

APPEAL STATEMENT

**15/01550/FULL - ERECTION OF TEN FLATTED DWELLINGS WITH
ASSOCIATED AMENITY SPACE AND CAR PARKING**

at

***37 Townhill Road
Dunfermline
Fife
KY12 0JD***

Prepared by

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On behalf of

McCallan Homes

Executive Summary

15/01550/FULL - ERECTION OF TEN FLATTED DWELLINGS WITH ASSOCIATED AMENITY SPACE AND CAR PARKING AT 37 TOWNHILL ROAD, DUNFERMLINE, FIFE KY12 0JD

- The application site which measures approximately 1820 square metres (0.182 hectares) is located at the corner of Townhill Road and Methven Drive approximately 750 metres to the north of Dunfermline town centre. The site is presently vacant following the demolition and removal, in January 2015, of a large detached dwelling house which used to occupy it.
- The site is located in close proximity to a range of local facilities and services. Shopping facilities and a health centre exist within 400 metres of the site and within 800 metres exists the town centre, the local primary school (Belleeoman) and the public park at Sinclair Gardens. Within approximately 1 km of the site exists Dunfermline Bus and Train (Dunfermline Town) Stations. All of the facilities referred to and others are easily accessible from the site by a choice of integrated public footpaths.
- The planning application submitted to and refused by the Council against a positive recommendation from the Planning Department sought detailed planning permission for the erection of ten flatted properties in two separate accommodation blocks fronting onto Townhill Road and Methven Drive. Both blocks are 2½ storey in height with balconies on the public elevations of the upper floors overlooking the roads referred to. Each block contains four 2 bedroom flats with internal floor areas of 77 sq. metres on the ground and first floors and a three bedroom flat with an internal floor area of 159 sq. metres on the upper/second floor resulting in a total of eight, 2 bedroom properties and two 3 bedroom properties. The proposed development will be designed to far exceed the current Building Regulations, in both usable accommodation space and in energy efficiency. The proposed energy demand placed on the wider network will be significantly reduced by the inclusion of renewable energy technologies and low energy products.
- The proposed development will be accessed off Townhill Road with two car parking courts, each containing ten parking spaces, provided at the rear of each block. Garden and amenity areas at a rate of 51 sq. metres per flat will surround both of the blocks and parking courts. Included within these amenity areas are a hard surfaced drying area, cycle parking area, tree planting and a seating area. Immediately to the north of the vehicular entrance there are two bin stores proposed. The site will be contained within a wall measuring 1.8m in height with the exception of those areas directly in front of the ground floor windows which would have a lower wall topped with railings. The existing footpaths adjoining the site will be increased in width to 2.0 metres.
- The planning application was refused by elected members of Fife Council's West Fife Planning Committee against a recommendation to approve by the Council's Planning Department for the following reasons:
 - (1) *The proposal, by virtue of its density, scale and massing, is contrary to Policy E2 of the Adopted Local Plan due to the development failing to respect the character, appearance and prevailing pattern of development of the adjacent town scape. The development represents the over development of the application site and would have an unacceptable impact on the special character of the area.*

(2) The proposal fails to make a positive contribution to the immediate area, by virtue of its form, scale and layout. It is therefore contrary to Policy E4 of the Adopted Local Plan.

- The reasons for the refusal of the application have been contested in the strongest possible terms as the proposal clearly respects the character, appearance and prevailing pattern of development in the area and does not constitute the over development of the site. It is not therefore contrary to the terms of Policy E2 or Policy E4 of the West Fife Local Plan.
- The following additional key considerations are put forward in support of the application:
 - The site represents a sustainable and an inherently suitable location for the type of development proposed given its proximity to Dunfermline Town Centre and to other facilities and services which are accessible by a choice of modes of transport including by foot, bicycle, car or bus.
 - The site which is brownfield in nature is in a derelict condition and detracts, in its present condition, from the character and appearance of the area. Its redevelopment for the uses proposed would significantly improve the area to the benefit of all.
 - The design proposed is entirely fitting and appropriate to the area respecting the scale, massing and density of adjoining development.
 - The redevelopment of the site for the ten residential units proposed would make a small but nonetheless very important contribution to the establishment of a five year effective housing land supply within the Dunfermline Housing Market Area.
 - The type of units proposed (private market apartments) will increase the range and type of such accommodation in this part of Dunfermline and for which there is known to be a significant demand and lack of supply.
 - The widening of the public footpath around the boundary of the site represents a significant element of planning gain for the wider community.
 - The application has been recommended for approval by the Council's Planning Department but refused on entirely unsound grounds by the West Fife Planning Committee on, it would appear, the back of local opposition to the proposals.
- In light of the considerations outlined it is respectfully requested that the application be upheld and planning permission granted for the proposal.

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TABLE OF CONTENTS

1.	Introduction	1
2.	Location and Description of Site	2
3.	Planning History	6
4.	Description of Proposed Development	8
5.	Planning Policy	12
6.	Comment on Reasons for Refusal	29
7.	Summary & Conclusions	30

Appendix 1 - Copy of planning application submitted to and determined by Fife Council.

Appendix 2 - Decision Notice

Appendix 3 - Committee Report

Appendix 4 - Minutes from Council Meeting

Appeal Statement

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1. INTRODUCTION

- 1.1 This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants on behalf of our clients, McCallan Homes. We dispute, on behalf of our client, Fife Council's reasons for refusing the above-mentioned application, which sought detailed planning permission for the erection of ten flatted dwellings with associated amenity space and car parking facilities at 37 Townhill Road, Dunfermline, Fife KY12 0JD. Given the terms of Section 47 of the Town and Country Planning (Scotland) Act 1997 we wish to appeal the Council's decision.
- 1.2 A copy of the planning application as submitted to and refused by the Council is contained in **Appendix 1**.

