

WEST DUNBARTONSHIRE COUNCIL

**Report by the Director of Housing, Regeneration and
Environmental Services**

Planning Committee: 3 May 2006

PLANNING APPLICATION REPORT

APPLICATION NUMBER: DC05-325

PROPOSAL: Erection of 6 dwellinghouses, roads and car parking (full)

SITE: Burns Street, Renton

APPLICANT: Cordale Housing Association

AGENT: Campbell & Morris Associates
4 Lansdowne Crescent
Glasgow
G20 6NQ

WARD: 17

DATE REGISTERED: 17/11/05

PUBLICITY: FORMDROPDOWN

Category	Published	Expiry	Publication
Neighbour Notification	30/11/05	14/12/05	Reporter
Development Contrary to Development Plan	30/11/05	21/12/05	Reporter
Neighbour Notification (readvertised)	18/01/06	01/02/06	Reporter

REPORT:

A. SITE DESCRIPTION

The application site is part of an open/amenity area located to the east of Main Street, Renton and immediately south of Burns Street. It has an area of 0.22 ha. The River Leven and the Loch Lomond Cycle Path are to the east of the site.

To the west is a larger area of open space for which an application for sheltered housing has recently been received. The area of open ground is generally level adjacent to Main Street, before sloping down to the cycle path. The applicants are in the process of redeveloping the area to the north of the site for housing (DC05-230).

B. DEVELOPMENT DETAILS

Permission is sought for the erection of 6 semi-detached dwellinghouses, roads and car parking. The car parking and access road would be taken off Burns Street. The houses would face onto the River Leven and the cycle path.

The properties proposed are all 2 storey semi-detached 2 bedroomed properties. All have driveways which are located within the rear gardens. The external materials proposed comprise of base course blue/grey facing brick with red facing brick on upper walls and timber faced panels on gables to match windows and doors. Grey tiles are proposed for the roof finishes.

The design of the houses is similar in character to those in the immediate area. The ground levels fall from Main Street down to the river which requires the houses to utilise a split level arrangement and to have retaining walls between properties and steps down to access front gardens and the cycle path.

The new road created is accessed to the south of Burns Street and extends midway into the site with a turning area at its end servicing the rear of the new houses. An additional 6 parking bays are provided at the end of Burns Street, 2 of which are allocated for visitor parking.

C. DEVELOPMENT PLAN POLICIES

The development site is identified in the Dumbarton District, District Wide Local Plan, adopted March 1999 as Policy LR1 (retention of open spaces).

The development plan policy is required to be considered along with Government guidance.

Government Guidance

Government guidance on housing is contained in Scottish Planning Policy 2 "Planning for Housing". This guidance aims to provide good housing in the right locations and to bring forward sufficient land to meet the requirements for new dwellings. New residential development must make efficient use of resources, reusing previously developed land wherever possible, supporting the aim of reducing energy consumption, and being accessible by forms of transport other than the private car.

Planning Advice Note 67 “Housing quality” provides advice on how the design of new housing reflects a full understanding of its context, Local and Scottish identity are reinforced, and new housing is integrated into the movement and settlement patterns of the wider area. Successful places are those that are distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient. Further advice is given in Planning Advice Note 76 “New Residential Streets” to achieve better quality, more attractive and safe residential environments. This advice note reinforces the principles introduced in PAN 67.

Structure Plan Policies

The Glasgow and Clyde Valley Joint Structure Plan 2000 aims to promote major improvements in the quality of both the natural and built environment. New housing opportunities should support urban renewal, community regeneration and transportation policies, taking account of locational and site requirements of different segments of the housing market.

Local Plan Policies

The site is allocated for ‘Retention of Open Space’ in the Dumbarton District Wide Local Plan 1999. Policy LR1 of that Plan indicates a presumption in favour of retaining such sites of recreation, open space or leisure uses.

Policy H7 indicates that the Council will work with housing associations and private developers to secure the provision of new social rented and special needs housing.

