

KEY INFORMATION

Ward The Ferry

Proposal

Alterations and upper storey extensions to house and garage

Address

63A Camphill Road
Broughty Ferry
Dundee
DD5 2LY

Applicant

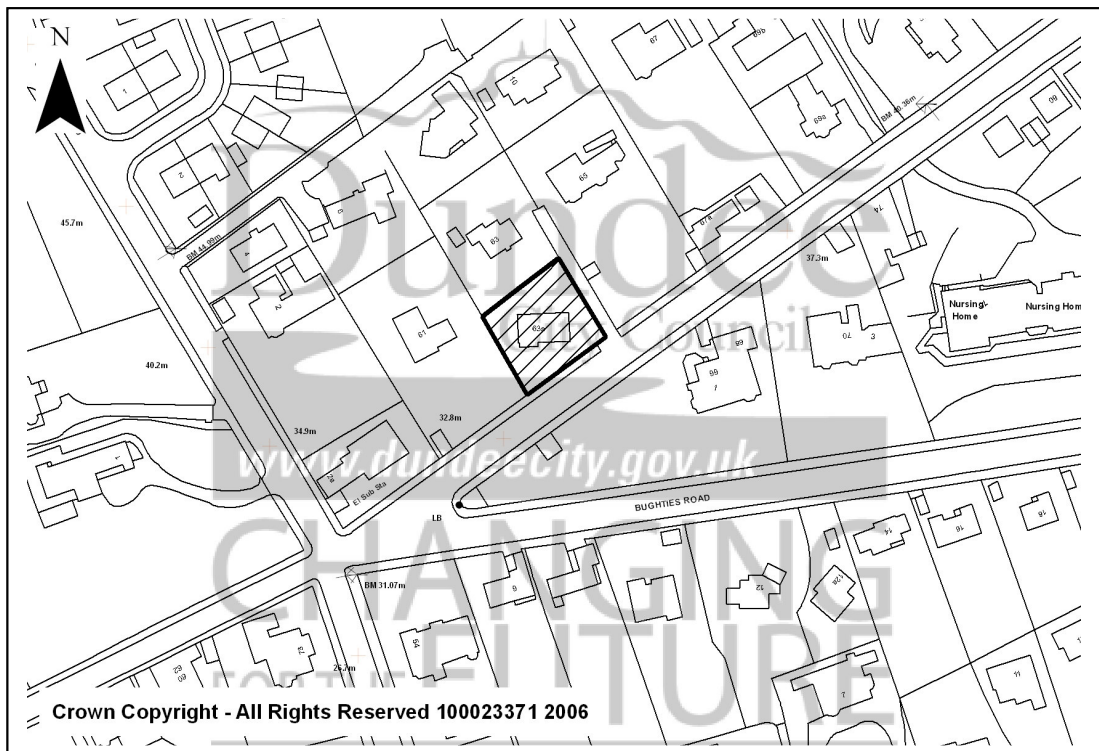
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Registered 10 Aug 2007

Case Officer C Walker



Proposed Extension to House in Camphill Road

The alterations and upper storey extensions to a house and garage are **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development will result in the house disrupting the established building pattern in this part of the Reres Hill Conservation Area and dominating views of the original house at 63 Camphill Road contrary to Policies 15 and 61 of the adopted Local Plan. The application is therefore recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought to substantially extend this bungalow and detached garage by providing upper floor extensions. The site lies within the Reres Hill Conservation Area and the house is built in the former garden ground of a large villa to the north.
- Policies 14, 15, 55 and 61 of the adopted Local Plan are of relevance.
- 5 letters of objection were received from surrounding neighbours, who are principally concerned about the increase in height and scale of the house which they feel will detract from the character and appearance of the conservation area and will adversely impact on the existing house at 63 Camphill Road.
- The proposed development will result in the house disrupting the established building pattern in this part of the Reres Hill Conservation Area and dominating views of the original house at 63 Camphill Road contrary to Policies 15 and 61 of the adopted Local Plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought to substantially extend this bungalow and detached garage. It is proposed to extend the ground floor plan area with an extension of some 19m² to the rear of the house and to erect a substantial upper floor extension over most of this plan area, providing upper floor accommodation of over 100m² in extent, some of which would have coombed ceilings. It is also proposed to extend the flat roofed single garage to the north east of the house to provide an upper floor store room lit by a window to the front, french doors to the rear and west facing velux windows.

The visual impact of the proposed extensions would be to increase the ridge line of the roof by some 2.5 metres at the highest point and by 2.25 metres elsewhere. The wall height at the north and south gables would increase by over 3 metres and by just less than a metre elsewhere. The height of the garage would increase by some 3 metres.

