

# Phase 1 of Housing Development Comprising of 13 Dwellings

## KEY INFORMATION

**Ward** North East

**Address**

H30 – Haddington Avenue,  
Dundee

**Applicant**

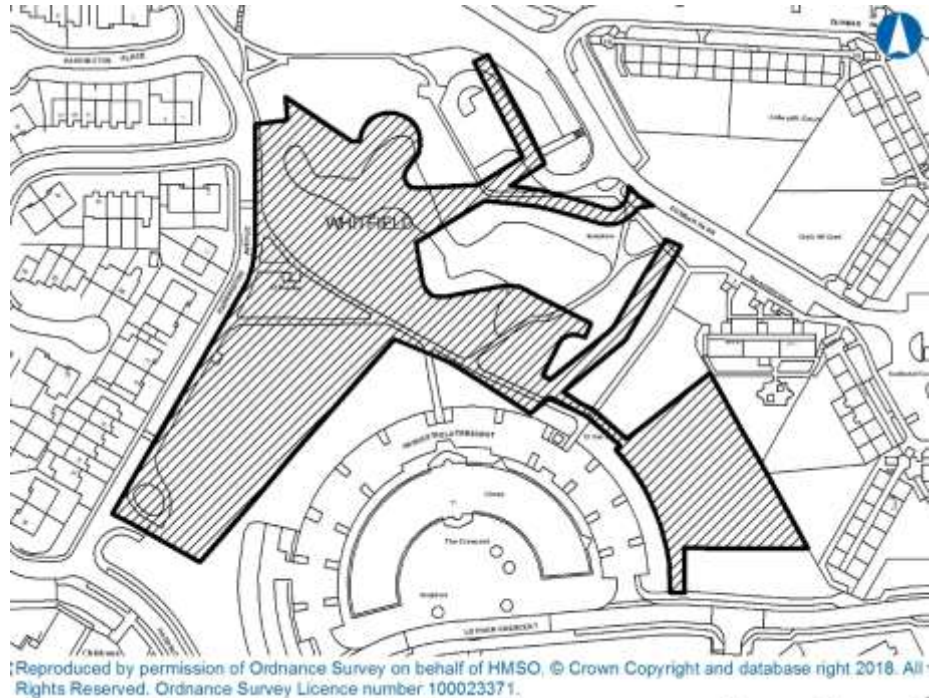
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**Registered** 25 April 2018

**Report by:** Executive  
Director of City Development



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## SUMMARY OF REPORT

- The proposal is for 13no private dwelling houses with associated landscaping and car parking. This is Phase 1 of a two phase residential development.
- The Phase 1 site (0.43 hectares) is located on the western boundary of a cleared brownfield site (2.96 hectares) to the north of The Crescent, Whitfield. The brownfield site was laid to grass with an area of mixed planting to the north following the demolition of flatted blocks.
- The proposed houses are orientated to front Haddington Avenue and are a mix of 2 bedroom homes (3no) and 3 bedroom homes (10no) with in curtilage parking and front and rear gardens.
- The site is an allocated housing site in the Local Development Plan (H33).
- The proposed development is in accordance with the Development Plan.
- The statutory neighbour notification procedure was undertaken and nine valid letters of objection have been received from members of the public.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee at the request of an elected member and as nine valid objections have been received from members of the public.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

## RECOMMENDATION

**Phase 1 of Housing Development comprising of 13 dwellings is recommended for APPROVAL subject to conditions.**

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## 1 DESCRIPTION OF PROPOSAL

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- 1.1 The application is for Phase 1 of a two phase residential development at Haddington Avenue. The Phase 1 proposal is for 13 private dwelling houses including associated landscaping and car parking.
- 1.2 The proposed site layout shows an arrangement of five semi-detached blocks and one terraced block on the east side of Haddington Avenue. The proposed houses are orientated to front Haddington Avenue and are a mix of 2 bedroom homes (3no) and 3 bedroom homes (10no).
- 1.3 The proposed houses are to be finished in white render, a buff and red brick facing brick and dark grey roof tiles. Front and rear gardens are proposed for each plot with in curtilage parking also provided. New trees and soft landscaping are proposed within the front garden ground of the plots and around the boundary of the application site.
- 1.4 The terraced block is separated from the semi-detached blocks by a new access road to be created from Haddington Avenue to the wider site (Phase 2 of the development).
- 1.5 An application for Phase 2 of the development comprising of 27 domestic dwellings, associated landscaping and car parking (18/00300/FULL) is being brought forward by the same applicant as Phase 1.