Policy DC1 sets out general principles for the assessment of all development proposals, including a requirement that the location and nature of proposed development be appropriate and that the impact on the natural and built environment be acceptable.

D. EXTERNAL CONSULTATIONS

None.

E. REPRESENTATIONS

Four letters of representation were received in which the issues raised were;

- contrary to local plan policy
- impact on the natural environment
- appearance
- overshadowing
- parking

F. ASSESSMENT

Land Use Policy

The development of the site for residential purpose does not accord with Local Plan policy as the site is identified for recreation, open space or leisure purpose. The site has the benefit of outline planning permission for the erection of sheltered housing complex comprising 41 dwellings. As such the principle for residential development in the area has been established.

Design

The application relates to an area of open space on the east side of Main Street. The area that surrounds the site has a mix of house types and flats with some commercial premises on both sides of the road.

The layout of these new houses also provides a continuation of the existing building line on Graham View to the north and incorporates the frontage of the development site overlooking the river and cycle path. This reinforces the existing streetscape and will provide a safe environment for those using the cycle path.

The site is serviced by a new access road off Burns Street, with individual driveways. Visitor parking is provided within the site and meets the Council's standards. The introduction of a new pavement onto the south side of Burns Street is seen as beneficial, for both the development and the wider community.

The architecture utilised in the development is Scottish semi-rural in appearance emphasised by the over-sailing eaves and traditional fenestration. Amenity areas are provided for each property with good separation resulting in the same density as those properties in Burns Street, Graham View and Thimble Street. This makes for a positive contribution to the visual amenity of the area and a good residential development. The houses also do not overshadow any other adjacent property, not do they overlook into any other private area.

The site layout provides the maximum usable garden area to all houses. This has been achieved by a combination of solutions.

1. The houses have been generally laid out along the site contours.
2. Houses are split level stepping up or down as appropriate.
3. A level garden area is provided immediately to the rear of the properties with the steeper gradient away from the houses.

The garden areas and gradients have been designed with the site to ensure that the space can be fully utilised for amenity purposes associated with the residential development.

It is for the above reasons that it is considered that the proposal is compliant with the aims and objectives of Policy DC1.

External Materials and Landscaping.

The applicant has indicated a range of external materials including a two colour brick finish for the walls of the houses. A base course of blue/grey facing brick is proposed along with a grey tile roof finish and timber door and windows to match gable timber panelling. Details of the hard surfacing materials have yet to be submitted, however this matter will be conditioned along with the external materials.

A landscaping scheme will also be required to show details of the trees and planting; this will be secured by condition along with a maintenance programme. This will ensure the use of high quality external materials and landscaping which will contribute to a quality development.

Housing Mix

This development providing 6 x 2 bedroom dwellings will complement the existing and proposed mix of house types within the Cordale Estate. The houses have been laid out generally along the site contour which has resulted in some properties being split level where appropriate. This balance ensures an opportunity for people to stay within the community as their circumstances change and provides a stable platform for the residents of the development to integrate with the existing community.

Flooding/Transportation

The Council's engineers have confirmed that there are no outstanding flooding issues relating to the housing development, nor are there any transportation issues regarding off road parking, road design or access onto Burns Street. They are unwilling to accept the use of gabion baskets as a material used to construct retaining walls within the site and require a more robust solution. This will be controlled by condition.

Other Material Considerations

As the site is adjacent to the Loch Lomond cycle path and the River Leven, it is considered important that these natural habitats for wildlife should be protected during and after construction. It is considered that conditions should be attached to any consent issued to ensure the following.

- (a) Suitable measures of control should be put in place to minimise sediment run-off and erosion from the site into the River Leven.

- (b) No construction work, which would cause light, noise or vibration in the waters of the River Leven should take place during the hours of darkness.
- (c) No development should take place within 10 metres of the River Leven.

There is no physical development proposed within 10 metres of the River Leven.

These matters can be addressed by attaching appropriate conditions.

