

KEY INFORMATION**Ward** The Ferry**Proposal**

Roof Alterations, fenestration, changes on the south elevation, new rooflight and window replacement on north elevation

Address

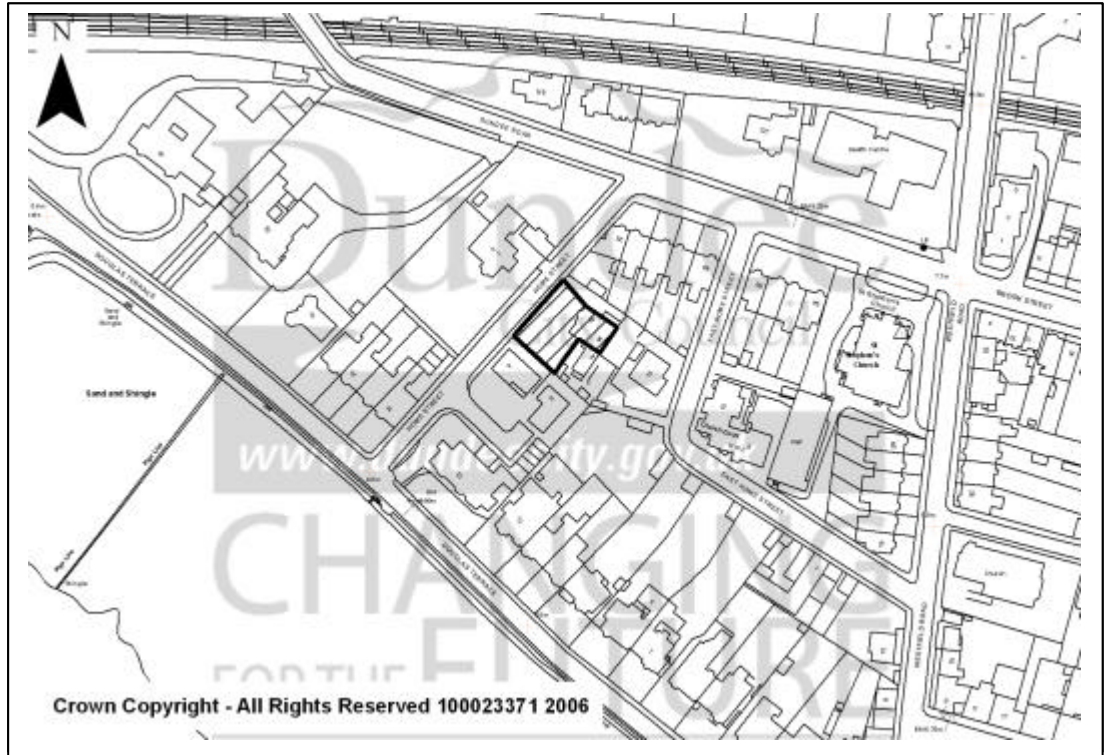
4B Home Street
Broughty Ferry
Dundee

Applicant

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Registered 26 Feb 2008**Case Officer** Paul Macari

Proposed Extension to House in Home Street

Roof alterations, fenestration changes new rooflight and window replacement are **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed developments are considered to meet the criteria of Policy 14 and Policy 61 of the Dundee Local Plan Review 2005. The views of the objectors are not supported. It is therefore recommended that planning permission be **APPROVED** subject to conditions.

SUMMARY OF REPORT

- Full planning permission is sought for the erection of a 2nd floor glazed extension between the southern roof projections of the existing building as well as the installation of a roof light and enlargement of 2no existing window openings.
- Policy 14 (Alterations and Extensions to Houses) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.
- 3 letters of objection have been received from neighbouring residents concerned about the impact the proposed dwelling will have upon privacy, the streetscape and the conservation area. Concerns has also been expressed that the proposals are contrary to the provisions of Policy 14 of the Dundee Local Plan Review 2005 and will cause noise disturbance.
- This application has been advertised in the Evening Telegraph as development affecting the conservation area.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the erection of a 2nd floor glazed extension between the gables of the southern roof projections of the existing building and the installation of a roof light and enlargement of an existing 1st floor south facing window in the southern gable.

