

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 10 January 2012

DC11/226: Erection of residential development (amendment to DC10/219), substitution of house types on plots 4-11, 15-27, 41-81 and 110-119 at Lomondgate, Dumbarton by Persimmon Homes.

1. REASON FOR REPORT

- 1.1** This application relates to a housing development in excess of 50 units and is classed as a major development. Under the terms of the approved scheme of delegation, it requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application relates to plots within the Lomondgate housing development. Approval of matters specified in conditions was granted on 30 November 2010 (DC10/219/MSD) for the erection of 119 residential units on area 2 which is the area of the development immediately adjacent to the BBC studios and part of Gooseholm Road and is 2.17 hectares in area.
- 2.2** Permission is sought to amend some of the house types which were previously approved on this site. The layout and access arrangements that were previously approved would not be altered. The housing mix that was previously approved allowed a total of 119 units, consisting of 49 terraced, 14 semi-detached and 35 detached houses, along with 21 flats. The amended proposal relates to 68 of the approved houses, which would be replaced by 64 houses of different types, such that the overall site would contain 115 units comprising 34 terraced, 22 semi-detached, and 38 detached houses, along with 21 flats. The houses would be a mixture of different types, with the terraced houses having two or three bedrooms, and the detached and semi-detached varying between three and five bedrooms in size. The finishing materials for the amended house types would be red and buff facing brick, roughcast and grey concrete roof tiles to match the materials which have already been approved for the site.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Service has no objection to the proposal.

4. REPRESENTATIONS

- 4.1** None.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site is identified under Policy H1 as a Private Sector Housing Opportunity Site. Policy H4 sets out standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. The proposal is assessed against the criteria contained in the above policies in Section 6 below. It is considered that the development complies with the policies of the adopted local plan.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design and Appearance

- 6.1** The total number of units on this part of the site will be reduced from 119 to 115 as a number of the two bed terraced houses will be replaced with a smaller number of larger detached and semi-detached houses, along with consequential rearrangement of neighbouring plots. This change is in response to anticipated levels of demand for the different types of house in the current depressed housing market. The previously approved layout will be retained, and the replacement house types are all of a style and character similar to the other houses already approved. The reduction in the number of units would be relatively minor, and the development would retain a broad mixture of house types and sizes. Each property will have dedicated off street parking and adequate plot sizes providing sufficient private garden space, and the relationship of houses to each other is considered acceptable in terms of privacy and amenity.

7. CONCLUSION

- 7.1** The development of the site for residential purposes is in compliance with the adopted local plan. The change of house types within the development would not have any detrimental impact on the appearance of the area or the amenity of any neighbouring properties, and no technical problems have been identified.

8. RECOMMENDATION

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

9. CONDITIONS

- 01.** **The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 02.** **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
03. The materials to be used on the development hereby approved shall be Dalton buff facing brick, Ibstock Millburn Red, roughcast and grey concrete roof tiles to match the materials used elsewhere on the development site.
04. This permission is granted as an amendment to planning permission DC10/219/MSC dated 30 November 2010 and all outstanding conditions of that permission remain in force.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 19 December 2011

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
, Housing, Environmental and Economic Development,
Council Offices, Clydebank. G811TG.
01389 738656
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None.

Background Papers:

1. Application forms and plans;
2. Consultation response; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: 3 (Dumbarton)