Representations

With regard to the representations submitted an assessment of the development has been made and it is considered to be an acceptable form of development at this location after addressing each point of objection.

The Council's Roads Services are satisfied on matters relating to traffic generation, sightlines and pedestrians safety. There are no concerns with regard to flooding issues.

The proposal will not have any detrimental effect on wildlife/fauna and vegetation as long as suitable conditions safeguarding the River Leven and the materials used for the retaining walls are attached to any consent issued and complied with by the developer.

In relation to comments received regarding overshadowing/appearance, the proposed layout is an adequate distance from adjacent houses which will prevent any loss of privacy or overshadowing as they are over 20 metres from the site. The overall appearance of these dwellinghouses is acceptable as they are in the same architectural style as houses recently granted consent at 3-13 Burns Street and have materials selected to complement the adjacent regenerated area.

G. CONCLUSION AND RECOMMENDATION

It is considered that the design, layout and scale of the development is acceptable at this location and will not have any adverse effect on the open space provision within the wider area.

Whilst the proposal is contrary to the development plan it is considered that the granting of outline planning permission for the site for sheltered housing has established the principle of development.

The proposal is considered to be acceptable and accords with the principles established by the granting of outline planning permission. It is therefore recommended that Members grant planning consent subject to the following conditions.

H. CONDITIONS

- 1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.**
- 2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services prior to any work commencing on the site.**
- 3. Prior to commencement of works, full details of the design and location of all fences and walls, and retaining walls, to be erected on the site shall be submitted for the consideration and written approval of the Director of Housing, Regeneration and Environmental Services.**
- 4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Housing, Regeneration and Environmental Services.**
- 5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Housing, Regeneration and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-**
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services,**
 - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Housing, Regeneration and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.**
- 6. 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 Director of Housing, Regeneration and Environmental Services. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.**

7. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during construction works to prevent mud being deposited on the public road.
8. No dwellings shall be occupied until the vehicle parking spaces and turning area has been provided within the site in accordance with the approved plan. 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 as may be agreed by the Director of Housing, Regeneration and Environmental Services shall be carried out only between 8am and 6pm Mondays to Fridays and not at all on Saturdays/Sundays or Public Holidays.
10. The permitted maximum noise levels emanating from construction or demolition operations on the site shall be relative to the pre-contract ambient noise levels for the area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Housing, Regeneration and Environmental Services. The applicant is required to contact the Public Health and Pollution Service of Protective Services not less than 14 days prior to works commencing on the site.
11. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites)(Scotland) Order 2002. All reasonable protective steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
12. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services.
13. Details of measures to control and minimise sediment run-off and erosion from the development site into the River Leven should be submitted to the Director of Housing, Regeneration and Environmental Services for his written approval, prior to any work commencing on site.

14. No development, excepting works relating to the associated landscaping scheme, shall take place within 10.0 metres of the River Leven and the Loch Lomond cycle path.
15. Prior to development commencing, detailed plans shall be submitted which clearly illustrate in cross-section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.



David McMillan
Director of Housing, Regeneration and Environmental Services
Date: 20 April 2006

Ward affected: 17

- Background Papers:**
1. Planning application forms 16.11.06.
 2. Planning application plans 17.11.05.
 3. Neighbour Notification Certificate 16.11.06.
 4. Ownership certificate 16.11.06.
 5. Letters of representation from:
Mr & Mrs Black, 32 Burns Street, Renton 15.12.05.
The Occupier, 23 Burns Street, Renton, 15.12.05.
The Occupier, 17 Burns Street, Renton, 15.12.05.
Mr McGrogan, Burns Street, Renton, 16.12.05.
 6. Consultation response Roads Department 6.12.05.
 7. Consultation response Roads Department 8.2.06.
 8. Glasgow and the Clyde Valley Joint Structure Plan 2000.
 9. Clydebank Local Plan, adopted 15.9.04.
 10. West Dunbartonshire Local Plan, Consultation Draft, December 2005.

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