

**KEY INFORMATION**

**Ward** North East

**Proposal**

Erection of 2 houses  
(change of house types)

**Address**

Land at Guinard Terrace,  
Barra Terrace and Uist  
Terrace, Dundee

**Applicant**

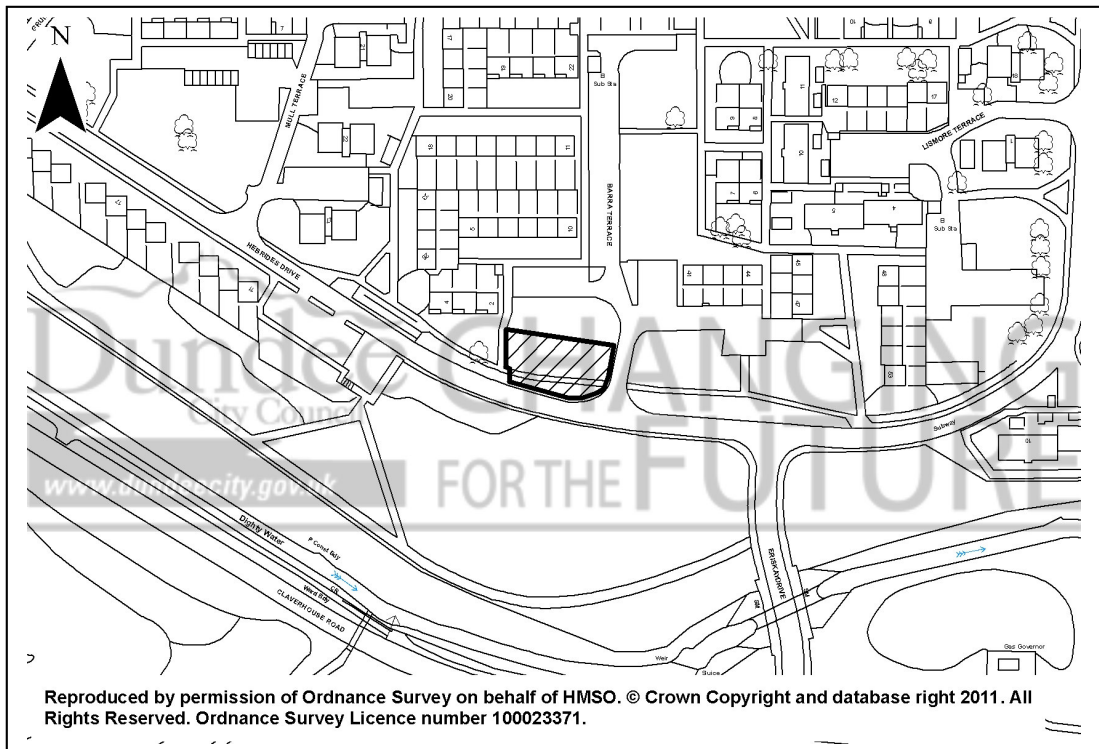
Home in Scotland  
27 Albert Square  
Meadowside  
Dundee  
DD1 1DJ

**Agent**

HTA  
Hudson House  
8 Albany Street  
Edinburgh  
EH4 1QH

**Registered** 5 Sep 2011

**Case Officer** Paul Macari



## Change To Approved House Types at Mill O' Mains

The erection of 2 houses (change of house types) is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development.

**RECOMMENDATION**

It is concluded from the foregoing that the material considerations are supportive of approval of planning permission. The proposals accord with the approved Masterplan for Mill O'Mains and the Development Plan. It is therefore recommended that the application is **APPROVED** subject to conditions.

**SUMMARY OF REPORT**

- This application seeks planning permission for the erection of 2 houses (change of house types) at Plots 13 and 15 Barra Terrace, Dundee.
- Policy 4 (Design of New Housing) of the Dundee Local Plan Review 2005 and the Mill O'Mains Community Regeneration Masterplan 2009 are relevant to the outcome of this planning application.
- No letters of objection have been received.
- The proposals accord with the requirements of the Development Plan.

## DESCRIPTION OF PROPOSAL

This application seeks planning permission for the erection of 2 houses on Plots 13 and 15 of Site 3 Barra Terrace, Mill O'Mains, Dundee.

The proposed houses will replace house types C and CV2 on Plots 13 and 15 Site 3 Barra Terrace which formed part of planning application ref: 09/00425/FUL.