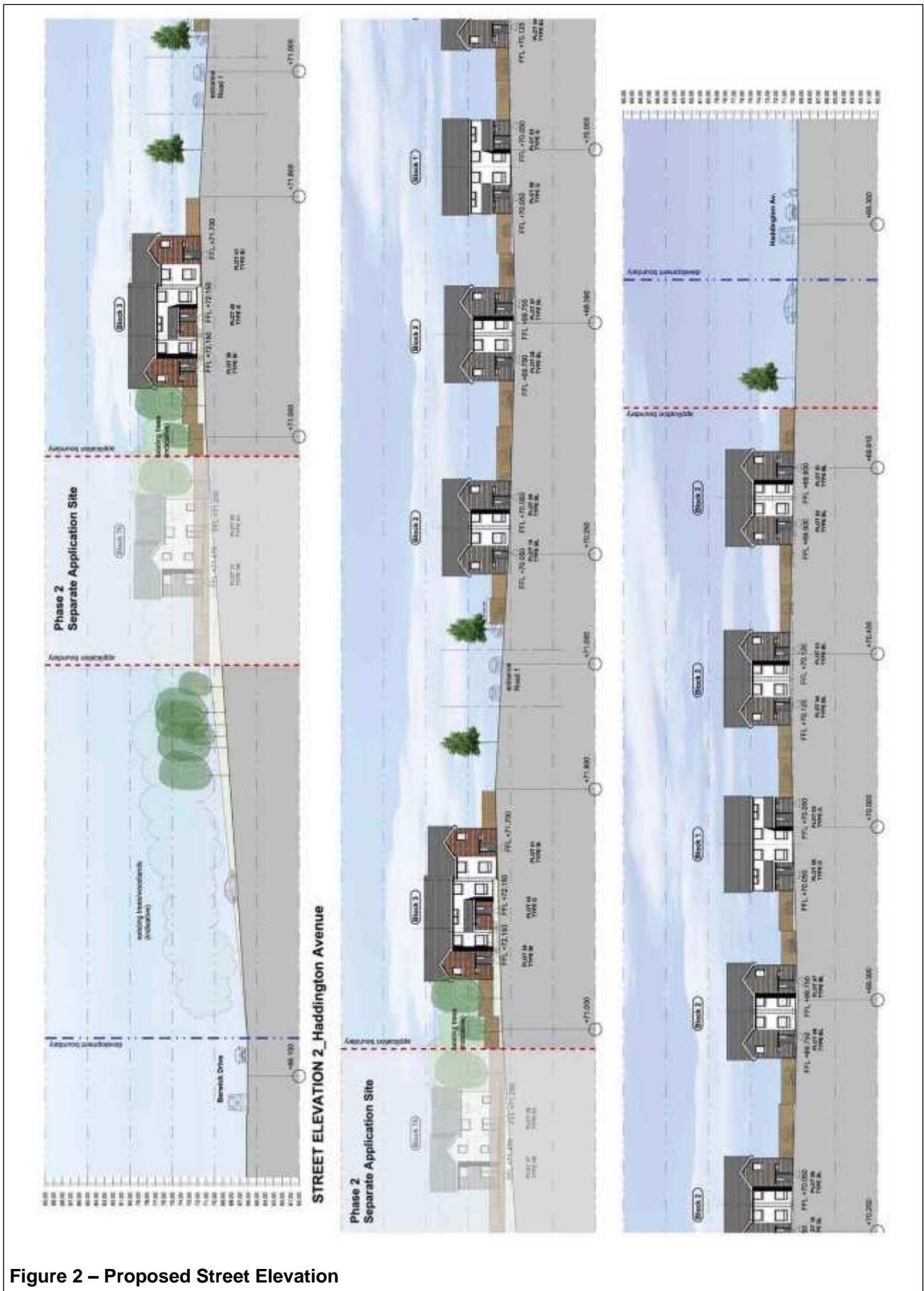


Figure 2 – Proposed Street Elevation

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## 2 SITE DESCRIPTION

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- 2.1 The Phase 1 site (0.43 hectares) is located on the western boundary of a cleared brownfield site (2.96 hectares) to the north of The Crescent, Whitfield. The brownfield site was laid to grass whilst it awaited redevelopment following the demolition of flatted blocks.
- 2.2 The site is bounded by Haddington Avenue to the west; Berwick Drive to the north; Dunbar Park to the east and Harvest Field Crescent to the south.
- 2.3 The application site forms part of a wider allocated housing site in the Dundee Local Development Plan 2014 (Site 5, Dunbar Park/Haddington Avenue - H33). The wider site is also allocated in the Proposed Local Development Plan 2017 (H30).



Figure 3 – Application Site Looking South on Haddington Avenue



Figure 4 – Existing Houses on Haddington Avenue Looking West from Application Site

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## 3 POLICY BACKGROUND

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3.1 The following plans and policies are considered to be of direct relevance:

### **TAYPLAN STRATEGIC DEVELOPMENT PLAN 2016-2036**

Policy 1: Location Priorities  
Policy 2: Shaping Better Quality Places  
Policy 4: Homes

### **DUNDEE LOCAL DEVELOPMENT PLAN 2014**

Policy 7: High Quality Design  
Policy 8: Housing Land Release  
Policy 9: Design of New Housing  
Policy 29: Low and Zero Carbon Technology in New Development  
Policy 38: Trees and Urban Woodland  
Policy 40: Waste Management Requirements for Development  
Policy 42: Sustainable Drainage Systems  
Policy 45: Land Contamination  
Policy 47: Environmental Protection  
Policy 55: Accessibility of New Developments

