

KEY INFORMATION**Ward** West Ferry**Proposal**

Formation of one dormer and eight roof lights on East and West elevations

Address

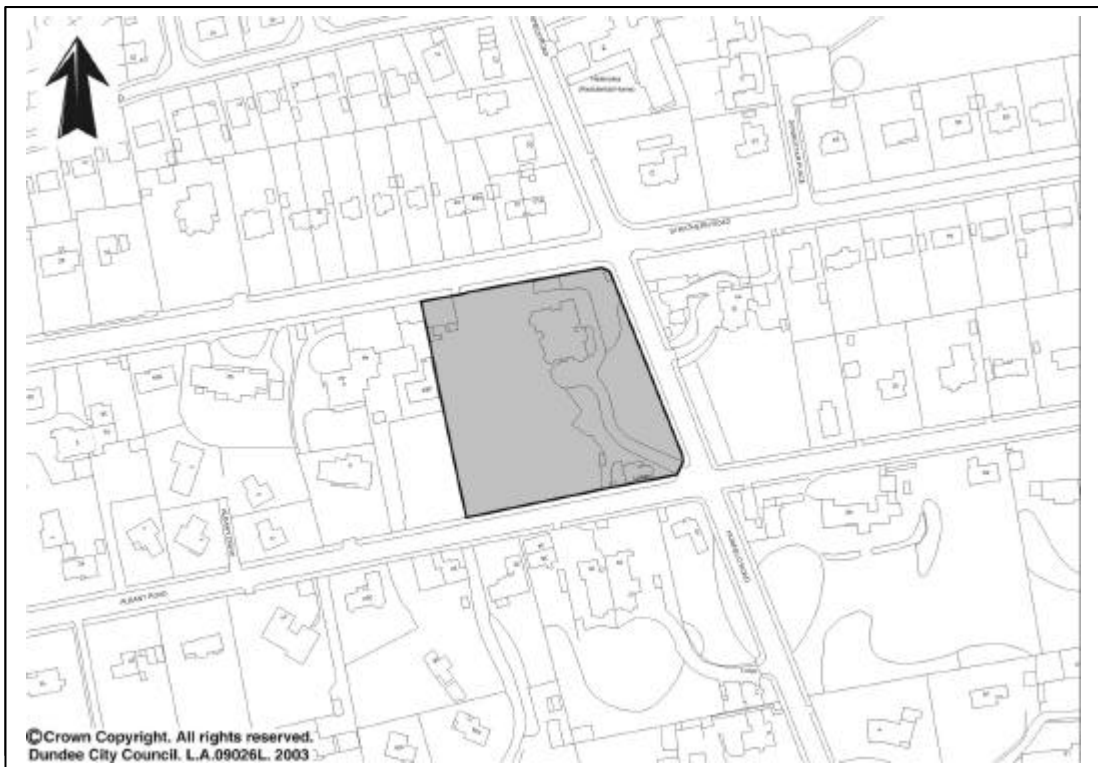
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Registered 28 Feb 2006**Case Officer** Julie Young

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 considered to be contrary to Section 14 of the Act, Policies 60 and 61 of the Dundee Local Plan Review 2005 and advice in the Memorandum of Guidance. The objections are supported. Accordingly, the application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Listed building consent is sought for the installation of eight velux rooflights and a dormer on the east and west elevations of a house at 17 Fairfield Road, Broughty Ferry.
- The house is A-listed and is known as Red Court.
- 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 from Broughty Ferry Community Council on the grounds of the adverse impact on the character and appearance of the listed building and potential impact on the internal fabric.
- It is advised in the Memorandum of Guidance on Listed Buildings and Conservation Areas that additional skylights or dormers should not be placed on principal elevations and should be limited in size and number.
- The proposed development will detract from the character and appearance of the listed building, which is contrary to the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- There are no material considerations that would justify approval of the listed building application. Therefore the application is recommended for **REFUSAL**.

DESCRIPTION OF PROPOSAL

Listed building consent 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. There are rubble boundary walls along the north, south and east boundaries. There are some small skylights on the north and east elevations.