2. LOCATION AND DESCRIPTION OF SITE

- 2.1 The application site which measures approximately 1820 square metres (0.182 hectares) is located at the corner of Townhill Road and Methven Drive approximately 750 metres to the north of Dunfermline town centre.



Location Plan

- 2.2 The site is presently vacant following the demolition and removal in January 2015 of a large detached dwelling house which used to occupy it. Part of the dwelling had also been used as a dental surgery.



Dwelling house which previously occupied site now demolished

- 2.3 The site is located in a predominantly residential area of a Victorian/Edwardian era and is surrounded as follows:

North – Bounded by Methven Drive which has single and two storey stone built detached or semi-detached dwellings with slate roofs.

West – Bounded by Townhill Road which immediately opposite the site consists of single storey detached dwellings with stone finishes and slate roofs but has a variety of other styles including one and a half storey, two storey, two and a half storey and three storey along its length.

East – Bounded by a traditional two storey stone built dwelling house with slate roof facing south and backing onto Methven Road.

South – Bounded by an access lane to garages and a garden area beyond which exists a modern red brick built 2 storey detached property.



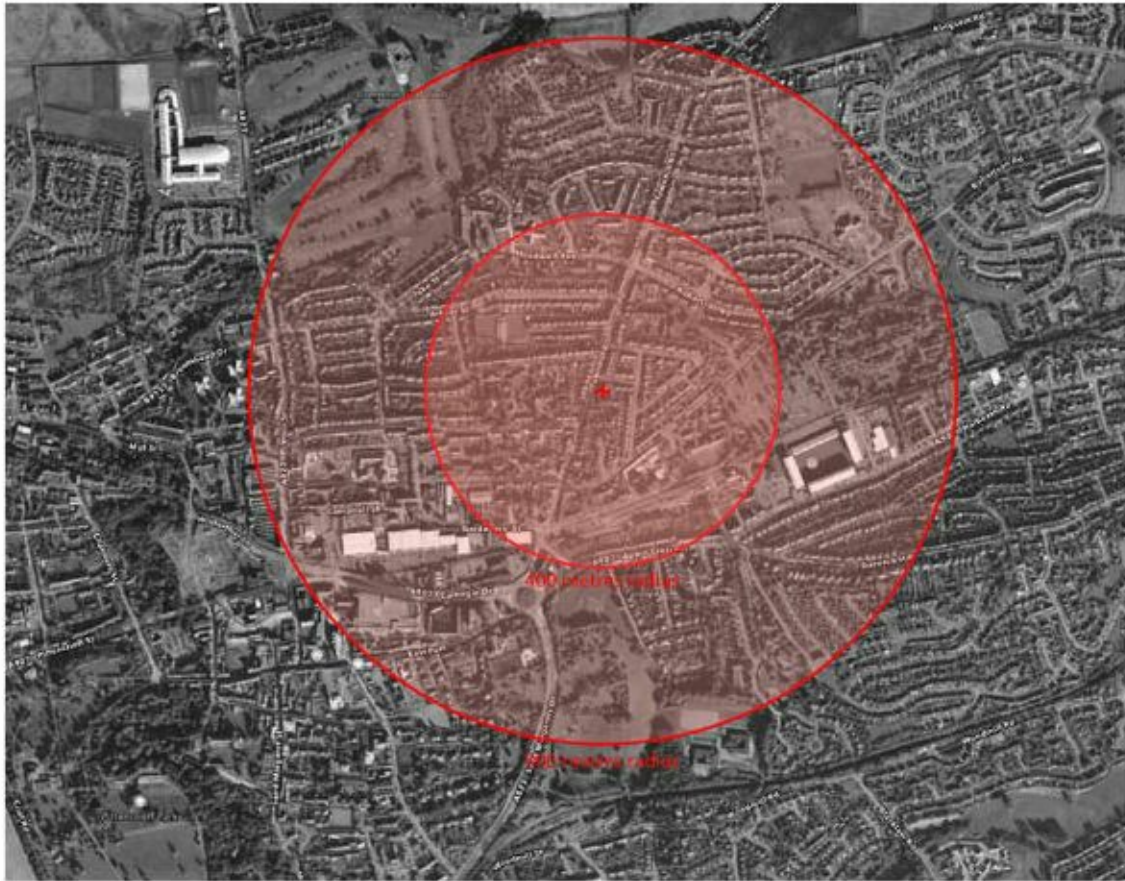
Views towards site from Townhill Road

- 2.4 There are a number of small trees along the southern boundary of the site and a mature horse chestnut over hanging it. The site is bounded by brick built walls which are rendered white on the side facing Townhill Road and are topped with clay mouldings. Some sections of the boundary wall are in a poor state of repair detracting from the character and appearance of the area.
- 2.5 Townhill Road to the west of the site is a recognised public transport route within Dunfermline. Bus stops serving north and south bound routes are located immediately opposite the site and to the north on the opposite side of Methven Drive.



Bus stops serving north and south bound buses on Townhill Road

- 2.6 The site is located in close proximity to a range of local facilities and services. Shopping facilities and a health centre exist within 400 metres and within 800 metres exists the town centre, the local primary school (Bellyeoman) and the public park at Sinclair Gardens. Within approximately 1 km of the site exists Dunfermline Bus and Train (Dunfermline Town) Stations. All of the facilities referred to and others are easily accessible from the site by a choice of integrated public footpaths.



400m and 800m circles centred on application site



Local Shopping Facilities



Local Health Centre