### **PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN 2**

Policy 1: High Quality Design and Placemaking  
Policy 2: Public Art Contribution  
Policy 9: Housing Land Release  
Policy 10: Design of New Housing  
Policy 28: Protecting and Enhancing the Dundee Green Network  
Policy 35: Trees and Urban Woodland  
Policy 37: Sustainable Drainage Systems  
Policy 39: Environmental Protection  
Policy 41: Land Contamination  
Policy 44: Waste Management Requirements for Development  
Policy 46: Delivery of Heat Networks  
Policy 48: Low and Zero Carbon Technology in New Development  
Policy 54: Safe and Sustainable Transport

### **SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS**

Scottish Planning Policy states that the strategic development plan should identify the housing land requirements for city regions and local development plans should allocate land on a range of sites which is effective or capable of becoming effective up to year 10 from the predicted date of adoption. This report will demonstrate that these requirements have been met by the TAYplan and the Dundee Local Development Plan.

### **NON STATUTORY STATEMENTS OF COUNCIL POLICY**

The Whitfield Planning Framework (2018)  
Whitfield Sustainable Urban Drainage Systems (2016)  
Whitfield Green Infrastructure (2016)  
Haddington East Site Planning Brief (2015)  
The Dundee Green Network (2016)

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

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## 4 SITE HISTORY

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- 4.1 17/00152/FULL - withdrawn - Phase 1 of the development for 13 dwelling houses including associated landscaping and car parking
- 4.2 18/00300/FULL – Phase 2 of development comprising of 27 domestic dwellings and associated landscaping and car parking – PENDING CONSIDERATION.

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## 5 PUBLIC PARTICIPATION

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- 5.1 The Council has carried out the statutory neighbour notification procedure detailed in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.
- 5.2 Nine valid letters of objection were received from members of the public which raised issues with road safety; pedestrian safety; increased traffic; parking issues; detrimental to residential amenity; loss of green space and the loss of light for existing properties on the west side of Haddington Avenue.

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## 6 CONSULTATIONS

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- 6.1 **Scottish Water** – no objection.
- 6.2 **Head of Community Safety and Protection** – was consulted with regards to the following matters:
- a **Contamination** - it is recommended that conditions are attached to any planning permission granted to request an updated investigation and risk assessment is submitted for written approval by the Council prior to the commencement of development.
  - b **Noise** – due to the location of a sub-station within the site, it is recommended that a standard condition is attached to any planning permission granted to ensure that noise levels do not have a detrimental impact on adjacent residential accommodation during night time hours.
- 6.3 **Head of Environmental Management** – with regards to the tree and landscape proposals it is recommended that standard conditions are attached to any planning permission granted to request that prior to the commencement of development full details of existing trees, full details of trees to be retained together with protection measures are submitted with the landscape proposals and an associated maintenance schedule for written approval by the Council.

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## 7 DETERMINING ISSUES

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- 7.1 **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 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.

### TAYPLAN STRATEGIC DEVELOPMENT PLAN 2016-2036

- 7.2 **Policy 1: Location Priorities** - states that the principal settlements within the region have the potential to accommodate the majority of development in the region, and that the re-use of previously developed land and buildings should be priorities; Dundee's core area is identified as a Tier 1 principal settlement.
- 7.3 **The proposal therefore satisfies Policy 1 of the Adopted Strategic TAYplan.**
- 7.4 **Policy 2: Shaping Better Quality Places** - requires that climate change resilience and resource efficiency is built into the built environment, that new development is integrated with the existing community and transport links, that waste management solutions are incorporated into development proposals and that new designs and layouts take cognisance of Scottish Governments Designing Places and Designing Streets.
- 7.5 The proposal has demonstrated that it complies with the above; the site is allocated in the current Local Development plan for housing (H33); waste management is considered and the proposals meet the required policy statements.
- 7.6 **The proposal therefore satisfies Policy 2 of the Adopted Strategic TAYplan.**
- 7.7 **Policy 4: Homes** - requires Local Development Plans to identify appropriate land to be allocated for housing to ensure a generous supply of effective housing sites. This includes provision of a mixture of sites to ensure an effective supply of housing which meet the needs of the region.
- 7.8 The site is allocated in the current Local Development Plan for housing (H33).
- 7.9 **The proposal therefore satisfies Policy 4 of the Adopted Strategic TAYplan.**

### DUNDEE LOCAL DEVELOPMENT PLAN 2014

- 7.10 **Policy 7: High Quality Design** - this policy requires all development to contribute positively to the quality of the surrounding built and natural environment and to respect the character and amenity of the place. The policy adopts a design criteria approach which requires development proposals to consider and respect site topography and any supporting important landmarks, views or skylines; contribute to a sense of identity; complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours; existing buildings structures and natural features that contribute to the local townscape should be retained and sensitively integrated into the proposals.
- 7.11 The application for Phase 1 of the proposed development is for 13no private dwelling houses. The proposed site layout shows an arrangement of five semi-detached blocks and one terraced block on the east side of Haddington Avenue. The proposed houses are orientated to front Haddington Avenue to provide an attractive, active street frontage and to complement the existing housing on the west side.
- 7.12 A Design and Access Statement covering the whole of the allocated brownfield housing site (H33) has been submitted with the application. It outlines that the overall layout of this two

phase development has been designed to address the challenging topography and to respect the existing green infrastructure.

