

KEY INFORMATION

Ward East End

Proposal

Erection of two storey house and garage

Address

Garden Ground to East of
4 Strips of Craigie Road,
Dundee

Applicant

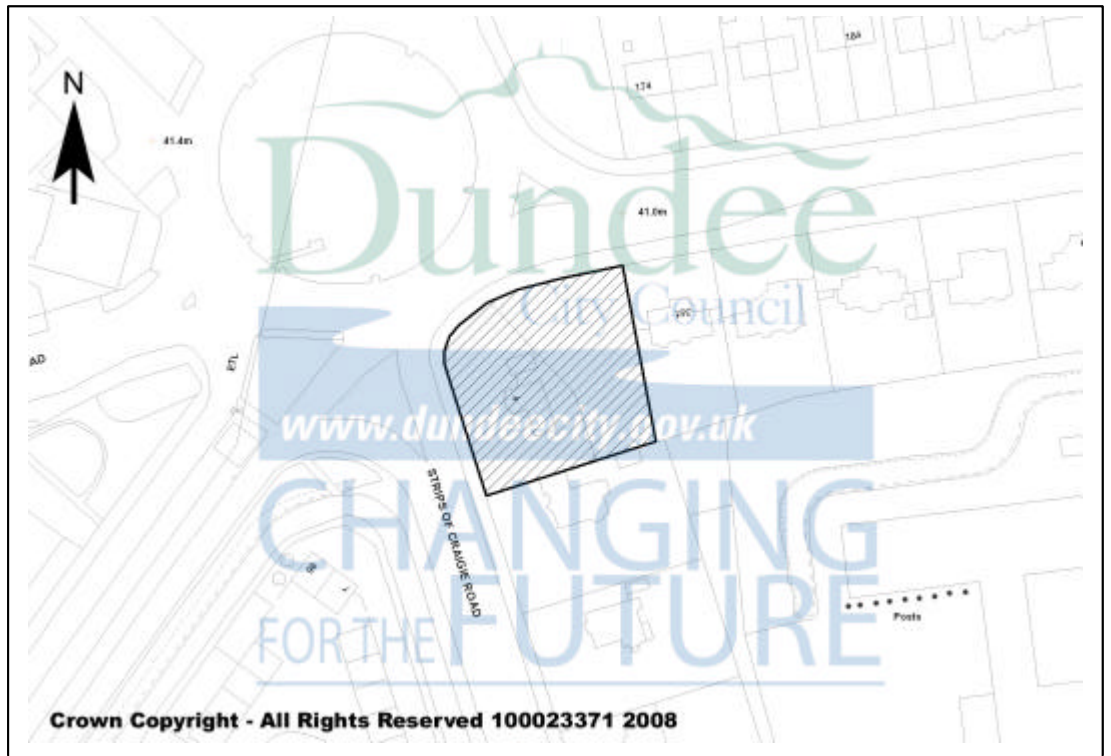
Mr W Gowans
Garden Ground to East of
4 Strips of Craigie Road,
Dundee

Agent

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Registered 26 Aug 2008

Case Officer J Young



Proposed New House in Garden Ground at Strips of Craigie Road

The erection of a two storey house and garage is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development fails to comply with Policies 4 and 15 of the Dundee Local Plan Review 2005 due to the density, massing, height and positioning of the proposed development at this prominent location. The additional access point close to a busy junction will have a detrimental impact on traffic and pedestrian safety. The application is therefore recommended for **REFUSAL**

SUMMARY OF REPORT

- Planning permission is sought for the erection of a two storey house within the garden ground of 4 Strips of Craigie Road, Dundee.
- One letter of objection was received from a neighbouring resident, with concerns regarding the safety of the proposed access.
- Policies 4 and 15 of the Dundee Local Plan Review 2005 are of relevance to the determination of the application.
- It is considered that the proposal is contrary to Policies 4 and 15 due to the density of the proposed development and its dominant visual appearance at this prominent location due to its height and massing. The additional access point close to a busy junction will have a detrimental impact on traffic and pedestrian safety.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a two storey house in garden ground to the east of the 4 Strips of Craigie Road and on the south side of Arbroath Road. The proposal includes the demolition of an existing double garage to the north of the original house and the proposed house will be built on this site at the north end of the garden, which gently slopes upwards towards Arbroath Road. There will be 2m between the proposed and existing houses.

The proposed house includes a lounge, dining room, kitchen/breakfast room, utility room, shower room and integral garage on the ground floor and four bedrooms (two ensuite) and a bathroom on the upper floor level. The proposed materials for the house are dry dash render walls, brown concrete roof tiles and reconstituted stone quoins details.

Access is proposed to the new house using an existing vehicular access from Strips of Craigie Road. A new access for the existing house is proposed at the southern edge of the site.

During the application process the applicant submitted revised plans to indicate that the house will be reduced in height by approximately 0.7m in an attempt to minimise its scale and massing and overall visual impact at this location.

