

**KEY INFORMATION**

**Ward** West Ferry

**Proposal**

Formation of one dormer and eight rooflights on East and West elevations

**Address**

17 Fairfield Road  
Broughty Ferry  
Dundee

**Applicant**

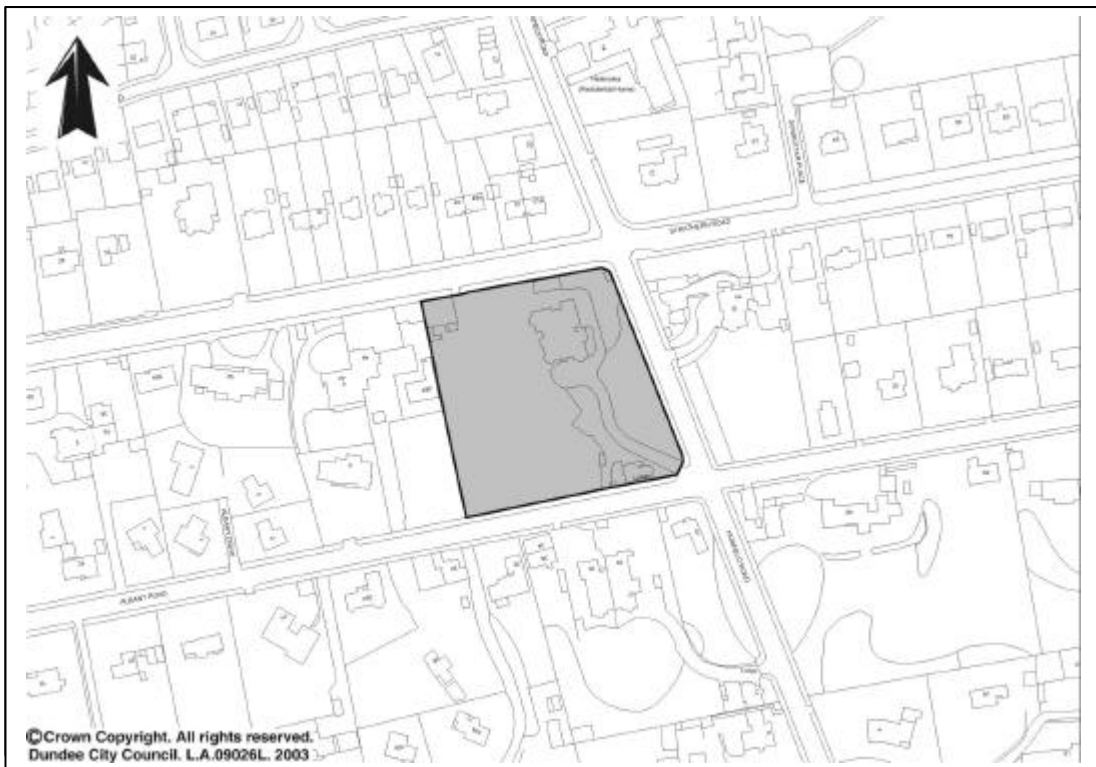
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Dundee  
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**Agent**

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**Registered** 13 Mar 2006

**Case Officer** Julie Young



## Proposed Alterations to Roof on House in Fairfield Road

The formation of one dormer and eight roof lights is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposed development is contrary to Policies 60 and 61 of the Dundee Local Plan Review 2005. The objections are supported in these circumstances. Accordingly, the application is recommended for **REFUSAL**.

**SUMMARY OF REPORT**

- Planning permission is sought for the installation of eight rooflights and a dormer on the east and west elevations of a house at 17 Fairfield Road. The house is A-listed and is known as Red Court and is also located within a Conservation Area.
- The proposal raises issues for consideration in terms of Policies 60 and 61 of the Dundee Local Plan Review 2005. It is considered that the proposal does not comply with these policies.
- Objections were received from a neighbouring resident and Broughty Ferry Community Council on the grounds of the adverse visual impact due to an inappropriate design for a listed building.
- It is considered that the proposals will have an adverse impact on the character and appearance of the listed building and conservation area and therefore the application is recommended for **REFUSAL**.

## DESCRIPTION OF PROPOSAL

Planning permission is sought to install eight velux rooflights and a dormer on the east and west elevations of a house at 17 Fairfield Road, Broughty Ferry, which is an A-listed building.

The dimensions of the proposed rooflights are 1028mm by 717mm, they will have timber frames and are top hinged with a glazing bar.

The proposed dormer will have a slate roof and sides and timber frame window with astragals.