It is proposed to replace house types C and CV2 with house types C2 on Plot 13 and house type C3 on Plot 15. Both of the proposed house types C2 and C3 are 3 storeys in height, with pitched roofs and recessed balconies at first floor level on the southern elevations. The houses will be finished in interlocking concrete roof tiles, eternit cladding, white render, blue facing brick and will have gray aluminium framed double glazed windows and doors.

Each of the proposed houses will comprise of a kitchen, lobby, WC, store and bedroom on the ground floor, a living room, bedroom and bathroom on the first floor and 2 bedrooms, storage facilities and an office space on the second floor.

The property at Plot 13 will benefit from 1 in-curtilage parking space located in the south eastern corner of the site with access taken from Hebrides Drive. The proposed house will also benefit from approximately 90m<sup>2</sup> of private usable garden ground.

The property at Plot 15 will also benefit from 1 in-curtilage parking space located in the north eastern corner of the plot with access taken from Barra Terrace. The proposed house will benefit from approximately 126m<sup>2</sup> of private usable garden ground.

In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee because the Council owns the application site.

## SITE DESCRIPTION

The application site forms Plots 13 and 15 of Site 3 (Barra Terrace) on the corner of Hebrides Drive and Barra Terrace. The site is bound to the west by an existing single storey dwelling

and associated garden grounds. To the north and east the site is bound by partially built 2 and 3 storey dwellings.



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 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.

Policy 4 also requires proposals involving residential development to take cognisance of the advice contained within the Dundee Urban Design Guide.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

## 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

The following policy statements are of relevance:

The Mill O'Mains Community Regeneration Masterplan.

## SUSTAINABILITY ISSUES

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



## Dundee Local Plan 2005

The following policies are of relevance:

## SITE HISTORY

Planning application ref: 09/00425/FULL formed Phase 1 of the approved Masterplan and was granted planning permission by the Development Management Committee in January 2010 for the erection of 64 houses as well as various drainage/infrastructure works to facilitate future phases of development.

Upon receiving planning permission the Applicant re-examined the approved housing mix. From discussions between the Council and the applicant it became apparent that there was reduced demand for large 4 bedroom dwelling units but a high demand for 3 bedroom dwelling units within the local community. Planning application ref: 10/00284/FULL sought permission to revise the house types approved by planning application ref: 09/00425/FUL and erect an additional house to meet the housing demands of the local community. This application was approved by the Development Management Committee in June 2010.

## PUBLIC PARTICIPATION

The Council has undertaken the statutory neighbour notification process outlined by the Town and Country Planning (Development Management Procedure) (Scotland) Order 2008.

No objections have been received.

## CONSULTATIONS

Scottish Water has no objection to the proposed change of house type.

The Head of Environmental Protection has raised concern that the application site may be contaminated by former uses and has recommended that conditions attached to planning application ref: 09/00489/FUL are attached to the current application to address this matter.

## 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 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 (Design of New Housing) - it is the aim of Policy 4 to ensure that new houses benefit from a high level of amenity while the level of environmental quality afforded to surrounding properties is maintained or enhanced by residential development.

Policy 4 requires proposals for the erection of new houses to comply with the requirements of Appendix 1 of the adopted Local Plan unless the application site is located within an established low density area or a site planning brief varies the quantitative standards that new housing developments must comply with.

The Mill O'Mains Community Regeneration Masterplan makes provision for the erection of houses that do not satisfy the quantitative standards of Appendix 1 of Policy 4 with regard to usable garden ground. In this instance a relaxation of the quantitative requirements of Appendix 1 for houses in suburban

areas can be applied to the proposed development. With regard to window to window distances the proposed houses will not have windows serving habitable rooms that are within 18m of facing windows serving habitable rooms of neighbouring properties.

The proposed houses are of a similar scale, massing, design and finish as house types C and CV2 that were granted planning permission to be erected on Plots 13 and 15 of Site 3 Barra Terrace by planning application ref: 09/00425/FULL. The only difference between the approved and proposed houses is the fenestration of the north, eastern and western elevations. As the original house types were positioned 18m from each other on Plots 13 and 15 there were no privacy issues. However, due to the location of utilities on Barra Terrace, Plot 15 has been moved closer to Plot 13 which meant that there were facing windows serving habitable rooms of both houses within 18m of each other. The applicants have resolved this issue by changing the layout of the proposed houses so that only non-habitable rooms such as bathrooms have windows that are within 18m of windows serving habitable rooms on the upper floors. On the ground floor there will be windows

serving habitable rooms that are within 18m of each other with a 1.8m high fence between them to prevent instances of overlooking from occurring. The form of the proposed fence will be controlled by condition as will the use of obscure glazing in windows serving bathrooms.

