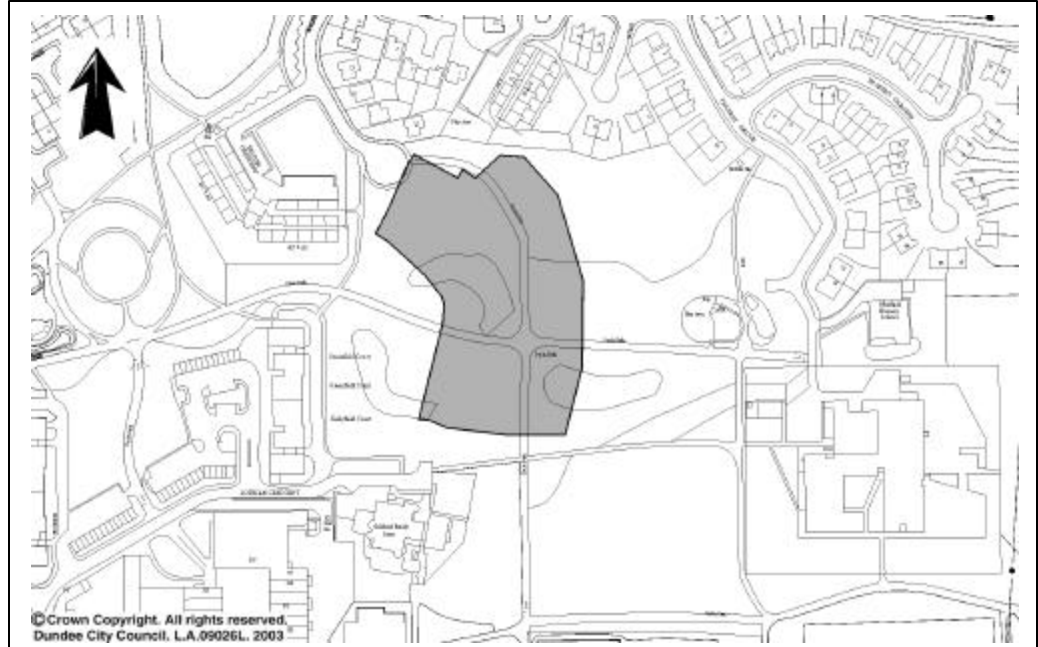


**KEY INFORMATION****Ward** Whitfield**Proposal**  
Erection of 28 dwellings**Address**  
Land to the South of  
Salton Crescent  
Dundee**Applicant**  
Home in Scotland  
27 Albert Square  
Dundee  
DD1 1DT**Agent**  
Architectural Services Home  
Group Ltd  
Ridley House  
Regent Centre  
Gosforth  
Newcastle Upon Tyne  
NE3 3JE**Registered** 20 Feb 2004**Case Officer** J Finlay

## New Housing Development Proposed in Salton Crescent

The erection of 28 dwellings is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS.**  
Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal forms part of an overall strategy for Whitfield to re-house people displaced from properties proposed for future demolition. Although the proposal does not fully comply with Policy H10 of the Adopted Plan and Policy 4 of the Finalised Plan, the layout, design and justification for departure are considered acceptable. Therefore the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of 28 dwelling units on land to the south of Salton Crescent.
- Policy H10 guidelines of the Dundee Local Plan 1998 are relevant and specify the mix of housing, average garden ground size of 120sqm and parking requirements. Policy 4 of the Finalised Dundee Local Plan Review is relevant and contains a presumption against flats apart from in exceptional circumstances. A minimum of 120sqm garden ground should be provided, 18m between facing windows of habitable rooms and parking requirements are specified depending on the number of bedrooms in each dwelling.
- Part of the site is allocated as open space in the Adopted Plan but a material consideration is that the site is allocated for housing in the Finalised Plan.
- Pre-application meetings have taken place with Home in Scotland, The Housing Department and the Planning and Transportation Department regarding the Planning and Housing Policy requirements for the site. This application together with the site at Carberry Crescent (which received planning permission on 24.2.2004) form phase 2 of Home in Scotland's programme of development at Whitfield.
- 19 letters of objection were received from neighbouring residents stating concerns about increase in traffic, pedestrian safety, loss of open space and residential amenity issues.
- The application was deferred from the April Development Quality Committee in order for an alternative access road to the south of the site to be investigated. The applicant provided additional information which concludes that it is not viable to construct a permanent access at the south end of the site for safety and security reasons and also from a financial aspect.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the development of 28 dwellings on land to the south of Salton Crescent, Dundee. The site area of the development is 0.94 hectares.