## SITE DESCRIPTION

The application site is located on the corner of Strathern Road (south of) and Fairfield Road (west of). The dwelling is a 2 storey large French Renaissance-style villa in red sandstone, slate roof and multiple chimneys. The windows are original timber sash and case with astragal details on the top pane. The house is characterised by its heavily massed, steep pitched dominant roofscape. There are rubble boundary walls along the north, south and east boundaries. There are some small skylights on the north and east elevations

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 60 requires alterations to listed buildings to have regard to the restoration or enhancement of its architectural and historic character.

Policy 61: Development in Conservation Areas will be expected to preserve or enhance the character of the surrounding area.

### Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG 18: Planning and the Historic Environment sets out the framework for dealing with applications relating

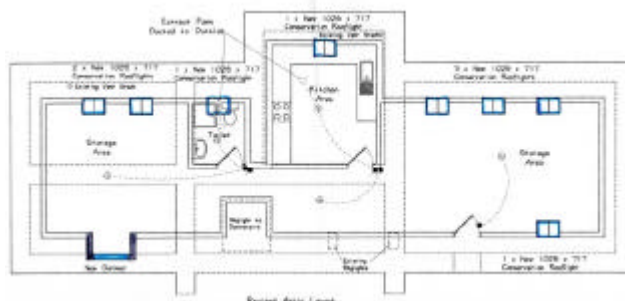
to listed buildings. It makes particular reference to the "Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides more detailed guidance on listed building proposals.

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

## LOCAL AGENDA 21

The proposal does not comply with Key Theme 15: Diversity and Local Distinctiveness are Valued and Protected.



## SITE HISTORY

There is a partner listed building application on this agenda and it is recommended for refusal.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring resident on the grounds of the inappropriate design and potential damage to the interior fabric of the listed building. Copies of the objection letter are available for viewing in the Members' Lounges and will be considered in more detail in the Observations below.

## CONSULTATIONS

Broughty Ferry Community Council have objected to the proposals due to the deleterious effect on the listed building, the roof is currently unmarred and original and the proposals will detract from the appearance of the building.

## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- whether the proposals are consistent with the provisions of the development plan; and if not
- whether an exception to the provisions of the development plan is justified by other material considerations.

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy 60 of the Dundee Local Plan Review 2005 states that alterations to listed buildings will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. It is considered that the installation of eight rooflights of the scale and size proposed and on public elevations will detract from the historic and architectural character of the

listed building. Historic Scotland object to the partner listed building application on the grounds of the negative impact on the special character of this nationally important house. Although a few skylights have been added to the building they do not consider that a precedent has been set and indicate that this is a further reason to reject the current proposals. The proposed dormer will be publicly visible and will detract from the original character of the roofscape which was intended to be unbroken.

Policy 61 states that all development proposals will be expected to preserve or enhance the character of the surrounding area. As discussed above, the alterations to the house are considered unacceptable and will detract from the character of the conservation area.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

## Other Material Considerations

The other material considerations to be taken into account are as follows:

## Objections

An objection was received from a neighbouring resident and their main concerns relate to the inappropriate design of the proposals for this A-listed building and potential damage to the interior fabric of the building. The objections are supported as it is considered that character of the building will be adversely affected by the proposals.

The objections submitted by Broughty Ferry Community Council which refer to the potential damage to the listed building are also supported.

## Memorandum of Guidance on Listed Buildings and Conservation Areas

The Memorandum advises that any new dormers should, if appropriate to the design of the original house, be kept to the rear elevation. It may sometimes be acceptable to provide additional skylights, but as a general rule these should be strictly limited in size and number, should not be placed on principal elevations and should if possible relate to the fenestration of the building. The proposals are contrary to this advice.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations to support the refusal of planning permission for proposals which are contrary to the provisions of the development plan. It is therefore recommended that planning permission be refused.

## Design

The alterations to the dwelling, by way of the insertion of rooflights and a dormer on public elevations are considered visually unacceptable as they will detract from the character of the listed building and conservation area.

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## CONCLUSION

It is concluded that the proposal does not comply with Policies 60 and 61 of the Dundee Local Plan Review 2005 or with advice in the Memorandum of Guidance. There are no material considerations that would justify approval of the application contrary to this legislation and advice. Therefore the application is recommended for REFUSAL.

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## RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

### Reasons

- 1 The proposals are contrary to Policies 60 and 61 of the Dundee Local Plan Review 2005 due to the adverse visual impact on the character of the listed building and surrounding conservation area. There are no material considerations that would justify approval of the application contrary to the Development Plan.