

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 1 November 2006

PLANNING APPLICATION REPORT

APPLICATION NUMBER: DC06-239

PROPOSAL: Erection of residential development of 36 flats and 13 houses (full)

SITE: Dean Street /Cochno Street, Clydebank

APPLICANT: CCG Homes Ltd.

AGENT: Coltart Earley Architects, 11 Claremont Gardens, Glasgow

WARD: 2

DATE REGISTERED: 31/07/06

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour notification	10/08/06	24/08/06	Clydebank Post

REPORT:

A. SITE DESCRIPTION

The application relates to a commercial site on the corner of Dean Street and Cochno Street in Clydebank. The site is occupied by industrial buildings, and was formerly used as warehousing by the Clydebank Co-operative Society. The immediate surrounding area is predominantly residential, although Whitecrook Primary School lies on the north side of Dean Street. Whitecrook Day Nursery occupies a backland site adjacent to the rear of the application site. Further along Cochno Street to the north the area becomes industrial in character.

Most of the surrounding houses are single storey or 1½ storey terraces, although there is a three storey sandstone tenement block adjacent to the site on Cochno Street. An access lane runs around the rear of the site, separating it from the surrounding houses and the day nursery.

B. DEVELOPMENT DETAILS

Permission is sought for a residential development of 36 flats and 13 houses following the approval of outline planning consent in July 2005 (DC05-084). The outline consent was for 30 flats and 14 houses. This application is for full planning permission as the number of units differs from the outline approval slightly however the general site layout is similar to that shown on the indicative plans of the outline approval.

The flats would be four storeys in height and take the form of a tenement building fronting Cochno Street and wrapping around the corner onto Dean Street. This building would be only marginally higher than the existing three storey tenement adjacent to it. Four two storey terraced houses would occupy the remainder of the Dean Street frontage, and a further nine terraced and semi-detached houses would be located within the site, facing the proposed internal parking area.

Vehicular access would be off Dean Street. The four terraced houses fronting the street would have individual driveways. The private parking court in the centre of the site would be for the remaining houses and flats.

C. DEVELOPMENT PLAN POLICIES

Clydebank Local Plan 2004

The site is identified as part of the existing residential area. Policy H5 indicates that development should be of an appropriate character, with suitable scale, density, design and materials, and should avoid overdevelopment.

Policy H4 sets out housing standards to ensure that development provides high quality living environments and improves the quality of the existing area.

West Dunbartonshire Local Plan (Consultative Draft)

The application site is identified as a private sector housing opportunity site that would be suitable for 44 units.

Policy H4 similarly sets out housing development standards to ensure new housing development is appropriate to the character of the surrounding area.

D. CONSULTATIONS

British Airports Authority	No objection subject to restrictions on lighting design and the use of high cranes during construction.
Scottish Environment Protection Agency	No objection subject to satisfactory arrangements for surface water disposal and remediation of any contaminated land.

E. REPRESENTATIONS

The Barns and Richmond Residents Association has submitted a letter of objection with 16 signatures, and also a petition with 33 signatures. Some of these signatories have also written in as individuals, and are included in the 13 letters of representation received from local residents. In general these do not object to the redevelopment of the site for housing, but raise concerns about the design and density of the proposal, specifically:

- 4 storey flats would be out of keeping with the appearance and character of the area, which is predominantly low rise housing;
- overshadowing and overbearing effect of 4 storey flats on surrounding houses;
- overlooking by 4 storey flats;
- the flats would back onto Cochno Street, which would be unsightly (this is incorrect, as the flats would in fact front Cochno Street);
- overdevelopment of the site;
- lack of need for flatted development in the area;
- additional traffic on Dean Street would cause congestion and would endanger school children;
- further housing would exacerbate existing parking problems;
- impact upon an existing garden shed attached to the existing buildings;
- potential to add to existing drainage problems; and
- noise and disruption during construction.

In addition, a local business has written to indicate that whilst they have no objection to the proposal, they wish the Council to ensure that any vermin in the buildings are exterminated before demolition begins, so that nearby properties are not affected by rats or mice.

F. ASSESSMENT

Land Use

The application site is within a predominantly residential area and outline planning permission has been approved for residential development. In addition the site is identified in the West Dunbartonshire Local Plan (Consultative Draft) as a residential development site. The principle of residential development at the site has therefore been established.

Urban Design

The main issues in the consideration of this application are the design, density and layout of the proposal. The proposal would feature tenement flats on Cochno Street, adjacent to an existing block of flats. The new flats would wrap around the corner into Dean Street, where a terrace of two storey houses would provide an intermediate step in height between the flats and the existing 1¾ storey houses. Further houses would be located within the site, facing the parking court. This arrangement is consistent with the indicative plan provided along with the outline application and this is considered to be an appropriate layout for the redevelopment of this site.

In addition the scale and density is considered acceptable at this location as the proposal provides visual continuity along the Cochno Street elevation, dropping in scale along the Dean Street elevation.

The design of the buildings has been amended as a result of discussions with the applicant. As a result, the fenestration and detailing of the proposed flats would incorporate some traditional features and proportions copied from the adjacent tenement. The design of the corner of Cochno Street and Dean Street has been altered and these changes have improved the external appearance of the flats. It is considered that the corner adjacent to the proposed access at Dean Street could also be improved. This may be addressed by including an appropriate condition requiring the submission of amended plans before works commence. The design of the houses fronting onto Dean Street has also been amended and this has improved their visual relationship both with the flats and with the existing houses. Full details of finishing materials and detailed landscaping proposals would require to be agreed, and this could also be controlled by condition. Overall, the proposed development is considered to be of satisfactory appearance and character.