The development consists of 4 two bedroom houses, 14 three bedroom houses, 2 four bedroom houses and 8 two bedroom flats. The proposed materials are facing brickwork and timber cladding for the external walls; concrete interlocking roof tiles; timber windows and doors; concrete paviers and flagstones; timber fences around the garden boundaries and low metal railings along the front boundaries.

There are 50 car parking spaces provided for residents, 4 for visitors and 20 dwellings have future provision for a garage.

The applicant submitted a justification for departure from the Adopted and Revised Local Plans and this is covered in more detail in the "Observations" section below under "Other Material Considerations".

## SITE DESCRIPTION

The application site is located on the south side of Salton Crescent, which is accessed from Berwick Drive to the north. Salton Crescent currently ends in a turning head to the north of the application site and a short leg extends to the west to provide access to new houses to the north west, which are almost completed and ready for occupation. There are relatively modern detached dwellings to the north east of the site. On entering Salton Crescent, there is an open space area on the west with a network of footpaths. A play area with play equipment and a landscaped circular area with seating provision is located further to the west. There are some small trees and street lighting located within the site.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

The following policies are of relevance:

Housing Policy 6: Affordable and Special Needs Housing states that this type of housing should be provided

within new housing developments by agreement with private developers and housing agencies.

### Dundee Local Plan 1998

The following policies are of relevance:

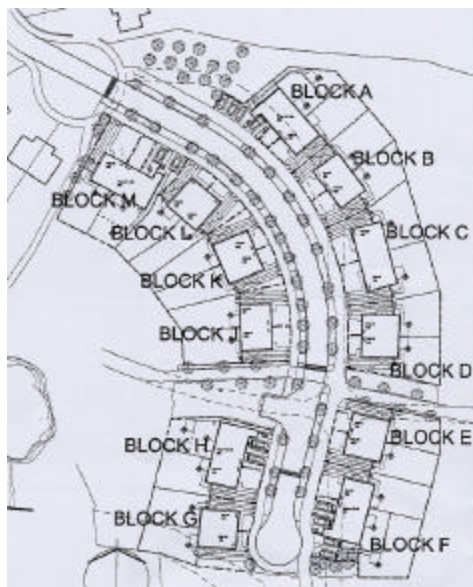
H1: Existing Residential Areas

H10: Design of New Housing

OS1: Existing Open Space

### Dundee Urban Nature Conservation Subject Local Plan 1995

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



### Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities

Policy 4: Design of New Housing

Policy 55: Urban Design

H60: Whitfield Centre

H61: Salton Crescent/Lothian Crescent

### Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3(SPP3): Planning for Housing reflects the key

planning policies in SPP1: The Planning System and addresses then in relation to new housing. SPP3 states that full and effective use should be made of previously developed sites within existing built-up areas, including redevelopment and conversions, to meet as much of the demand for housing as possible. It further advises that priority should be given to re-using derelict and vacant land, or empty housing, in preference to greenfield sites, provided a satisfactory residential environment can be created. The guideline also says that planning authorities may properly take account of the need for affordable housing when formulating their development plan policies.

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

## LOCAL AGENDA 21

The proposal is for the redevelopment of a brownfield site which can be classified as sustainable. Key Theme 8 applies which aims to ensure that health is protected by creating safe, clean, pleasant environments. Key Theme 13 also applies which states that places, spaces and objects combine meaning and beauty with utility and in this case redevelopment develops these themes.

## SITE HISTORY

There is a current planning application for the development of 28 dwelling units on land to the south west of Salton Crescent. This was registered on 2nd December 2003 and there are unresolved site layout issues.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and 19 letters of objection were received stating concerns about increase in traffic, pedestrian safety, loss of open space and residential amenity issues.

The application was advertised as potentially contravening Policies OS1 and H10 of the Dundee Local Plan 1998 on 8th March 2004.

## CONSULTATIONS

Various Council Departments and outside bodies have been consulted regarding details of the planning application and no adverse comments have been received. The Head of Environmental Health and Trading Standards recommends that a phased site investigation is carried out before development due to the scale of development and pathways provided.

The Director of Housing Department has submitted information in support of the application. They have recommended the sale of this site, purposely in order that new housing can be built to accommodate the needs of Whitfield residents who are being displaced due to a Council decision to demolish their existing home. A survey profile of households has identified that 90% consist of 5 persons or less, with 15% being single person households. The residents refuse larger houses on the grounds of affordability as many rely on housing benefit which does not cover any additional expense. The mix proposed at this site will ensure that residents' needs and aspirations are met, whilst meeting the corporate objective to remove unwanted surplus housing. As many flats are being demolished, this is significantly reducing the number of flats available for tenants. Some people prefer the security of a flatted dwelling and this mix is essential as a long term asset to the City.

