

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 February 2012

DC11/255: Erection of residential development comprising 9 houses, 6 flats and associated parking and fencing at Miller Road, Alexandria by West Dunbartonshire Council.

1. REASON FOR REPORT

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

2. DEVELOPMENT DETAILS

- 2.1** The application relates to a site which is currently occupied by eighteen existing flats in 2 three-storey blocks. The site is bounded by existing housing to the north, Miller Road to the south and east, and Miller Place to the west. On the opposite side of Miller Road to the south, is Haldane Primary School. The site covers an area of 0.38 hectares and rises in height on the eastern part of the site. On the southern part of the site is a grass verge which bounds Miller Road.
- 2.2** Full planning permission is sought for the erection of 15 residential units comprising 6 two apartment two person flats, 2 four apartment five person semi detached houses, 2 five apartment seven person semi detached houses and 5 four apartment five person terraced houses, along with associated work to upgrade the existing footpath layout and form an off street parking area. On the southern part of the site, a terraced block would be constructed consisting of 5 terraced units with cottage flats at either end. There would be two blocks of semi detached housing and a block of two flats. The main terraced block would front onto Miller Road and would be the most prominent part of the development. There would be dedicated off street parking and garden areas for each property. Finishing materials would include a mixture of buff and blue brick, concrete roof tiles and feature lead canopies over entrance doors. The finishing materials reflect those used on other nearby developments and will complement the existing properties in the area.
- 2.3** The development forms part of a project to build the first Council housing within West Dunbartonshire in decades. The Council were successful in their bid for Government funding for their project which aims to build 75 units throughout West Dunbartonshire. All of the new properties would be social rented homes let by the Council's Housing Service.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Service has no objection to the proposed development subject to the provision of a grit bin and to a road opening permit being obtained.
- 3.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to piling and construction noise.
- 3.3** West Dunbartonshire Council Estates Section 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 majority of the site, with the exception of an area on the eastern edge of the site, is covered by Policy H3 (Housing Opportunity Sites) which identifies the site as being suitable for social rented housing. The remainder of the 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 these policies.
- 5.2** 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 these criteria in Section 6 below, and it is considered that the development complies with the policy.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design and Appearance

- 6.1** The site was previously occupied by 18 three storey flats and this proposal would have a lower density with 15 two storey units spread over a larger area of the site. The proposal is consistent with the existing pattern of development as the surrounding area contains a mixture of house and flat types with varying density levels. The previous flat development faced onto Miller Road and had no dedicated off street parking. The proposed development addresses the previous issues by providing a strong road frontage to the east, west and south and providing each unit with dedicated off street parking. The provision of an upgraded footpath will also serve to improve the road infrastructure of the area. The proposed mixture of finishing materials will add visual interest to the buildings and ensure that they have an acceptable appearance. Due to the relatively minor level changes over the site, only minor design features are required to address the level changes and primarily involve the terraced properties stepping up the slope. The layout of the development integrates well with the existing housing layout and will not give rise to any significant overlooking or overshadowing of adjacent residential properties. The existing grass verge and lay-by at the front of the site will be retained and ensure that the new housing is set back from the road.

Technical Issues

- 6.2** Sufficient car parking would be provided within the development and access to the site is acceptable to the Roads Service. The existing road network would be utilised, with the main change being the upgrade of the existing footpath to the south of the site. No contamination or other technical problems have been identified and all technical consultees are satisfied with the proposal.

7. CONCLUSION

- 7.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted local plan. The design, height and layout of the development is considered acceptable and the proposal would represent a significant improvement over the derelict flats which presently occupy the site. The development would therefore enhance the amenity of the surrounding area and there have been no technical problems identified. Overall, the proposal will provide a well designed development and provide much needed social rented accommodation to meet an identified need in the area.

8. RECOMMENDATION

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

9. CONDITIONS

- 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. 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 as approved.**
- 4. 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.**
- 5. 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.**

6. 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.
7. 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.
8. 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.
9. 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.
10. 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 arising shall be agreed in writing with the Planning Authority and thereafter implemented as approved.
11. 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.
12. 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 any house on site.

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and Economic Development
Date: 24 January 2012

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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: 1 (Lomond)