With regard to parking provision, Appendix 1 of Policy 4 requires all houses to have at least 1 in-curtilage parking space. Private houses with 3 or more bedrooms are required to have provision for 2 in-curtilage parking spaces. However, as the proposed houses form part of a new housing association development Appendix 1 of Policy 4 only requires 1 in-curtilage parking space to be provided per house.

In terms of design, the proposed houses are of a similar scale, massing, design and finish as the houses under construction on neighbouring plots fronting onto Hebrides Drive. The

finish of the proposed houses will blend with the appearance of the existing house to the west of the application site. Given the topography of the surrounding area, the 3 storey townhouses will not appear out of scale with neighbouring new build and the original single storey dwellings to the west of the application site.

In this instance the proposals satisfy the requirements of Policy 4 of the adopted Local Plan.

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:

- a The Mill O'Mains Community Regeneration Masterplan 2009

An overall Masterplan for Mill O'Mains was produced after considerable consultation exercises with the local community and various bodies. It was formally approved by the Development Quality Committee in July 2009.

The Masterplan has 5 objectives:

- 1 Create New Houses on Streets - where possible, existing parking courts will be removed and new streets created through Mill O'Mains. The streets will be designed to keep traffic speeds low and will allow existing and new residents to get direct access to their front doors, and to park cars outside their homes.
- 2 Create Good Quality Open Spaces - at present many open spaces on Mill O'Mains are left over after the demolition of buildings. As flats are being replaced with houses, there will be fewer public open spaces in the area, but the aim is to make them high quality, safe and well designed.
- 3 Improve the Connections - at present it can be difficult to find your way around Mill O'Mains. An aim is to make it easier and safer to get around, with more well lit streets and fewer badly lit footpaths.
- 4 Build Popular House Types - the "Semis" on Mill O'Mains are very popular and more houses like these will be built. They will

be well insulated to keep heating costs down and will have level access at the entrances to make it easier to get in and out, for residents and visitors.

- 5 Create a Positive Image - the proposals for Mill O' Mains are to improve the good bits and remove the less good. As well as changing it for the people who live there, the image of the area will be improved throughout the rest of the City.

Phase 1 of the regeneration of Mill O'Mains as approved by planning applications ref: 09/00425/FUL and 10/00284/FULL and including the current proposals that are the subject of this report accord with the terms and objectives of the Masterplan.

It is concluded from the foregoing that the material considerations are supportive of approval of planning permission. The proposals accord with the approved Masterplan for Mill O'Mains and the Development Plan. It is therefore recommended that planning permission is granted with conditions.

### Design

The revised house types are of a similar scale, design and massing as those approved by planning application ref: 09/00425/FUL for Plots 13 and 15 of Site 3 Mill O'Mains. The only difference between the approved and proposed house types is the position of the houses in relation to each other and the fenestration. The proposed houses will enhance the appearance of the Hebrides Drive streetscape through the erection of landmark buildings of a contemporary design.

### CONCLUSION

It is concluded from the foregoing that the material considerations are supportive of approval of planning permission. The proposals accord with the approved Masterplan for Mill O'Mains and the Development Plan. It is therefore recommended that planning permission is granted with conditions.

### RECOMMENDATION

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

- 1 The proposed windows serving bathrooms shall be obscurely glazed and maintained as such in perpetuity.
- 2 Prior to the completion of the houses hereby approved, details of the boundary fence to be erected between Plots 13 and 15 shall be submitted to the Council for written approval. Thereafter the fence approved by this condition shall be erected prior to the occupation of houses.
- 3 Before any of the dwellings hereby approved are occupied, the Remediation Strategy - Revised Remediation Strategy and Implementation Plan, Issue 2, June 2010 approved by Condition 7 of planning application ref: 09/00425/FUL shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved in writing by the planning authority.

### Reasons

- 1 In the interests of safeguarding residential amenity.
- 2 In the interests of safeguarding privacy and the provision of private usable garden ground.
- 3 To ensure that the application site can be developed in a manner fit for the proposed residential use.