- 7.13 The landscape proposals for the wider site are designed to address the visual context, to help create spaces, add colour and contribute to the interest and appearance of the development. In addition to retaining the existing tree planting on the northern boundary, a landscape buffer is proposed along the southern edges of the site to define the boundaries to public areas. For the Phase 1 application, soft landscaping, feature planting and hedging are proposed with new trees to be planted in the front garden ground of the dwelling houses.
- 7.14 The proposed residential development respects the character and amenity of the surrounding area. The new houses are designed to provide an attractive and active frontage onto Haddington Avenue. The Design and Access Statement outlines that a simple palette of high quality materials is proposed for the elevations to achieve coherence across the site.
- 7.15 In the interests of visual amenity and to ensure a high quality finish, it is recommended that a condition is attached to any planning permission granted to request that samples of the finishing materials and details of the boundary treatments for the proposed houses are submitted to the Council for written approval prior to the commencement of work on site.
- 7.16 **With the inclusion of conditions the proposal satisfies Policy 7.**
- 7.17 **Policy 8: Housing Land Release** - this policy states that priority will be given to the development of the allocated brownfield and the greenfield sites.
- 7.18 The site has been allocated as a brownfield housing site in the Local Development Plan with an indicative capacity of 26 units (Site 5 Dunbar Park/Haddington Avenue - H33). The indicative capacity was reviewed in the Proposed Local Development Plan 2 and the site is allocated for 35 units (Haddington Avenue - H30).
- 7.19 The indicative capacity outlined in the Local Development Plan by definition is subject to change on the submission of a detailed site layout and supporting documents at the planning application stage.
- 7.20 The application for 13 dwelling houses is for Phase 1 of a two phase development of the allocated site comprising of 40 dwellings in total. The applicant has demonstrated that the allocated brownfield site has capacity for 40 units.
- 7.21 **The proposal satisfies Policy 8.**
- 7.22 **Policy 9: Design of New Housing** - this policy requires the design and layout of new housing developments to be of a high quality and contribute to creating places that build on and enhance the distinct character and identity of the different parts of the City. All new housing development will require to conform to the guidance on the Design of New Housing set out in Appendix 3.

The proposal is required to meet the "Suburban" Housing Standards which requires the following:

- 7.23 **House Type:** in general 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m<sup>2</sup>.
- 7.24 **Car Parking:** all tenures should have at least 1 space within the curtilage of each house. Private houses with 3 bedrooms should have at least 2 spaces.

- 7.25 **Amenity/Garden Ground:** brownfield sites will provide an average private useable garden ground of 140m<sup>2</sup> per house with a minimum garden size of 120m<sup>2</sup>. The provision for mid-terrace houses may be relaxed.
- 7.26 **Privacy** - a minimum of 18 metres between the facing windows of habitable rooms.
- 7.27 **General Requirements:** all proposed developments will be required to make appropriate provision for waste and recycling in accordance with Dundee City Council's waste strategy.

In respect of the above standards:

- 7.28 **House Type:** 10 of the proposed thirteen houses have 3 bedrooms. The proposal meets this requirement.
- 7.29 **Car Parking:** this is a private development and all ten of the proposed 3 bedroom houses have 2 spaces within the curtilage of each house. Two of the 2 bedroom houses have 2 spaces within the curtilage of each house and the remaining 2 bedroom terraced house has 1 space within its curtilage. The proposal meets this requirement.
- 7.30 **Amenity/Garden Ground:** the garden ground size provided for each house ranges from 96m<sup>2</sup> - 223m<sup>2</sup>. The average garden ground across the site is 170m<sup>2</sup>. Only one of the thirteen proposed houses fails to meet the minimum required garden size of 120m<sup>2</sup> and this is the mid terraced house which is 96m<sup>2</sup>. The Appendix 3 standards allow a relaxation in garden ground provision for mid-terrace houses. It is considered that the proposed garden ground of 96m<sup>2</sup> is acceptable given the generous and above average provision across the application site (170m<sup>2</sup>). The proposal meets this requirement.
- 7.31 **Privacy:** the window to window distance between dwellings is in excess of 18 metres. An existing public road, Haddington Avenue, provides separation between the proposed development and an existing residential development on the west side of Haddington Avenue. The proposed development meets this requirement.
- 7.32 **General Requirements:** in terms of waste management each plot has a designated bin storage area.
- 7.33 The design and layout of the new housing is of a high quality and provides an attractive and active frontage onto Haddington Avenue. The proposed development will contribute positively to the regeneration of the area.
- 7.34 **The proposal satisfies Policy 9 and Appendix 3.**
- 7.35 **Policy 29: Low and Zero Carbon Technology in New Development** - this policy requires proposals for all new buildings to comply with the carbon emissions reduction standard set by Scottish Building Standards (2007). This is to be met through the installation and operation of zero-carbon generating technologies. A statement is required to be submitted demonstrating compliance with this requirement. The change of use or conversion of buildings is exempt from this.
- 7.36 The Design Statement submitted outlines that the proposed dwellings will incorporate low energy design principles in terms of orientation and where possible the buildings will take advantage of passive solar gain. The "Lo-Carbon" technologies being proposed consist of photovoltaic panels.

