

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 3 April 2013

DC13/034: Erection of residential development comprising 14 flats and 7 houses and associated works including parking and road improvements at the development site located on Auchenreoch Avenue and Aitkenbar Drive, 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 which is currently occupied by 30 vacant flats contained in two large 3-storey tenement type blocks, and a car park area which once contained lock-up garages. Part of the site fronts onto Aitkenbar Drive and the other part of the site being located at the end of Auchenreoch Avenue at a significantly higher level. The existing car parking area serving the flats lies in the centre of the site, accessed from Aitkenbar Drive with a pedestrian link to Auchenreoch Avenue and Barwood Hill. The surrounding area is residential, and the site is bordered by the back gardens of semi-detached houses on Howatshaws Road/Barwood Hill, by the gable ends of tenement type flats on Auchenreoch Avenue/Aitkenbar Drive, and by an area of vacant land on the opposite side of Aitkenbar Drive which was formerly occupied by flats. The site covers an area of approximately 0.57 hectares.
- 3.2** Full planning permission is sought to erect 21 two storey properties consisting of 4 three bedroom semi-detached houses, 3 three bedroom terraced houses and 14 two bedroom cottage flats, along with associated parking, and landscaping. The 4 semi-detached houses and one block of 4 flats houses would front Aitkenbar Drive with driveway parking in front gardens. The 3 terraced houses and 10 flats (in two blocks) would be grouped around a turning head/shared parking area at the end of Auchenreoch Avenue. A total of 25 parking spaces would be provided. Each property would have access to a private or shared rear garden. Finishing materials would include red and blue brick and concrete roof tiles.

- 3.3** The existing footpath link between Aitkenbar Drive and Barwood Hill would be retained and upgraded, with new landscaping provided alongside the path to improve its appearance. At the corner of Aitkenbar Drive and Howatshaws Road, a small landscaped area would be formed which would create an amenity space.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service, Estates Service has 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 piling and construction noise, hours of operation on site and contaminated land.
- 4.3** Scottish Water had not responded at the time of writing this report

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

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

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Location, Design and Appearance

- 7.1** The proposed redevelopment for lower density housing is consistent with the existing pattern of development in the vicinity, which contains a mixture of house and flat types. It would provide a strong built frontage onto Aitkenbar Drive and around the end of the cul de sac on Auchenreoch Avenue. The layout takes account of the levels differences throughout the site and would avoid any overlooking or overshadowing issues. The design of the proposed houses and flats is considered to be of modern appearance, 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. The new development is considered to be a significant improvement over the appearance of the existing flats, and the redevelopment of this site would help to improving the amenity of the wider area.

- 7.2** The proposal would provide a total of 25 parking spaces to serve 21 units (119%). This is slightly below the normal 125% parking standard but the shortfall (1.25 spaces) is not considered significant. Since part of the development is located at the end of an existing cul de sac, it is intended to develop this area as a courtyard, with shared surface parking areas off the turning head. The approach has been influenced by the Government's Designing Streets philosophy (although the amount of new road construction involved in the development is minimal). The houses and flats on Aitkenbar Drive would have curtilage parking in front gardens, which is an arrangement typically favoured by residents. The provision of an upgraded footpath through the site is to be welcomed as this path is an important link between Auchenreoch Avenue and the school, bus stops and church on Howatshaws Road.

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 acceptable, and the proposal would improve the amenity of the area whilst providing high quality new social housing. No technical problems have been identified, and no objections have been received.

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 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 by 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 including the amenity areas 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. Prior to the commencement of development, details of a suitable location for a grit bin shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to the occupation of the first property.**
- 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.
15. Prior to the commencement of works, full details of the upgrade of the pedestrian link between Aitkenbar Drive and Barwood Hill, including surface treatment, lighting and landscaping, shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the occupation of the first property.

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(00)007, AL(00)008, AL(02)001, AL(02)002, AL(02)003, AL(02)004, AL(02)005, AL(02)006 & AL(02)007.*

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: 18 March 2013

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Appendix: None.

Background Papers:

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

Wards affected: 2 (Leven)