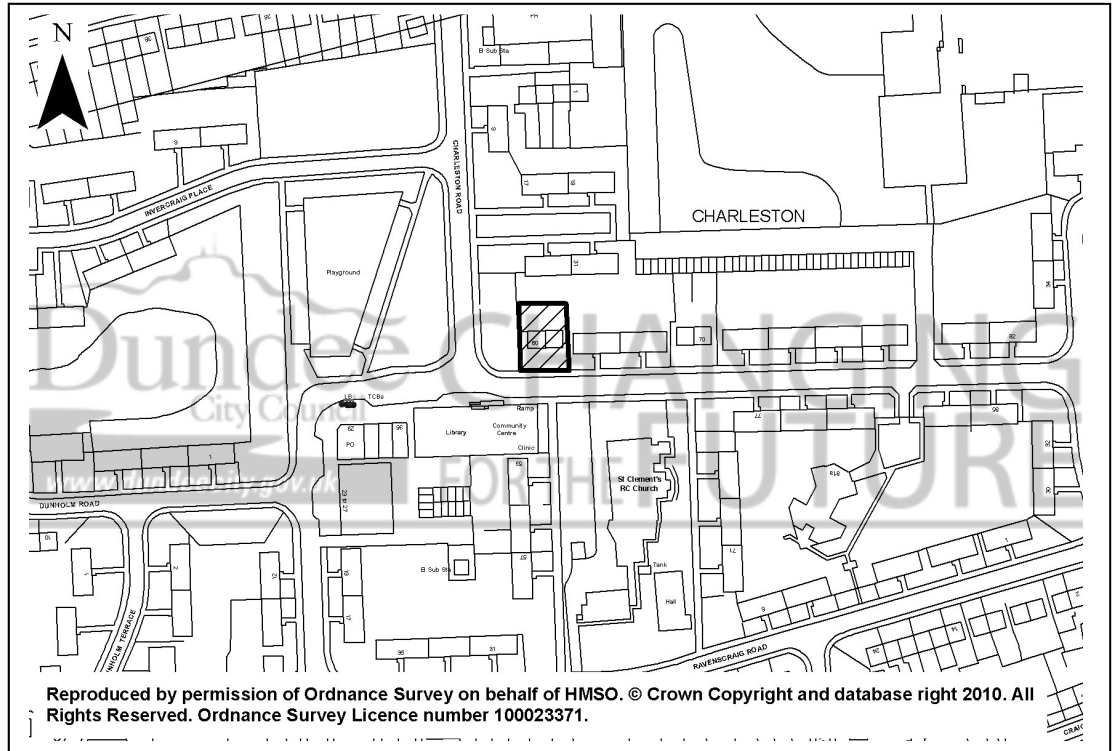
Director of Housing
Dundee City Council
3 Shore Terrace
Dundee DD1 3DB

Agent

City Architectural Services
Officer
Dundee City Council
Floors 11/12
Tayside House
Dundee DD1 3RQ

Registered 2 Aug 2010

Case Officer B Knox



Proposed Conversion of "Twa Semis" at Craigowan Road Back to Houses

The change of use from community centre to two semi-detached dwellings is **RECOMMENDED FOR APPROVAL**. Report by Director of City Development.

RECOMMENDATION

The application falls short of the requirements of Policy 4 of the Dundee Local Plan Review 2005 but there are material considerations of sufficient strength to justify a decision contrary to this. The application is therefore recommended for **APPROVAL**.

SUMMARY OF REPORT

- The application seeks planning permission for the change of use of the building known as the 'Twa Semis' which have been in use for the provision of community facilities.
- It is proposed to reinstate the properties into two semi detached residential dwellings. Each will provide two bedrooms.
- The application was advertised as a Departure to Policy 4 (Design of New Housing) of the Dundee Local Plan Review 2005. No objections have been received.
- The proposal does not fully accord with the requirements of Policy 4 of the Dundee Local Plan Review 2005 but it is considered that the special circumstances relating to the proposal provide sufficient weight such as to justify a decision contrary to the Development Plan.

DESCRIPTION OF PROPOSAL

The application seeks permission for the change of use of a former community centre to two semi detached dwelling houses. The building was originally used for domestic residential purposes owned by the Council. However, approximately 15 years ago the building was altered to function as a local community centre providing computer and meeting facilities. The area to the west of the property was landscaped to form an attractive community garden area at that time also.

The redevelopment of the library across the road made the facility redundant and it is therefore proposed to revert the buildings back to residential use. Each property would be provided with dining, living and kitchen areas to the ground floor with two bedrooms and a bathroom to the first floors. There will be minimal alterations to the exterior of the building including replacement windows and a new ramped access but the general appearance of the building shall remain as it is.