SEPA and Scottish Water have been involved in numerous discussions about the requirement for a sustainable drainage system for the site. It is likely that this will be provided separately from the development site and a separate planning application may be required.

## 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.

Policy H1 indicates that developments will be permitted within residential areas where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. It is considered that the proposed development will be located far enough away from existing housing to ensure that residential amenity enjoyed by existing residents will not be adversely affected. The design and layout of the development is considered acceptable and sufficient parking has been provided to comply with Local Plan policies. The proposed extension to the road from Salton Crescent is considered suitable to accommodate this further housing. On this basis, it is considered that the proposal complies with Policy H1.

Policy H10 provides guidelines for new housing developments within the city. This includes the requirement that more than half the houses should have 3 or more bedrooms, an average private and useable garden of 120sqm, 18m between facing windows of habitable rooms and adequate parking space for the residential development being provided. In addition 15-20% of the development may be flats. The development consists of 20 houses and 8 flats and 16 out of the 20 houses have 3 bedrooms or more. The garden grounds are all in excess of 120sqm and more than the required number of parking spaces (and space for garages) have been provided as the dwellings are for rent. There will be more than 18m between facing windows of habitable rooms. Just over 20% of the development are flats and so this requirement falls slightly short of the 15-20%. However the applicant has provided a justification for departing from the Policy, which is due to the demolition programme and housing needs identified by the Housing Department in Whitfield.

Policy OS1 says that there will be a presumption in favour of retaining major areas of open space and other areas of open space of recreational, amenity or nature conservation value to their surroundings. There may be some instances where alternative uses for open space could be acceptable dependant on factors listed. The site is

brownfield and the Revised plan specifically allocates the site for housing which is a material consideration in this instance.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

## Other Material Considerations

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

### Finalised Dundee Local Plan Review

Policy 1 says that 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 or smell. This Policy reiterates Policy H1 of the Adopted Plan and so the proposal complies with this Policy for the same reasons.

Policy 4 states that the design and layout of all new housing in Dundee 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 Review. This includes the requirement for 75% of houses to have 3 bedrooms or more, at least one car parking space per house and a minimum of 120sqm garden ground. Flats will only be permitted in exceptional circumstances to provide choice where this type of accommodation is not available in the surrounding area. The proposal complies with all aspects of this Policy apart from the flatted element. As previously discussed a justification was provided for departing from the specified mix and this is considered acceptable.

Policy 55 states that for all new developments the emphasis will be on design quality. In addition, all development will, in its design and layout, be expected to contribute to an environment that is safe and accessible to all. It is considered that the design and layout of the proposal is acceptable and complies with the aim of this Policy.

### Drainage Issues

The requirement for a sustainable urban drainage system has been discussed with Scottish Water and SEPA. Full details will be required before development commences on site. It will be decided when the details have been received whether a separate planning application will be required for a drainage basin.

#### Justification from Applicant

The applicant provided a justification for departure from the required housing mix, as specified in the Revised Housing Policy and this is as follows:

\* The mix has been compiled in conjunction with and agreed with the Council's Housing Department to better reflect the household profile of the tenants to be re-housed whilst acknowledging the desire for a high proportion of family housing. The 8 flats proposed will have the appearance of 2, two storey semi-detached houses.

\* The project aim is to assist with the Council's demolition programme and to contribute to the regeneration process. The mix will allow Whitfield residents who wish to remain in the community to be re-housed.

\* Council tenants whose homes are identified for demolition will be re-housed by Home in Scotland (100% initial nomination rights) and the mix needs to reflect the household profile, as far as possible.

\* Analysis of 40 households whose homes have been identified for demolition is detailed below:

- 10 single person households
- 6 two person households
- 8 three person households
- 8 four person households
- 2 five person households
- 1 six person households
- 5 - no information available

\* Out of 35 households, 46% are single or two person households (29% single and 17% two persons).

\* At phase 1, several single person householders have been offered 3b5p or 3b6p houses. This does not meet their expectations and is

not a good use of the new housing resource. Housing Benefit will apply to the level of under-occupation.

\* At Whitfield phase 1, 63% of the 38 houses are under-occupied by one or more bedrooms.

\* At phase 1, 23 single person households require to be re-housed within a stock base of 75 units (representing 71% of all prospective tenants).

