

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 5 June 2013

DC13/035: Erection of residential development comprising 5 houses at Whiteford Crescent, Dumbarton by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application has been submitted by the Council and relates to land which is owned by the Council. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** full planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to land on the west side of Whiteford Crescent, Bellsmyre. The majority of the site was formerly occupied by lock-up garages, although these have been removed and only the concrete bases remain. A 6m wide strip along the rear of the site, currently defined by a beech hedge, is part of an existing children's play area which is part of a larger area of open space. The site fronts onto Whiteford Crescent and there are no significant level changes throughout the site although the site level is lower than the road level and has a gentle slope running from east to west. The surrounding area is residential, and the site is bordered to the north and south by two storey semi-detached and terraced houses. The play area is to be resited on the opposite side of the road and planning permission has been granted to relocate the children's play area onto this land (decision DC13/036). The application site covers an area of approximately 0.148 hectares.
- 3.2** Full planning permission is sought to erect 5 two storey houses consisting of 2 four bedroom semi-detached houses and 3 three bedroom terraced houses, along with associated parking and landscaping. All of the properties would front onto Whiteford Crescent, with driveway parking in front gardens. Each property would have two off street parking spaces and access to a private rear garden. Finishing materials would include red and blue facing brick and concrete roof tiles. The proposed houses are intended for social rent as part of the Housing Service's own stock. The balance of the open space behind the site is to be incorporated into the allotments/community garden which front Whiteford Avenue.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads and Estates Services and Scottish Water all have no objection to the proposed development.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to construction noise, hours of operation on site, dust control, SUDS and contaminated land.
- 4.3** The Scottish Environmental Protection Agency has no objection to the proposal subject to a condition requiring that existing flow pathways which is the surrounding roads are maintained so that flood waters are routed away from the site and do not increase the flood risk elsewhere.

5. REPRESENTATIONS

- 5.1** Two letters of representation have been submitted in relation to this application by local residents. One representation does not object to the proposal but highlights ongoing problems with the sewerage infrastructure in the area and resultant pollution of the Knowle Burn. The other letter objects to the proposal for the following reasons:
- The loss of the existing play area will leave children with nowhere suitable to play;
 - The site is not large enough to accommodate 5 properties of the size proposed and will make the area appear more built up;
 - The proposed properties are too close to existing properties and will have an overbearing impact;
 - The properties will overlook neighbouring rear gardens;
 - The development will be an eyesore as the materials and design are not in keeping with the surrounding area; and
 - The development may lead to excess noise at adjacent residential properties.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The majority of the application site is covered by Policy H5 (Existing Residential Areas), which seeks to ensure that the character of the area is protected and that all development proposals maintain or enhance its residential character. The proposed redevelopment is considered to be in compliance with this policy.
- 6.2** The 6m wide strip along the rear edge of the development site is designated as open space, along with the existing play area and the adjacent allotments. Policy R1 states that development on existing open space will be considered against criteria which include whether or not a comparable replacement facility is proposed in the local area. In this case the proposal involves the loss of only a small part of the open space, and the children's play area is to be relocated to the opposite side of Whiteford Crescent in accordance with a

separate planning permission. It is therefore considered that the proposal would comply with policy R1.

- 6.3** Policy H4 sets out standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. These standards are assessed in Section 7 below, and it is considered that the development would comply with this policy.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design and Layout of the development

- 7.1** The proposed redevelopment of the former garage site for low density housing is consistent with the existing pattern of development in the immediate vicinity, which includes semi-detached and terraced two-storey houses of a similar scale and density to those proposed. The development would provide an appropriate built frontage onto Whiteford Crescent and would complete the development on the western side of the street. The design of the proposed houses would be of modern style, and whilst the intended red and blue brick finishing materials would contrast with the existing (predominantly rendered) housing in the vicinity, this contrast would serve to add colour and visual interest to the development. It is considered that the redevelopment of this site would help to improve the appearance of the street.
- 7.2** The proposed layout takes account of the levels throughout the site and would avoid creating any overshadowing or overbearing impacts upon neighbouring properties. Whilst privacy concerns have been raised by the objector, the relationship between windows and gardens does not give rise to any significant overlooking. Concern has also been raised about noise during construction, but whilst some disturbance is inevitable during construction work this would be short term and does not provide a justification for preventing development. The Environmental Health Service has recommended conditions covering construction work which should serve to minimise the impact upon existing residents during this period.
- 7.3** Whilst the proposal involves the loss of part of the existing play area the remainder of which will be incorporated into the adjacent allotments/community garden, permission has already been granted to relocate the play area to a more suitable location nearby in order to facilitate the proposed housing development. There will therefore be no loss of play facilities for local children.

8. CONCLUSION

- 8.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted local plan. The layout, design and materials of the development are all considered to be acceptable, and the proposal would improve the amenity of the area whilst providing high quality new social housing.

9. CONDITIONS

- 1. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of the first property.**
- 2. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 4. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.**
- 6. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.**
- 7. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.**
- 8. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.**
- 9. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of**

development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.

10. Existing flow pathways (along the road network), inclusive of those along Howatshaws Road, Whiteford Avenue and Whiteford Crescent, shall be protected and appropriately maintained such that flood waters are routed away from the site and do not increase flood risk elsewhere.
11. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites- Code of Practice" (BS 10175:2001). The report shall include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.
12. Where the risk assessment identifies any unacceptable risk or risks as defined under Part 11a of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
13. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority. On completion of the remediation works and prior to the houses being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
14. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.

Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. *The plans referred to as part of this decision are Drawing No(s). AL(00)001, AL(00)002, AL(00)003, AL(00)004 Rev. C, AL(00)005, AL(00)006, AL(02)001 & AL(02)002.*
4. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

Elaine Melrose
Executive Director of Housing,
Environmental and Economic Development
Date: 16 May 2013

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Appendix: None.

Background Papers:

1. Application forms and plans;
2. Letters of representation;
3. Consultation responses;
4. West Dunbartonshire Local Plan 2010;and
5. DC13/036.

Wards affected: Ward 2 (Leven)