In accordance with the Council's mandatory scheme of delegation this application requires to be reported to the Development Management Committee as the Council is land owner of the application site.

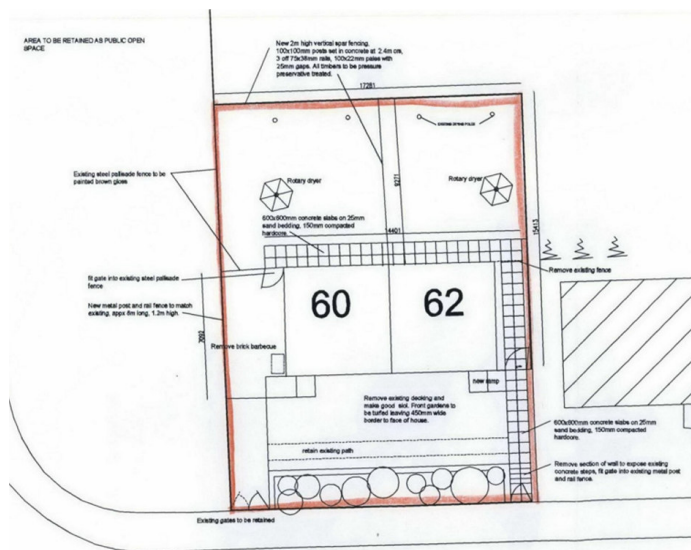
SITE DESCRIPTION

The application site is located to the north side of Craigowan Road occupying a corner site with Charleston Road. To the east there is a row of flatted properties similar in appearance to the application building. Directly opposite the site on the south side of Craigowan Road there is a community centre including library facilities. There is a small garden area to the front of the properties and a grassed area to the rear of approximately 163m².

In terms of the Dundee Local Plan Review 2005, the area lies within what is defined as a suburban location.

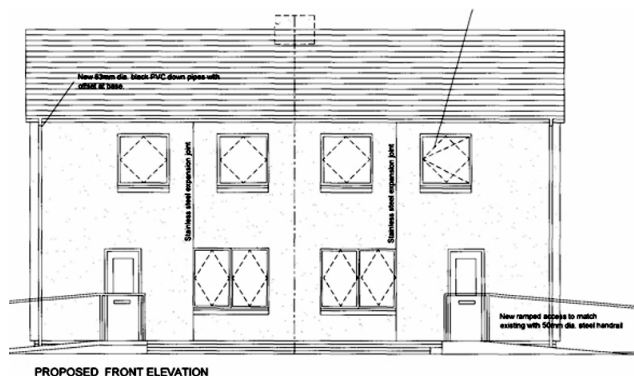
POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

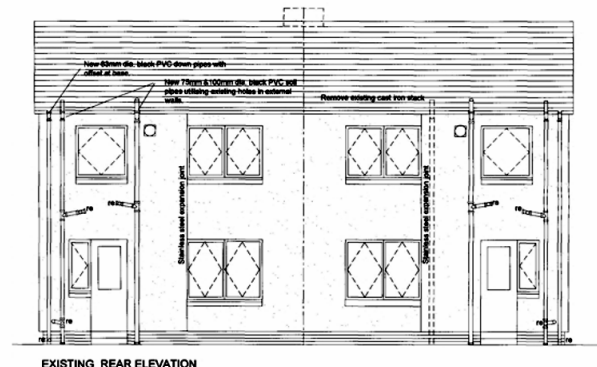


There are no policies relevant to the determination of this application.

Dundee Local Plan 2005



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION

The following policies are of relevance:

Policy 4 and Appendix 1 set out standards for new housing development. In a suburban area such as this there are certain requirements for garden ground and parking provision.

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

The proposals involve the reuse of redundant buildings and this is considered to be a sustainable approach to the site.

SITE HISTORY

The property was originally two semi-detached dwellings which were integrated to one building approximately 15 years ago to provide a community centre. The redevelopment of the Charleston Neighbourhood Centre meant that the building known as the 'Twa Semis' was no longer required.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and the application was advertised as a Departure to Policy 4 contained within the Dundee Local Plan Review 2005.

No objections were received.

CONSULTATIONS

There were no adverse comments received from consultees.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless other material considerations indicate otherwise.

The Development Plan

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

Policy 4 in the Dundee Local Plan Review 2005 and its associated Appendix 1 sets out criteria to ensure that the design and layout of all new housing in Dundee is of a high quality. Standards are outlined for housing types and sizes, parking, garden ground and privacy standards. The site lies within the area of the City designated as "suburban" to which specific Appendix 1 criteria apply.