- 7.37 In line with this policy, a statement is required to be submitted demonstrating compliance and it is recommended that a standard condition is attached to any planning permission granted to request this.
- 7.38 **With the inclusion of a condition the proposal satisfies Policy 29.**
- 7.39 **Policy 38: Trees and Urban Woodland** - this supports the establishment and enhancement of woodland, tree belts and corridors. New development should contribute to the expansion of tree planting and woodland development where appropriate and must ensure the survival of existing healthy mature trees through sensitive site layout both during and after construction. Where appropriate, development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site as well as new planting and maintenance arrangements.
- 7.40 The site currently has a mature landscape setting. The site planning brief published for the allocated housing site highlights that the group of trees to the north should be retained and other good quality planting retained and integrated with development proposals.
- 7.41 The Design and Access Statement submitted with the application refers to the wider allocated site and states, in line with the site planning brief, the existing tree planting on the northern boundary of the site is to be retained. The Proposed Soft Landscaping Plan (Phase 1) submitted with the application shows soft landscaping, feature planting and hedging around the application site with new trees proposed in front garden ground and to screen the existing substation.
- 7.42 The Head of Environmental Management was consulted and has recommended that standard conditions are attached to any planning permission granted to request full details of existing trees; details of trees to be retained together with measures for their protection; full details of the proposed new planting and landscaping; and an associated maintenance schedule are submitted to the Council for written approval prior to the commencement of development.
- 7.43 **With the inclusion of conditions the proposal satisfies Policy 38.**
- 7.44 **Policy 40: Waste Management Requirements for Development** - development proposals should demonstrate that they adequately address the Council's waste strategy to reduce, collect, sort, recycle and reuse waste.
- 7.45 In terms of waste management each plot has a designated bin storage area.
- 7.46 **The proposal satisfies Policy 40.**
- 7.47 **Policy 42: Sustainable Urban Drainage** - surface water from new development must be treated by a Sustainable Urban Drainage System (SUDS) except for single houses or where discharge is to coastal waters. SUDS should be designed so that in a 1 in 200 year rainstorm event, flooding will not be higher than 300 mm below floor level. In addition, proposals will be encouraged to adopt an ecological approach to surface water management, ensure an appropriate level of treatment and exploit opportunities for habitat creation or enhancement through measures such as the formulation of wetlands or ponds.
- 7.48 The applicant has submitted a proposed drainage plan. Further detail is required in respect of this and as such it is recommended that standard conditions are attached to any planning permission granted to request that this is submitted for written approval by the Council prior to the commencement of work on site.

- 7.49 **With the inclusion of conditions the proposal satisfies Policy 42.**
- 7.50 **Policy 45: Land Contamination** - states that development of potentially contaminated land will be considered where a site investigation is submitted establishing the nature and extent of contamination and the Council is satisfied that remediation measures proposed adequately address the risks to all receptors.
- 7.51 The Head of Community Safety and Protection was consulted on the supporting information submitted with the application. It is recommended that conditions are attached to any planning permission granted to ensure that the development does not commence until a watching brief and further screening is submitted for the written approval of the Council.
- 7.52 **With the inclusion of conditions the proposal satisfies Policy 45.**
- 7.53 **Policy 47: Environmental Protection** - states all new development or an extension to an existing development that would generate noise, vibration or light pollution will be required to demonstrate that it can be accommodated without an unsatisfactory level of disturbance on the surrounding area.
- 7.54 New development or an extension to an existing development in close proximity to existing sources of noise, vibration or light pollution will need to demonstrate that it can achieve a satisfactory level of amenity without impacting on viability of existing businesses or uses.
- 7.55 An electricity sub-station is located within the site. Access has been retained for maintenance with planting proposed to screen the sub-station. The Head of Community Safety and Protection was consulted and recommends that a standard noise condition is attached to any planning permission granted to ensure that, during night time, noise levels from the sub-station do not have a detrimental impact on residential amenity.
- 7.56 **With the inclusion of a condition the proposal satisfies Policy 47.**
- 7.57 **Policy 55: Accessibility of New Developments** - all development proposals that generate travel should be designed to be well served by all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be afforded priority and allow walkable access to local amenities.
- 7.58 Development proposals will be required to:
- 1 incorporate facilities on-site (and/or off-site through developer contributions) for walking, cycling and public transport networks, including road/junction improvements and cycle parking. Developments without direct links to adjacent walking and cycling networks will not be supported; and developments without direct links to adjacent walking and cycling networks will not be supported;
  - 2 incorporate measures to permit access to public transport networks within a walking distance of no more than 400m from the centre of the development;
  - 3 have no detrimental effect on the capacity or functioning of the existing road or rail networks;
  - 4 ensure that safe and adequate provision is made for road freight and waste access, loading and unloading; and
  - 5 comply with Dundee City Council's roads design standards Streets Ahead.