Due to the household profile of the tenants to be re-housed and based on the difficulty encountered letting appropriate houses compared to need in Phase 1, the applicant in conjunction with the Council's Housing Department consider it necessary to have a small number of 2 bedroom 3 person flats to be included in the other application which together with this one complete phase 2.

It is considered that sufficient weight can be given to this justification for departing from the Housing Policy.

#### Objections

##### Increased traffic and pedestrian safety

Salton Crescent will be extended for the new dwellings and it is considered acceptable for the increase in traffic relative to the increased number of dwellings. It is anticipated that only people who live in Salton Crescent will use the road. There were concerns that the road will be used as a drop-off point for children using the schools to the south. However Tranent Grove and Whitfield Drive are currently used for this purpose and there is no reason for this situation to change.

Although access for construction traffic is not a direct planning issue, concerns have been raised. The applicant has agreed that construction traffic will enter the site from Lothian Crescent to the south and Salton Crescent will not be used for this purpose

##### Loss of open space

The Finalised Plan specifically allocates the site for housing and it is considered that there will be sufficient open space remaining for residents to use for recreational purposes.

##### Residential amenity issues

The proposed dwellings will be some distance from the nearest house, which

is on the south side of Salton Crescent and will not adversely impact on the residential amenity enjoyed by local residents.

It is considered that the objections do not hold sufficient weight to justify refusal of the application in these circumstances.

#### Deferral of Application

The planning application was deferred from the April Development Quality Committee for an alternative access into the site from the south to be investigated. A detention pond is required for drainage from the application site and the only suitable location is at the south end. If a new access road is to be provided from Lothian Crescent then part of the existing Social Work car park will be required. The applicant has provided additional information outlining the reasons for an alternative south access road being unviable. The reasons are summarised below:

- 1 The alternative approach from Lothian Crescent is via the back of the shopping precinct and the former multi storey site. This approach is desolate, not overlooked or supervised by any other properties. There is concern regarding the safety of tenants and both vehicle and pedestrian visitors using this route as the principal access to the proposed housing development.
- 2 Tayside Police have been contacted via the architectural liaison officer. They consider the access by Salton Crescent to be more suitable for the following reasons:
  - a Access from Lothian Crescent could see the road being used to access the Social Work Department, nearby school, rear of the shopping centre and the residential development. This will result in additional traffic and less control will be maintained over the flow of both vehicular and pedestrian traffic.
  - b The principle of traffic entering and leaving housing developments

from Berwick Drive should be maintained.

- c The impact of increased traffic flow through Salton Crescent should not be great. Conversely, access via Lothian Crescent may generate much greater levels of vehicular use.
- 3 Financially unviable as a new road will be required and additional parking for Social Work as part of their car park will be required for the construction of the new road. The applicant does not have funding from Communities Scotland to cover this additional cost.
- 4 Construction traffic will access the site from Lothian Crescent and the City Council has agreed to this. Dundee City Council Housing Department have agreed that the application may use an area of land to the west of the development site as a temporary site compound.

This additional information has been considered by the Council and it is agreed that the provision of a permanent access road from Lothian Crescent to the south would not be viable. There are safety and security issues for pedestrians due to the location of the road in a backland area behind the shopping precinct and there is potential for an increase in traffic. It is considered that if a new road were provided from the south which would end in a turning head adjacent to the existing turning head from Salton Crescent, this could eventually be opened up and provide a through route to Whitfield Drive, which may in turn increase traffic using the route in addition to residents.

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

### Design

Urban design issues have been discussed at pre-application meetings. The final submission complies with the Urban Design Guide. Samples of the proposed materials will be submitted

for approval before development commences on site and this will be attached as a condition

### CONCLUSION

Discussions have taken place with the applicant regarding the proposed housing and flat layout. The proposal does not comply with the housing mix specified in the Adopted Local Plan and Finalised Dundee Local Plan Review Policies as flats have been included within the development. The applicant has provided a justification for the proposed dwelling mix and this is considered acceptable. After some minor amendments, the proposal is considered acceptable in terms of the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review. There are no material considerations that would merit refusal of the application.

### RECOMMENDATION

It is recommended that planning permission 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 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 3 No development shall take place until there has been submitted to and approved by the planning authority a scheme of landscaping, which 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.
- 4 Details of a phased site investigation 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 Details of the proposed surface water and foul drainage arrangements 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.

### Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 To ensure there are no historical land uses that would adversely affect the development of the site for housing.
- 5 To ensure that the proposed development can be drained in a satisfactory manner.