In terms of accommodation the extension to the house would provide just 2 additional rooms (1 extra bedroom and a TV room) although the sizes of rooms would be substantially increased.

The proposed new house would appear as a substantial 2 storey dwelling from Camphill Road. Its design could be described as a simple traditional appearance with finishing materials of white rendered walls and a tiled roof.

SITE DESCRIPTION

The site comprises a detached bungalow and its garden ground at 63A Camphill Road. Although the house is close to Camphill Road (compared with the established pattern of larger villas set well back from the road) its visual impact is not over dominant due to its low profile and the fact that the site is enclosed by a high stone wall at Camphill Road.

The house was built in what was once the garden ground of 63 Camphill Road, a substantial 2 storey and attic villa which sits on higher ground to the north. Although the bungalow can be

seen in the foreground when looking towards 63 Camphill Road from Camphill Road, because of the substantial difference in ground level it does not dominate views of the original house.



The house is of modern design with walls of render and artificial stone and a tiled roof. There is a substantial oak tree to the south east of the bungalow which is protected by a Tree Preservation Order. Vehicular access is taken from Camphill Road through a gap in the stone wall and the short driveway climbs steeply northwards to a flat roofed detached single garage. The useable area of garden ground to the rear of the house is somewhat confined by the steeply sloping nature of much of the garden.



The site is surrounded by dwellings, most of which are of traditional stone and slate construction. The surrounding area lies within the Reres Hill Conservation Area. The typical pattern of development on the north side of Camphill Road comprises large villas set well back from the road, so that the dominant impact is of the stone boundary wall to the road and the larger villas behind it. This pattern

is interrupted in places by some traditional gate lodge style houses such as that at 67A Camphill Road and modern bungalows such as the house on the application site and another at 2A Castleroy Road.

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 as the alterations to the building from a garage/store to a residential unit may result in privacy issues. Policy 14 states, amongst other matters, that proposals will only be permitted where there is no significant loss of privacy to the occupants of neighbouring properties.

Policy 15: Development in Garden Ground is applicable.

Policy 55: Urban Design encourages good design quality.

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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

The original bungalow on this site was erected in the former garden ground of 63 Camphill Road under a planning permission granted in 1977.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised as affecting the setting of the Reres Hill Conservation Area. 5 letters of objection were received from surrounding neighbours. The principal concern of the objectors relates to the increase in height and scale of the house which they feel will detract from the character and appearance of the conservation area and will adversely impact on the existing house at 63 Camphill Road. They point out that the existing house has a low profile and is screened by the boundary wall so that it does not have a dominant visual impact. They consider that the extended house will be out of keeping with the dominant building pattern and represents overdevelopment of the plot. The objectors also consider that the development will lead to overlooking and a loss of privacy and question the use of the extended garage building. Reference is made to Policies 14, 15, 55 and 61 of the adopted Local Plan which the objectors consider will be contravened by the development.

Copies of these letters are available for inspection in the Members' Lounges and the issues are discussed in the "Observations" section below.

CONSULTATIONS

No adverse comment on the development was received from Statutory Consultees.

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 of the Local Plan sets out guidance for alterations and extensions to houses. Subsections (a) and (d) of the policy relates to design matters. The existing house is not of any particular visual merit and it is considered that the proposed alterations and extensions, although they will radically alter the appearance of the house, will not have an adverse impact on its existing appearance. Indeed it is considered that in visual terms the proposed redevelopment is more attractive than the existing house.

Subsection (b) relates to loss of light and privacy to neighbours. In general the house has been designed to minimise any adverse impact of overlooking. There are no significant upper floor windows on the east or west elevations (on the west elevation the window serves a bathroom and the velux windows are above eye level). There are velux windows on the north elevation but as the houses to the north have significantly higher floor levels, there will be no unacceptable loss of privacy. Finally the upper floor windows on the south elevation are over 30 metres from windows on houses on the opposite side of the road and set at an oblique angle to them. For similar reasons (i.e. the distance from the nearest houses and the fact that the application site sits well below the houses to the north and north west) there will be no unacceptable overshadowing of neighbouring properties. Although the development of an upper floor on the garage has the potential to overlook the private garden ground of the house to the north, despite the difference in level, this would only be the case if this building was being used for residential accommodation (a matter which will be considered in the assessment of the views of objectors below).

In terms of subsection (c) although the area of useable garden ground is small, the extensions will not significantly encroach upon this area.