7.59 In respect of the above criteria:

- 1 The proposal site is located with direct links to the walking and cycling networks which are to be integrated into the site and new connections provided. The proposal meets this requirement.
- 2 The site is well connected to the public transport network with bus stops located to the immediate south of the site at The Crescent and on Berwick Drive to the north. The proposal meets this requirement.
- 3 A Transport Statement has been submitted and its findings accepted. The roads/footways leading to the site have capacity to cater for the proposed development. It is recommended that standard conditions are attached to any planning permission granted to request that details of a required stopping-up order for existing carriageways, footways and footpaths must be agreed and the stopping-up order completed prior to any works on site. Also full details of the proposed vehicle accesses and alterations to existing traffic calming, including road markings, should be submitted and agreed in writing by the Council prior to any works on site. The proposal will not have a detrimental effect on the capacity or functioning of the existing road or rail networks.
- 4 Safe and adequate provision has been made for road freight and waste access. The proposed roads and accesses have capacity to cater for the proposed development. The proposal meets this requirement.
- 5 It is recommended that conditions are attached to any planning permission granted to ensure the Council's roads design standards are met.

7.60 **With the inclusion of conditions the proposal satisfies Policy 55.**

7.61 **It is concluded from the foregoing that the proposal complies with the provisions of the development plan.**

## **OTHER MATERIAL CONSIDERATIONS**

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

### **A - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN 2**

7.63 The Proposed Dundee Local Development Plan 2 was approved by the Council on 21 August 2017. It sets out the spatial strategy that will guide future development up to 2029.

7.64 The proposed Dundee Local Development Plan 2 will in time replace the Dundee Local Development Plan 2014. Approval of the Proposed Dundee Local Development Plan 2 represents the Planning Authority's settled view as to what the final adopted content of the Plan should be. Whilst the Dundee Local Development Plan 2014 (along with TAYplan) constitutes the statutory Development Plan, the Proposed Dundee Local Development Plan 2 has the status of a material planning consideration to be taken into account in the assessment of planning applications.

7.65 The provisions of the Proposed Dundee Local Development Plan 2 relevant to the determination of this application are specified in the Policy background section above.

7.66 The following policies are considered to be a material change.

- 7.67 **Policy 1: High Quality Design and Placemaking** - requires new development to meet Scottish Planning Policy's six qualities of successful place as outlined in Appendix 1 – Distinctive; Safe and Pleasant; Easy to Move Around and Beyond; Welcoming; Adaptable and Resource Efficient. The scale, nature and location of the development will determine the extent to which the qualities, as outlined in Appendix 1, are appropriate to the assessment process.
- 7.68 As outlined above, the proposed residential development respects the character and amenity of the surrounding area with the houses designed to provide an attractive and active frontage onto Haddington Avenue. In the interests of visual amenity and to ensure a high quality finish, it is recommended that a condition is attached to any planning permission granted to request that samples of the finishing materials for the proposed houses are submitted to the Council for written approval prior to the commencement of work on site. With the inclusion of conditions the proposal satisfies Policy 1.
- 7.69 **Policy 28: Protecting and Enhancing the Dundee Green Network** – requires development proposals to protect and enhance the Dundee Green Network by ensuring that development will not lead to fragmentation of the existing network of green infrastructure.
- 7.70 As outlined above, the Proposed Soft Landscaping Plan (Phase 1) submitted with the application shows soft landscaping, feature planting and hedging around the application site with new trees proposed in front garden ground and to screen the existing substation. The proposed new planting will enhance the surrounding network of green infrastructure.
- 7.71 The Head of Environmental Management was consulted and has recommended that standard conditions are attached to any planning permission granted to request full details of existing trees; details of trees to be retained together with measures for their protection; full details of the proposed new planting and landscaping; and an associated maintenance schedule are submitted to the Council for written approval prior to the commencement of development.
- 7.72 **With the inclusion of conditions the proposal satisfies Policy 28.**
- 7.73 **Policy 46: Delivery of Heat Networks** – proposals for new development should meet their heat demand through heat networks, by considering the feasibility to create or link into an existing energy centre and heat network or demonstrate the capability to progress towards this technology in the future. This applies for major planning applications or for proposals that are close to a significant heat supply source. This policy requires a statement to be submitted by the applicant to demonstrate that consideration has been given to the viability of creating or linking into a heat network.
- 7.74 This policy is relevant as the application site is close to a 'heat network opportunity cluster' at Baldovie as highlighted in the Proposed Local Development Plan 2.
- 7.75 No statement has been submitted with the application. It is recommended that a condition is attached to any planning permission granted to request that this statement is submitted.
- 7.76 **With the inclusion of a condition the proposal satisfies Policy 46.**
- 7.77 There are no other material changes. The proposal complies with the provisions of the Proposed Dundee Local Development Plan 2.

