

**KEY INFORMATION**

**Ward** Broughty Ferry

**Proposal**

Extension to house including raising roof level, extended balcony and 3rd storey accommodation

**Address**

6 Bughties Road  
Broughty Ferry  
DUNDEE

**Applicant**

Mr A Cruickshank  
Treetops  
474 Perth Road  
DUNDEE  
DD2 1NJ

**Agent**

James Paul Associates  
4 Brook Street  
Broughty Ferry  
DUNDEE  
DD5 1DP

**Registered** 21 June 2006

**Case Officer** C Walker



# House Extension Proposed in Bughties Road

An extension to a house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with the Dundee Local Plan Review 2005. The objection does not carry sufficient weight to merit refusal of the application. The application is recommended for **APPROVAL**.

**SUMMARY OF REPORT**

- Planning permission is sought to extend this detached villa by increasing the roof pitch and providing a third storey of accommodation within the roofspace.
- The site lies within the Reres Hill Conservation Area and was once part of the garden ground of Reres House further to the south east.
- Policies 14, 15 and 61 of the Dundee Local Plan Review 2005 are relevant to this proposal.
- A letter of objection was received from an adjoining neighbour concerned about the design of the development, overlooking and overshadowing.
- The design of the development is satisfactory and there will be no unacceptable adverse impact on the amenities of neighbours. The proposal complies with the Dundee Local Plan Review 2005.

**DESCRIPTION OF PROPOSAL**

Planning permission is sought to extend this detached villa by providing a third storey of accommodation. The proposals involve removing the existing roof and replacing it with a steeper pitched roof and providing 2 large bedrooms with south facing balconies within the roofspace on this level. It is also proposed to substantially extend an existing south facing terrace on the first floor level of the house. It is proposed to finish the roof in slate and to render the walls to match the house.

**SITE DESCRIPTION**

The site comprises a substantial detached villa and its garden ground on the south side of Bughties Road, close to its junction with Camphill Road. The site sits well below the road and the house is hard up against the northern boundary with the upper floor at street level. The house therefore appears as a single storey dwelling from the road with only the roof showing above a high stone wall. The rear garden slopes steeply down to the south.

The house is of 1960's vintage and design. The site is surrounded to the east and west by modern houses and the landscaped garden area enjoys a very secluded aspect.

The site lies within the Reres Hill Conservation Area and was once part of the garden ground of Reres House further to the south east.

**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**

Policy 14: Alterations and Extensions is of relevance. It states that proposals to alter or extend existing dwelling houses will only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and
- c more than 50% of the original useable garden area will be retained; and



- d the design and materials respect the character of the existing building.

Policy 15: Development in Garden Ground applies and the relevant subsection is:



- a the proposal is of high quality design and uses materials appropriate to its surroundings.

Policy 61 Development in Conservation Areas requires new development to preserve or enhance the character of the surrounding area.

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

There are no statements of Government policy relevant to the determination of this application

**Non Statutory Statements of Council Policy**

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

**LOCAL AGENDA 21**

This proposed development does not raise any issues in terms of the Councils Agenda 21 policies.

**SITE HISTORY**

There is no relevant history of planning applications.

**PUBLIC PARTICIPATION**

Statutory neighbour notification was carried out and the proposal was advertised as affecting the setting of the conservation area. A letter of objection was received from an adjoining neighbour. The objector is concerned that the development will result in overlooking and overshadowing of his property, will have an adverse impact on the character of the conservation area and will be out of character with adjoining properties.

Copies of this letter are available for inspection in the Members' Lounges and the issues are discussed in the "Observations" section below

**CONSULTATIONS**

No adverse comments were received from statutory consultees or other bodies.

**OBSERVATIONS**

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 14: Alterations and Extensions to Houses seeks to facilitate extensions provided that the amenities of neighbours are protected. Subsections (a) and (d) relate to the design and appearance of extensions with particular emphasis on prominent elevations.

In this case it is considered that the design of the alterations and extension to the house are satisfactory. The only perceptible change from the street will be the increase in the roof pitch from 35 to 45 degrees (a ridge height increase of over 2 metres) but this pitch is not unusual and the use of natural slate as a roof covering is appropriate for this conservation area location. The main changes occur on the southern elevation where the first floor balcony will be extended and new roof terraces formed. Taking into account the secluded nature of this garden elevation and the modern design of the house, it is considered that these changes can be accommodated without detriment to the design and appearance of the house.

Subsection (b) relates to the impact of extensions on sunlight, daylight and privacy. The proposed development will not alter the footprint of the house but the increase in height will increase the length of shadows cast by the house. However taking into account the fact that the increase in height is not large and that the nearest houses to the east and west sit approximately in line with the house on the application site, it is considered that any impact on daylight and sunlight will be minimal. In terms of privacy there are no new openings on the north, east and west elevations. To the south the existing first floor balcony will be substantially extended and 2 new terraces will be formed at roof level. These alterations will allow increased use of outdoor areas on the south facing elevation but the impact of this on neighbours will not be significant. This is because the house to the west is a bungalow which is screened by planting and the house to the east is in line with the house on

the application site and also screened by trees and shrubs.

Finally subsection (c) of the policy is unaffected as the development does not result in the loss of any garden ground.

The only relevant part of Policy 15 relating to Development in Garden Ground is subsection (a) which requires all proposals to be of high quality design and use materials appropriate to its surroundings. This matter has already been considered in the context of the assessment of the development against Policy 14 (a) and (d) and it has been concluded that the development is of appropriate quality and finishing.

Policy 61 Development in Conservation Areas requires new development to preserve or enhance the character of the surrounding area. Again the design of the extensions and alterations has been considered satisfactory. The only impact on the conservation area will be the increase in the roof pitch and it is considered that the revised roof pitch with its slate covering will not have an adverse impact on the Reres Hill Conservation Area.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

## Other Material Considerations

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

A Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications in conservation areas to have special regard to the desirability of preserving or enhancing the character or appearance of that area.

This matter has already been considered in the assessment of the proposed development under Policy 61 of the adopted Local Plan and it was considered that the proposal would preserve the character and appearance of the conservation area.

### B The Concerns of the Objectors

All the concerns of the objector, namely that the development will result in overlooking and overshadowing of his property, will

have an adverse impact on the character of the conservation area and will be out of character with adjoining properties, have been addressed in the consideration of the application against Local Plan policy and it has been concluded that the design is appropriate for this conservation area site and that there will be no unacceptable adverse impact on neighbours.

It is concluded from the foregoing that insufficient weight can be accorded to the concerns of the objector such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

It is considered that the design of the alterations and extension to the house are satisfactory. The only perceptible change from the street will be the increase in the roof pitch, but the increase in pitch is not unusual and the use of natural slate as a roof covering is appropriate for this conservation area location. The main changes occur on the southern elevation where the first floor balcony will be extended and new roof terraces formed. Taking into account the secluded nature of this garden elevation and the modern design of the house, it is considered that these changes can be accommodated without detriment to the design and appearance of the house.

## CONCLUSION

The proposal complies with the Dundee Local Plan Review 2005. The objection does not carry sufficient weight to merit refusal of the application.

## RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out

only in accordance with such approved samples.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 in order to safeguard the visual amenity of the Conservation Area.