Objectors have raised concerns regarding the 4 storey tenements, which they consider to be out of keeping with the character of the area. It is acknowledged that houses in the surrounding area are largely low rise buildings. The existing houses on Dean Street are 1¾ storey terraces, whilst those on Barns Street are single storey. However, there are also large industrial buildings nearby to the north, and the existing three storey tenement at 46-50 Cochno Street immediately to the south. The proposed flats would be very similar in overall height to the existing tenement, and would not appear unduly high. On Dean Street, the flats would not immediately border the existing 1¾ storey houses. The scale and massing of the proposal are considered to be acceptable in terms of their impact upon the streetscape, and they would not give rise to unacceptable overlooking or overshadowing of the existing properties. The density of development is considered appropriate for this location close to Clydebank town centre.

Access and Parking

The proposed access to the site has been examined by Roads Services and is considered to be acceptable at this location. In addition the parking provision within the site is also acceptable and adheres to the Council's Roads Development Guidelines. The traffic generated by this development is not considered to have a significant effect on the surrounding public roads. In addition public transport is readily accessible from the site.

Objections have been received regarding parking problems and the volume of traffic. There is an absence of off street parking in the surrounding area and these parking/traffic problems are exacerbated during school opening and closing times. However the redevelopment of the site would reduce the number of heavy goods vehicles using the surrounding roads. Additional traffic calming measures can be introduced along Cochno Street and Dean Street and this would assist in traffic safety.

Other Material Considerations-Technical Considerations

The applicant has submitted a site investigation and has identified remediation measures to deal with contamination and the removal of existing underground tanks. This has been examined and the measures are considered acceptable.

G. CONCLUSION AND RECOMMENDATION

The proposed development of this site for residential purposes would be consistent with the land use policies of the Clydebank Local Plan 2004 and with outline permission DC05-084. The design and layout are considered to be acceptable, and have been altered as a result of discussions during the course of the application. The access and parking arrangements are also considered acceptable. **It is therefore recommended that full planning permission be granted with 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. **Notwithstanding the details shown on the approved plan, development shall not commence until such time as amended elevations for the front corner of the flats adjacent to the new access (marked in green on the approved plans) have been submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services. Development shall be carried out in accordance with these approved amended plans.**
3. **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 development commencing.**
4. **No dwelling shall be occupied until such time as all roads, footpaths and car parking spaces serving that unit have been completed to base course level, and the final five units shall not be occupied until such time as all roads, footpaths and parking spaces have been completed to their finished specification to the satisfaction of the Director of Housing, Regeneration and Environmental Services.**

- 5. Prior to development commencing, details of additional traffic calming measures on Cochno Street and Dean Street shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services. The approved traffic calming shall be implemented to the satisfaction of the Director of Housing, Regeneration and Environmental Services prior to the final five dwellings being occupied.**
- 6. Surface water disposal shall be by way of a Sustainable Urban Drainage System (SUDS), the details of which shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services prior to any development commencing.**
- 7. 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 buildings, or such other date as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services; and**
 - (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 a period of three years of planting, shall be replaced by trees or shrubs or similar size and species to those originally required to be planted.**
- 8. The landscaping scheme referred to in Condition 7 above shall comply with the guidance contained in the Civil Aviation Authority's 'Advice Note 3: Potential Bird Hazards from Amenity Landscaping and Building Design'.**
- 9. Full details of any exterior lighting to be provided as part of the development or during its construction shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services prior to any development commencing. Such lighting shall comply with the Civil Aviation Authority's 'Advice Note 2: Lighting near Aerodromes'.**

10. 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 with the Director of Housing, Regeneration and Environmental Services, shall be carried out only between the hours of 0800 and 1800 Monday to Saturday, and not at all on Sundays or Public Holidays, unless otherwise agreed in writing with the Director of Housing, Regeneration and Environmental Services.
11. During all demolition and construction works the plant and machinery shall be used 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, and all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
12. Prior to any piling work taking place, a competent person must first carry out an assessment, the findings of which shall be submitted to and approved in writing by the Director of Housing, Regeneration and Environmental Services. Account must be taken of the guidance in BS6472: 1984 Evaluation of Human Responses to Vibration in Buildings.
13. Prior to development commencing, the contaminated land remediation measures and arrangements for the removal of the existing underground storage tanks proposed in the report 'Supplementary Site Investigation: WSP Buildings and Clydebank Co-operative Society Limited, July 2006' shall be implemented to the satisfaction of the Director of Housing, Regeneration and Environmental Services.

David McMillan
Director of Housing, Regeneration and
Environmental Services

Wards affected: 2

Appendix: none

Background Papers:

1. Copy of application received 24/07/06
2. Letters of representation from:
 - a) Barns & Richmond Res. Assoc., received 1/8/06;
 - b) McLockie, received 2/8/06;
 - c) Cassidy, received 3/8/06;
 - d) Cassidy, received 3/8/06;
 - e) Bell, received 3/8/06;

- f) Burns, received 7/8/06;
- g) Cartmel, received 7/8/06;
- h) Coultas, received 4/8/06;
- i) McGuinness, received 9/8/06;
- j) Duncan, received 9/8/06;
- k) Gow, received 10/8/06;
- l) Gailey, received 8/8/06;
- m) Dick, received 15/8/06;
- n) Campbell received 17/8/06, and;
- o) Maxwell, received 1/9/06;
- 3. Petition received 25/8/06
- 4. Consultation responses from:
 - a) BAA, received 1/9/06, and;
 - b) SEPA, received 2/10/06
- 5. Copy of amended drawings received 09/08/06 and 13/10/06.

Person to Contact:

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