## **B - WHITFIELD PLANNING FRAMEWORK/SUDS GUIDANCE/WHITFIELD GREEN INFRASTRUCTURE**

- 7.78 Whitfield is the subject of a planned regeneration to build a new community around the framework of the original Whitfield by developing cleared sites within a comprehensive strategy. The Whitfield Planning Framework was approved by the Council as its vision for the regeneration of Whitfield.
- 7.79 There is the potential for the development of between 800 and 1,000 new dwellings providing a greater mix of house types and tenures in the area.
- 7.80 The Framework sets out the principles required for the sustainable regeneration of the area and is a material consideration in the determination of the planning applications within the area.
- 7.81 In addition to the Whitfield Planning Framework, further detail has been prepared in relation to SUDS and green infrastructure to ensure the provision of well-designed green infrastructure throughout Whitfield.
- 7.82 The proposal is for Phase 1 of a two phase development of an allocated brownfield housing site. The proposal meets the principles set out in the Whitfield Planning Framework and associated guidance on SUDS and green infrastructure.

### **C - HADDINGTON EAST SITE PLANNING BRIEF (2015)**

- 7.83 The site planning brief was approved in March 2015. It states that an opportunity exists to create a high quality housing development that provides a mix of house types and sizes. The development must contribute positively to the quality of the surrounding built and natural environment. A permeable network of streets and pathways should be created to provide access and a choice of routes through the development. These should be overlooked by the fronts of new development to ensure routes benefit from natural surveillance and are well lit, attractive and interesting.
- 7.84 The Phase 1 development will provide 13no new private dwelling houses as part of the wider development of the site. The proposed residential development respects the character and amenity of the surrounding area with the houses designed to provide an active and attractive frontage onto Haddington Avenue. The terraced block is separated from the semi-detached blocks by a new access road to be created from Haddington Avenue to the wider site (Phase 2 of the development).
- 7.85 The proposed development meets the requirements of the Site Planning Brief.

### **D - VIEWS OF OBJECTORS**

- 7.86 Nine letters of objection were received from members of the public. The issues raised included road safety; detrimental to residential amenity; pedestrian safety; increased traffic; parking issues; loss of green space and the loss of light for existing properties on the west side of Haddington Avenue.

#### Response

- 7.87 **Increased Traffic, Road and Pedestrian Safety** – a Transport Statement has been submitted. Its findings have been accepted and it is confirmed that the roads/footways leading to the site have capacity to cater for the proposed development. The Design and Access Statement highlights that footpath links allow pedestrian permeability to be retained through and out-with the site and these have been exploited to further integrate the development with its surroundings. It is recommended that conditions are attached to any planning permission granted to ensure proposed vehicle accesses, alterations to existing traffic calming and the

provision of a new footway on Haddington Avenue are all agreed in writing by the Council prior to the commencement of work on site.

- 7.88 **Parking Issues** - in curtilage parking has been provided for the proposed housing in line with the standards set out in the Local Development Plan.
- 7.89 **Loss of green space** - the site previously contained several blocks of flats. The site was cleared of all buildings and laid to grass whilst it awaited redevelopment. The site forms part of long standing physical regeneration proposals for the area and is an allocated brownfield housing site in the Local Development Plan. In line with the site planning brief, an area of green space is to be retained to the north of the site and the wider development of the site will integrate existing and new green infrastructure. The Proposed Landscaping Plan (Phase 1) submitted with the application shows soft landscaping, feature planting and hedging around the application site with new trees proposed in front garden ground. The proposed new planting will enhance the surrounding network of green infrastructure. The proposal is in line with the Local Development Plan and the principles set out in the Whitfield Framework and associated guidance on green infrastructure.
- 7.90 **Detrimental to Residential Amenity, Loss of light** – the proposed residential development on the east side of Haddington Avenue has been sensitively designed to respect the character and amenity of the surrounding area. In respect of privacy and overlooking, Haddington Avenue provides separation between the existing and proposed houses which are also separated by a minimum of 18 metres between the facing windows of habitable rooms, a measurement recognised in the Appendix 3 Standards of the Local Development Plan. Given the location, layout and distance of the proposed housing on the west side of Haddington Avenue there would be no loss of light for the existing houses.
- 7.91 The issues raised in the letters of objection have been considered and addressed in the report are not of sufficient weight to justify refusal of the application.
- 7.92 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

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## 8 CONCLUSION

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- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

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## 9 RECOMMENDATION

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- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 **Condition** - prior to the commencement of work on site, details of the proposed finishing materials of the development hereby approved shall be submitted to the Council for written approval. Thereafter, the proposed development shall be finished in strict accordance with the details approved by this condition.  
**Reason** - in the interests of visual amenity.
  - 2 **Condition** - prior to the commencement of work on site, details of the proposed boundary treatments and their location on the site shall be submitted to the Council for written

approval. Thereafter, the erection of the boundary treatments shall be carried out in strict accordance with the details approved by this condition.