The property is dated 1886 and was completed by George McLaren and a billiard room wing was added in 1920 by William Gauldie and Robert Hardie. There are many original features within the grounds and inside the house including a sundial, lamp standard, gatepiers, boundary walls and chimneys. There is a lodge house, coach house and laundry which are listed separately.

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 no site history of direct relevance to the application site in these circumstances.

PUBLIC PARTICIPATION

The application was advertised in the Edinburgh Gazette and Dundee Courier as affecting a listed building.

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 letters are available for viewing in the Members' Lounges and the issues will be discussed in more detail in the "Observations" below.

CONSULTATIONS

Historic Scotland have provided informal comments on the application which are summarised as follows:

It is the view of the Historic Scotland Inspectorate that the proposals to form several rooflights and a dormer window on the roof of this Category A

listed house are not acceptable. While the advice in the Memorandum of Guidance does offer some scope for installation of rooflights and dormers on rear pitches, it is considered that the proposals will have a negative impact on the special character of this nationally important house. A few skylights have already been formed, but rather than consider this as setting a precedent, it is advised that this is more reason to halt the cumulative effect of their impact on the character of the roofs.

A key element of the original architectural concept and character of this house is the heavily massed, steep pitched, dominant roofscape, originally intended to be virtually unbroken by openings. The current proposal would break up and diminish the effect of the massive roofs. The west pitch, which could be argued to be a rear pitch, is actually clearly seen from the public highway. While a rooflight on this elevation may be acceptable, although not desirable, it is considered that the formation of a dormer window would disrupt the profile and character of the roof to an unacceptable extent.

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 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings and their setting or any feature of special architectural or historic interest which they possess.

The proposed rooflights and dormer are not sympathetic to the historic or architectural character of the building. There will be a total of six rooflights on the east elevation, which will be highly visible from Fairfield Road and significantly impact on the roofscape, to its detriment. The other two rooflights and dormer will be located on the west elevation and the dormer will be visible from Strathern Road. A key element of the original architectural concept and character of this house is the heavily massed, steep pitched, dominant roofscape, originally intended to be virtually unbroken by openings. The proposals are contrary to this concept and also contrary to advice in the Memorandum of Guidance as discussed in the following.

The Memorandum of Guidance on Listed Buildings and Conservation Areas advises that:

"...care must be taken to ensure that the new dormers will not make the roof seem crowded, ill-balanced or top heavy";

"it is invariably better to put any new dormers on the rear of the roof rather than upset the original concept of the front 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 proposed rooflights and dormer will be located on public elevations, which is contrary to advice in the Memorandum. The house is characterised by its series of steeply pitched roofs, which are designed to be unbroken by openings.

It is concluded that the proposal does not comply with the statutory duty as set out in Section 14 of the Planning

(Listed Buildings) (Scotland) Act 1997 in this instance.

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

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b 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 rooflights and a dormer on the east and west elevations will detract from the historic and architectural character of the listed building and this has been discussed in further detail above.

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 roofscape of this A-listed 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. It is agreed that the proposed alterations to the roof of the building are unacceptable and will detract from its architectural and historic character. Any internal alterations which affect the character of the building will require separate listed building consent

and is not included within this application.

Brought Ferry Community Council objected on the grounds of the adverse impact of the proposed rooflights and dormer on the A-listed building, which will be visible from public roads. As discussed above, it is agreed that the proposals are unacceptable and so this objection is supported.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations to justify the refusal of listed building permission for proposals which are contrary to the provisions of the development plan and Section 14 of the Planning (Listed Buildings)(Scotland) Act 1997. 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.

CONCLUSION

It is concluded that the proposal does not comply with Policies 60 and 61 of the Dundee Local Plan Review 2005, Section 14 of the 1997 Act 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.

RECOMMENDATION

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

Reasons

- 1 The proposal is contrary to Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and advice in the Memorandum of Guidance on Listed Buildings and Conservation Areas due to the potential adverse visual impact on the appearance and character

of the listed building and conservation area.

- 2 The proposal is contrary to Policies 60 and 61 of the Dundee Local Plan Review 2005 due the adverse visual impact of the proposed rooflights and dormer on the listed building and conservation area. There are no material considerations that would justify approval contrary to the development plan.