Policy 15 of the Local Plan sets out the Council's position on garden ground development. Policy 15 (d) seeks to maintain prevailing densities. In this case the proposed extension does not

significantly increase the footprint of the dwelling and although the impact is significantly altered by the extension, the density in terms of numbers dwellings is unaltered. Policy 15 (e) states that there should be no new building in front of the main elevation of the original house. Although this Policy has already been breached by the erection of the existing bungalow on this site (albeit prior to the adoption of this policy), it is considered that to further increase the size and massing of this house would contravene Policy 15 (e) of the Local Plan. The existing bungalow, due to its low profile, its relative height compared with the original house and the screening provided by the roadside boundary wall does not significantly impact on views of the original house. The proposed development significantly alters this position and replaces a low profile bungalow with a substantial 2 storey house which would dominate the original house when viewed from Camphill Road.

Policy 15 encourages good design. The design of the extended house is satisfactory in itself, in that the design and finishing materials of white rendered walls and a tiled roof are more in keeping with the character of the area than the existing bungalow. However it is the scale and massing of the extended house and in particular its impact on the Reres Hill Conservation Area and on views towards the original house that is a cause for concern.

Policy 61 reflects the statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act, 1997 to preserve or enhance the character or appearance of conservation areas. In this case the dwelling on this site, which was erected in 1977 (prior to this area being designated as a conservation area), is of a standard suburban design. It does not relate very satisfactorily to the existing house at 63 Camphill Road and although it is in front of the original house, its adverse impact is somewhat reduced by the fact that the bungalow has a low pitched roof and its finished floor level is well below that of the original house. The proposed development involves a substantial extension to the height of the building over its entire length and an increase in the height of the detached garage. The character of the conservation area at this location is typified by large dwellings set well

back from Camphill Road. Whilst there are some more modern dwellings closer to the road they tend to be single storey only with a limited visual impact. It is considered that such a large extension to the house would dominate the views of the original house. It would also make the house on the application site very prominent when viewed from Camphill Road, thus disrupting the established pattern of development. The resulting development would therefore have a detrimental impact on the character and appearance of the Reres Hill Conservation Area.

It is concluded from the foregoing that the proposal contravenes Policies 15(e) and 61 of the adopted Local 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 not preserve the character and appearance of the conservation area.

- b The Concerns of the Neighbours

The principal concern of the objectors relates to the increase in height and scale of the house which they feel will detract from the character and appearance of the conservation area and will adversely impact on the existing house at 63 Camphill Road. They point out that the existing house has a low profile and is screened by the boundary wall so that it does not have a dominant visual impact. They consider that the extended house will be out of keeping with the dominant building pattern and represents overdevelopment of the plot. The objectors also consider that the development will lead to overlooking and a loss of privacy

and question the use of the extended garage building. Reference is made to Policies 14, 15, 55 and 61 of the adopted Local Plan which the objectors consider will be contravened by the development.

In general the concerns of the objectors are supported in this instance. It is agreed that the proposed extension will lead to the new house dominating the original house and the Reres Hill Conservation Area contrary to Policies 15 and 61 of the Local Plan. However for the reasons set out in the assessment of the development against Policy 14 of the Plan it is not agreed that there will be an unacceptable loss of privacy. In terms of the use of the proposed extended garage, it is agreed that the design of the upper floor extension with a window to the front, french doors to the rear and velux windows to the west suggests that it may be intended to use it as residential accommodation. This matter has not been discussed with the applicants because of the overriding concerns about the acceptability of the extension to the house.

It is concluded from the foregoing that the material considerations weigh against the proposed development. It is therefore recommended that planning permission be refused in accordance with the Development Plan.

Design

The design of the extended house is satisfactory in itself, in that the design and finishing materials of white rendered walls and a tiled roof are more in keeping with the character of the area that the existing bungalow. However it is the scale and massing of the extended house and in particular its impact on the Reres Hill Conservation Area and on views towards the original house that is a cause for concern.

CONCLUSION

The proposed development will result in the house disrupting the established building pattern in this part of the Reres Hill Conservation Area and dominating views of the original house at 63 Camphill Road contrary to Policies 15 and 61 of the adopted Local Plan.

RECOMMENDATION

It is recommended that consent be REFUSED for the following reasons:

Reasons

- 1 The proposed extension would make the house very prominent when viewed from Camphill Road, thus disrupting the established pattern of development and dominating views of the original house at 63 Camphill Road. It would therefore have a detrimental impact on the character and appearance of this part of the Reres Hill Conservation Area contrary to Policy 61 of the adopted Dundee Local Plan Review 2005 and the Statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations that would justify the approval of the application contrary to the provisions of the Development Plan.
- 2 The proposed development contravenes Policy 15 (e) of the adopted Dundee Local Plan Review 2005 because it would replace a low profile bungalow with a substantial 2 storey house which would sit in front of and dominate the original house when viewed from Camphill Road. There are no material considerations that would justify the approval of the application contrary to the provisions of the Development Plan.