**Reason** - in the interests of privacy and visual amenity.

- 3 **Condition** - prior to the commencement of development, a scheme of landscaping shall be submitted to and approved by the Council, and it shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837:2012. Full details of new planting and landscaping and an associated maintenance schedule shall also be submitted to and approved by the planning authority prior to the commencement of development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 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.

**Reason** – to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.

- 4 **Condition** – full details of a maintenance plan for the existing (and proposed) trees shall be submitted to the Council for approval before any development commences on site and if approved the development shall be carried out only in full accordance with such details.

**Reason:** to ensure that the character of the application site and the surrounding area is maintained.

- 5 **Condition** –development shall not begin until a proposal for the watching brief and further screening recommended in the submitted "Response to Contaminated Land Officer Comments", dated 5 June 2018, has been submitted to and approved in writing by the planning authority. This shall contain proposals to deal with any contamination discovered to include:

- i the nature, extent and type(s) of contamination on the site;
- ii measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages;
- iii measures to deal with contamination during construction works; and
- iv verification of the condition of the site on completion of decontamination measures.

**Reason** – in the interests of providing a site suitable for residential development.

- 6 **Condition** – before any unit is occupied the findings of the watching brief, and if necessary, the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the watching brief/remediation strategy have been achieved shall be submitted to and approved by the planning authority

**Reason** – in the interests of providing a site suitable for residential development.

- 7 **Condition** –prior to the commencement of any works on site, a detailed surface water drainage/SUDs design including drawings, calculations, full modelling, simulation results, design risk assessment and signed Dundee City Council Design and Check Certification shall be submitted to the Council for written approval. Thereafter, all works approved by



virtue of this condition shall be carried out prior to the first occupation of any housing unit hereby approved.

**Reason** – in the interests of flood prevention.

- 8 **Condition** – prior to the commencement of any works on site, details of measures proposed to manage surface water run-off from the site during construction shall be submitted to the Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out prior to the commencement of the development hereby approved and shall be maintained until development is complete.

**Reason** – in the interests of flood prevention.

- 9 **Condition** – prior to the commencement of any works on site, maintenance responsibilities along with a maintenance schedule for the surface water drainage system/SUDs features shall be submitted to Dundee City Council for written approval. Thereafter, all works approved by virtue of this condition shall be carried out perpetuity.

**Reason** – in the interests of flood prevention and visual amenity.

- 10 **Condition** – a Sustainability Statement demonstrating the extent to which the new build elements of the development will meet the requirements of Policy 29 of the Dundee Local Development Plan shall be submitted for the approval of the planning authority and the works shall be completed in accordance with the approved Statement.

**Reason** – in the interests of reducing carbon emissions associated with the proposed development.

- 11 **Condition** – details of the proposed vehicle accesses and alterations to existing traffic calming, including road markings, must be agreed prior to any works on site and the accesses must be formed and constructed as Type A to Dundee City Council standards and specifications.

**Reason** – in the interests of vehicle and pedestrian safety.

- 12 **Condition** - a footway must be provided and constructed to Dundee City Council standards and specifications ex adverso the site on Haddington Avenue and include the reuse of existing kerbing and/or the provision and installation of new kerbing. Details of the footway must be agreed prior to any works on site.

**Reason** – in the interests of vehicle and pedestrian safety.

- 13 **Condition** – any existing accesses that are no longer required as part of the proposed development must be made good and constructed as footway, including the provision and installation of kerbing, all to Dundee City Council standards and specifications. Details of these alterations must be agreed prior to any works on site.

**Reason** – in the interests of vehicle and pedestrian safety.

- 14 **Condition** – a Street Lighting system must be provided by the applicant to Dundee City Council standards and specifications and shall include details of alterations to the existing street lighting system.

**Reason** – in the interests of vehicle and pedestrian safety.

- 15 **Condition** – details of required stopping-up order for existing carriageways, footways and footpaths must be agreed and the stopping-up order completed prior to any works on site.

**Reason** – in the interests of vehicle and pedestrian safety.

- 16 **Condition** – the hard surface within the curtilages shall, where appropriate, be made of porous materials or provision made to direct run-off water from the hard surfaces to a system or a permeable or porous area or surface within the curtilages of the site.

**Reason** – to ensure that surface water from within the curtilages of the site does not drain to the adjacent adopted road.

- 17 **Condition** – a statement is required to be submitted to the Council for approval in writing to demonstrate that consideration has been given to the viability of creating or linking into a heat network.

**Reason** – in the interests of safeguarding a low energy development.

- 18 **Condition** – within the adjacent residential accommodation, during night-time, the received noise from the electrical substation shall not exceed NR20 internally, with windows open for ventilation. Night-time hours are 2300 to 0700 hours.

**Reason** – in order to protect residential amenity.