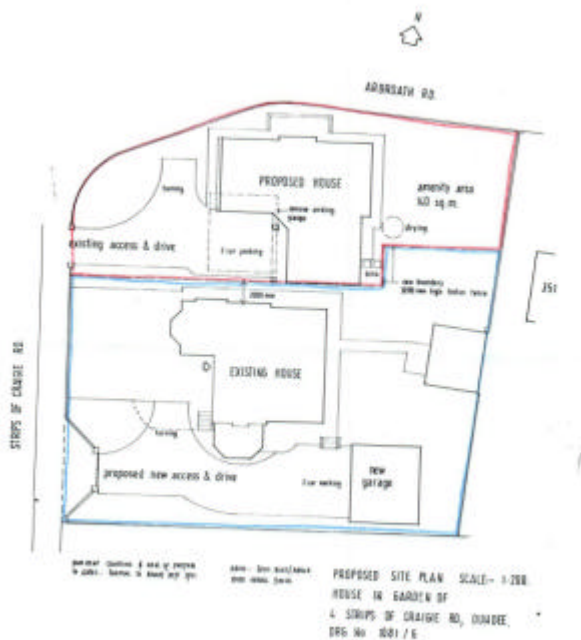
SITE DESCRIPTION

The site is located on the east side of Strips of Craigie Road and the south side of Arbroath Road. It is immediately to the south east of the Greendykes roundabout. This section of Arbroath Road consists of large two storey villas set within substantial garden ground. The adjacent houses to the south along Strips of Craigie Road are also two storey and detached and set within large garden grounds. There are two storey terraced houses on the opposite side of Strips of Craigie Road.

The site for the new house comprises some 536m² and the entire site including the existing house is 1,295m².

There is an existing vehicular access at the north end of the site leading to a

double garage. There is a stepped block wall with high hedge behind along the Strips of Craigie roadside boundary. There is a mature tree behind the boundary wall at the south end of the site facing onto Strips of Craigie Road. There are walls around the back garden and some trees and shrubs within the existing garden. The



garden ground slopes upwards from south to north. There is a 1.2m high block wall along the north boundary of the site. The applicant has submitted details to indicate that only one weeping willow tree will be removed for the proposed development.



POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The site is not allocated for a specific purpose within the Dundee Local Plan Review 2005. However, due to the nature of the proposal there are a number of policies which are applicable.

It is one of the objectives of the Local Plan to ensure that new housing makes a positive contribution to the environment. Careful attention to design and detail is important, as is the relationship of the development with the surrounding area.

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 the development of 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.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

In addition, new housing development should meet "Secured by Design" standards. New residential

streets should be designed to promote low vehicle speeds of 20 mph or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

Policy 15: Development in Garden Ground - developments in garden ground will be required to satisfy the following criteria. Planning applications must contain sufficient detail to enable their consideration under each point:

- a the proposal is of high quality design and uses materials appropriate to its surroundings; and
- b the total footprint of new buildings does not exceed one and a half times the footprint of the original main house unless there has already been development within the garden ground exceeding this limit and where further development would not detrimentally affect the appearance and character as now exists; and
- c notwithstanding the above, the final proportion of ground covered by buildings, hard-standings, garages etc must not amount to more than 40% of the original house and garden with at least 60% cultivatable garden ground; and
- d prevailing densities in the area are respected; and
- e no new building is proposed in front of the main elevation of the original house; extensions exceeding 20% of the volume of the original building will only be acceptable if designed in such a way as to appear independent and linked discreetly to the original house; and
- f prominent frontages and elevations of architectural character on the original house will remain largely intact; and
- g the proposal conforms to the Council's non-statutory guidance on Breaches in Boundary Walls; and
- h a full tree survey is submitted along with the planning application to enable a comprehensive landscape assessment to be undertaken. Ultimately, the need to retain existing trees and landscape features may override the above criteria; and

i where development is permitted, new tree planting and landscaping will be required which should reflect, and where appropriate



enhance, the character and stature of that already existing.

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

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

SITE HISTORY

Planning permission was granted for a two storey extension to the existing

house on 13 August 2008. Building work has commenced on site for this development.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposed development was advertised as contravening Policy 15 of the Local Plan.

One letter of objection was received from nearby residents who are concerned about the safety of the vehicular access close to a busy junction.

Members will already have had access to copies of the objection letter and the issues are discussed in the "Observations"

section below.

CONSULTATIONS

The Head of Environmental Health and Trading Standards requires the applicant to provide details of noise levels from traffic and any mitigation measures to protect future occupants from traffic noise. Should Members be minded to grant approval of the application, this can be attached as a condition to the consent.

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 4 sets out standards for new housing development. The application site is defined as falling within a suburban area and the proposed development easily meets the Appendix 1 standards.

Appendix 1 requires that new dwellings within suburban areas should have three or more bedrooms or a minimum gross internal floor area of 100m². The proposal satisfies this requirement as four bedrooms will be provided and the floor area is over 100m².

In terms of parking provision the development provides an integral garage as well as curtilage parking for two cars. This satisfies the requirements of Appendix 1.

In relation to garden ground, it would appear that the new dwelling will have approximately 135m² of amenity space. There will be over 300m² garden ground remaining with the original house. This complies with the local plan policy standards.