The criteria states that 75% of houses should have three or more bedrooms or a minimum gross internal floor area of 100m². The properties are capable of providing approximately 72m² of gross internal floor area each which is short of this expectation. The properties each provide two bedrooms which therefore also fails to meet the criteria in this regard.

Appendix 1 also states that there should be at least 1 parking space within the curtilage of each house. The proposals do not provide off street parking and are therefore contrary to this part of Policy.

The Policy goes on to state that on brownfield sites there should be a minimum of 120m² of private useable garden ground. Each property will have access to its own private useable garden area at the rear of the dwelling. One of these will measure approximately 75m² and the other shall measure approximately 88m². There are also small garden areas to the front of the property. Accordingly, the application does not fully comply with Policy 4.

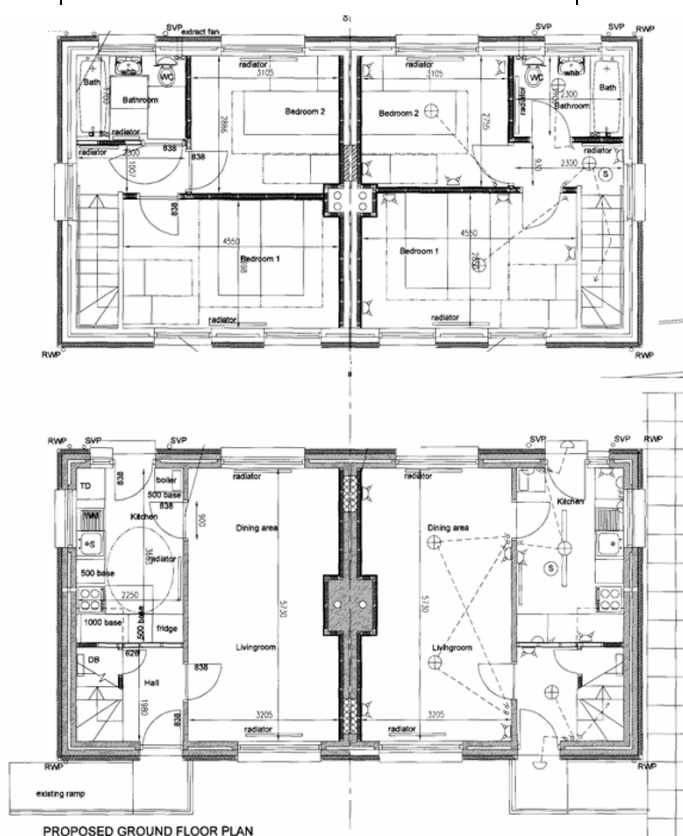
Taking into consideration the above, the proposed development does not fully meet the requirements associated with Policy 4 of the Dundee Local Plan Review 2005. However as this Council proposal does not represent a significant departure from the development plan there is no requirement under the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 to notify Scottish Ministers of this development.

Dundee City Council Development Management Committee

Other Material Considerations

Design and Layout

The proposals falls short of being in full compliance with the requirements sought for internal space, garden ground and car parking requirements. However, the building was Local Authority Housing stock until the recent past when it was given over for community uses. The application shall reinstate the original layout and division to the building to create two dwellings. This is considered to be an important factor to be taken into



account in the determination of the application.

The internal space provided is proposed to revert back to that of the original dwellings and although it is short of the ideal requirements for suburban areas, it is considered to be acceptable in this instance since the reuse of the building will improve the appearance and character of the surrounding area.

The garden grounds are comparable to those for similar dwellings in the vicinity of the site and whilst they are slightly short of the requirements it is considered that they are in keeping with the scale of the property. There is convenient access to open space and play facilities in the close vicinity to

the site which contribute to the amenities available to the properties.

There is no off street car parking available to the proposed properties. However, this has been the case in previous years when the building was previously in residential use and there are no facilities for off street parking for the properties in this area of Craigowan Road.

This development proposes two semi detached dwellings types to provide housing needs in this community and the re use of a building originally in residential use is a sustainable approach to the building which no longer provides a community facility. This means it can be utilised economically without significantly affecting the quality and character of the resulting development.

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

Design

There are to be limited alterations to the exterior of the property only including the replacement of windows and the formation of a small access

ramp. These changes are considered to be acceptable and in keeping with the appearance of the property.

CONCLUSION

The application is considered to be in compliance with the Dundee Local Plan Review 2005 and the material considerations are not of sufficient weight to justify a decision contrary to this.

RECOMMENDATION

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

- 1 No Conditions attached to this consent.

20 September 2010