

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 5 June 2013**

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**DC13/040: Erection of residential development comprising 10 flats and associated parking at Penniecroft Avenue, 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 18 vacant flats contained in two 3-storey tenement-type blocks, with associated open space. The site is triangular in shape and bounded by Penniecroft Avenue, Howatshaws Road and Whiteford Avenue. The site has a gentle slope from north to south as it runs parallel with Howatshaws Road. There is currently no parking provided on site. The surrounding area is primarily residential although there is a primary school opposite the site. The area includes a mixture of house types, ranging from tenement flats to modern semi-detached houses. The site covers an area of approximately 0.27 hectares.
- 3.2** Full planning permission is sought to demolish the existing buildings and erect 10 two storey properties, consisting of 8 one bedroom flats and 2 two bedroom flats, along with associated parking, and landscaping. The flats would be provided in two blocks, with one block consisting of 4 cottage style flats and the other consisting of 6 flats. The flats would be arranged around a parking court accessed from Penniecroft Avenue, containing a total of 14 parking spaces. Each property would have access to a common garden area. Finishing materials would include red and blue brick and concrete roof tiles. The flats are intended as social rented housing for the Council's own Housing Service.

#### **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 and hours of work on site.

**4.3** The Scottish Environmental Protection Agency has no objection to the proposal subject to a condition that states that existing flow pathways are maintained so that flood waters are routed away from the site and do not increase the flood risk elsewhere.

## **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**

### Design and Layout

**7.1** The site already contains residential flats, and the replacement of the existing vacant flats with new flats of a lower density is considered to be acceptable in principle. The proposed new flats would be consistent with the established pattern of development in the vicinity, which contains a mixture of house and flat types, and where a number of old 3 storey blocks have already been replaced with new two storey housing over the last few years. Due to the shape of the site, the proposed layout addresses this by arranging the flats around an internal parking court rather than having housing front the existing streets, however the rear of the flats would nonetheless provide a strong built frontage onto the prominent Howatshaws Road/Whiteford Avenue corner. The layout takes account of the level differences throughout the site and would avoid any overlooking or overshadowing issues with neighbouring properties. The design of the proposed flats is contemporary and similar in character to other modern housing in the vicinity, 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.

**7.2** Adequate car parking would be provided for the new flats, and whilst the proposed garden areas would be small each flat would have shared use of some outdoor space. There have been no representations or objections from

consultees. The new development is considered to be an improvement over the appearance of the existing flats, and the redevelopment of this site would help to improving the amenity of the wider area.

## **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 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.

### **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, AL(00)005, AL(00)006, AL(02)001, AL(02)002, AL(02)003, AL(02)004, CIVSA950002 Rev. A01 & CIVSA920101 Rev. A01.*
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. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

**Wards affected:** 2 (Leven)