Part b of Policy 4 states that where the proposal is within an established low density residential area, the density of the new development should reflect this and more generous space standards will be required. It is considered that in these circumstances the proposal does not reflect the prevailing densities in the area as the proposed house is set within a much smaller plot than surrounding houses along Arbroath Road and Strips of Craigie Road. Therefore the proposal does not comply with part b of Policy 4.

It is concluded that the proposal does not comply with Policy 4.

Policy 15 on Garden Ground Development sets out criteria, and those relevant to the current application are as follows:

a The proposal is of high quality design and uses materials appropriate to its surroundings. In this case it is considered that the materials of the proposed house are satisfactory in terms of integrating with surrounding properties. The scale of the house is not considered appropriate at this prominent location on the corner of two busy roads. It will sit at a very prominent location, when viewed from both the Kingsway and Arbroath Road. The proposed house does not comfortably follow the building line of the houses along Arbroath Road or those along Strips of Craigie Road and will be very

prominent when travelling along Arbroath Road, in particular. The proposed house is only 2m from the original house to the south and it is questionable whether the amenity for occupants will be acceptable. It is concluded that the proposal does not comply with part a of Policy 15.

- b The total footprint of new buildings does not exceed one and a half times the footprint of the original main house.
 - c Notwithstanding the above, the final proportion of ground covered by buildings, hard-standings, garages etc. must not amount to more than 40% of the original house and garden with at least 60% cultivatable garden ground. In this case site coverage easily meets this standard.
 - d It is considered that the prevailing densities in the area are not respected as the proposed house is set within a much smaller plot than the surrounding houses along Arbroath Road and Strips of Craigie Road.
 - e No new building is proposed in front of the main elevation of the original house; extensions exceeding 20% of the volume of the original building will only be acceptable if designed in such a way as to appear independent and linked discreetly to the original house.
- This section does not apply as the proposed new house is to the north of the original house.
- f Prominent frontages and elevations of architectural character on the original house will remain largely intact. The frontages and elevations of the original house will not be affected by the proposed development, which is to the north.
 - g The proposal conforms to the Council's non-statutory guidance on Breaches in Boundary Walls.
 - h A full tree survey is submitted along with the planning application to enable a comprehensive landscape assessment to be undertaken. Ultimately, the need to retain existing trees and landscape features may override the above criteria. The applicant has

submitted a tree survey and indicates that one small tree, a weeping willow will be removed from the garden. It is proposed to plant two silver birch trees on the north boundary of the site. There is a mature tree close to the proposed new access for the original house. However the agent has confirmed that this will not be removed and will not be adversely affected by the proposed development. If Members are minded to grant approval, a condition will be attached to ensure this mature tree at the south end of the site is adequately protected before and during construction of the access driveway. It is concluded that the proposal complies with this criteria.

- i Where development is permitted, new tree planting and landscaping will be required which should reflect, and where appropriate enhance, the character and stature of that already existing. The applicants propose to plant two replacement trees on the north boundary in place of the one weeping willow tree, which it is proposed to remove.

Other Material Considerations

The material considerations to be taken into account in determining this application are the views of the objectors.

Objections

One letter of objection was received from a neighbouring resident to the south of the site, who raises concerns about the safety of an access on the Arbroath Road close to a busy junction. It is proposed to use an existing access at the north end of the site on Strips of Craigie Road for the new house and a new access will be formed to the south on Strips of Craigie Road for the existing house. There will be sufficient turning within the site and adequate visibility at the new access. However, it is considered that the introduction of a second access onto Strips of Craigie Road will intensify the level of traffic entering and exiting properties and will cause a traffic safety issue at the busy junction to the north. The objector has assumed that a new access will be formed onto Arbroath Road and this is not the case.

It is concluded from the foregoing that the concerns about traffic safety are supported and carry sufficient weight such as to justify the refusal of planning permission.

Design

The proposed finishing materials are beige roughcast walls and concrete tiles for the roof. It is considered that the design of the proposed house is satisfactory, however the height is not considered acceptable as it will result in an overly-dominant development at this prominent location.

CONCLUSION

The proposal fails to comply with Policies 4 and 15 of the Dundee Local Plan Review 2005 due to the density, massing, height and positioning of the house on the site. The additional access point close to a busy junction will have a detrimental impact on traffic and pedestrian safety. There are no material considerations to justify approval of the application contrary to the provisions of the development plan.

RECOMMENDATION

It is recommended that consent be REFUSED for the following reasons:-

- 1 The proposal fails to comply with Policy 4 of the Dundee Local Plan Review 2005 due to the density, mass, height and position of the proposed house on the site at this prominent location. There are no material considerations in these circumstances that would justify approval of the application contrary to the provisions of the development plan.
- 2 The proposal fails to comply with parts A and D of Policy 15 of the Dundee Local Plan Review 2005 due to the scale, massing and density of the proposed development, which does not satisfactorily integrate with the surrounding environment. There are no material considerations in these circumstances to justify approval of the application contrary to the provisions of the development plan.
- 3 The introduction of a second vehicular access within close proximity to a major junction will intensify the level of traffic taking

access to and from Strips of Craigie Road, which will have a detrimental impact on traffic and pedestrian safety at this busy junction.