The proposed 2nd floor extension will open up the roof space currently used as a wardrobe and will extend bedroom 3 to allow views across the Tay estuary. The proposed extension shall have a flat roof level with the existing ridges of the southern roof projections. As the extension projects southwards towards the southern gable elevations the roof begins to slope at a pitch matching the existing roof. The sloping roof will be finished in slate to match the existing house. The proposed extension shall have a southern elevation only which given the topography of the site can be seen from Douglas Terrace and Home Street. The southern elevation of the extension shall be glazed.

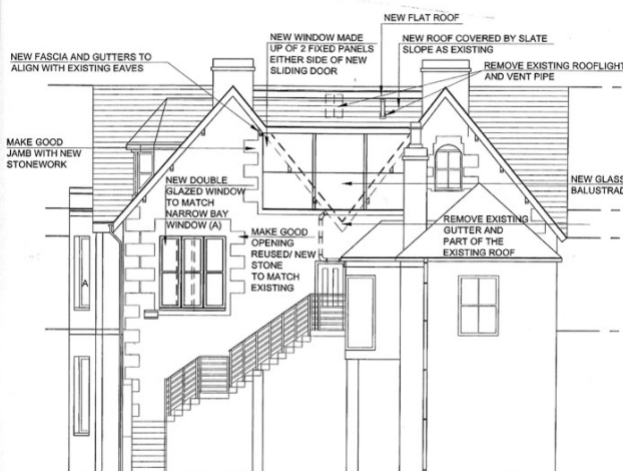
The proposed roof light and windows to be installed will be of a style and design matching the existing windows.

SITE DESCRIPTION

The application site is situated on the eastern side of Home Street and comprises a 1st floor flat in a 3 flat sub-divided Victorian villa. The application site is afforded extensive garden grounds but has no off street car parking facilities. Within the front garden grounds is a former coal bunker now used for storage. The building has elements of pitched and hipped slate roofs. The front elevation of the building is characterised by bay windows and an external stairwell giving access to the first floor flat. A 1.5 storey extension has previously been built on to the southern elevation and forms part of Flat 4C Home Street. The extension is finished in mixed roughcast but has a slate hipped roof. The application site occupies the whole first floor of the building and roof space.

The site is bound by 2.5m high stone built walls to the south and east with a

1m high stone built dwarf wall and 1.8m high timber close boarded fence forming the western boundary. To the north the front gardens of 4A and 4B Home Street are separated by 1m high timber screen fencing. Pedestrian



PROPOSED SOUTH ELEVATION

access to the site is taken from Home Street. The site slopes from north to south with 2 detached bungalows situated immediately to the south of the site. On the western side of Home Street there are villas of a similar style and age. To the north, the site is bound by a 2.5 storey terraced dwelling and to the east by a similar property fronting East Home Street.

The site is situated within Broughty Ferry Conservation Area.



PROPOSED WEST ELEVATION

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 14: Alterations And Extensions To Houses - proposals to alter or extend existing dwellinghouses will be 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 61: Development Within Conservation Areas - within Conservation Areas all Development Proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

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

There is no planning history of relevance to the outcome of this planning application.

PUBLIC PARTICIPATION

The applicant has carried out the statutory neighbour notification procedure and the application has been advertised in the Evening Telegraph as affecting the conservation area.

3 letters of objection has been received from neighbouring residents. The concerns raised include:

- impact upon privacy
- impact upon the conservation area
- contrary to the Dundee Local Plan Review 2005
- noise disturbance
- not in keeping with the existing building
- loss of property value
- relationship to surrounding properties.

CONSULTATIONS

No adverse comments have been received from 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

House extensions are considered to be a sign of a stable community in which people wish to remain. However, their impact on the existing property, neighbouring property and the surrounding area requires careful consideration. The purpose of Policy 14 is therefore to meet the changing aspirations and needs of householders who wish to extend their houses but also to safeguard the existing levels of amenity enjoyed by neighbouring residents. In terms of Criteria (a) and (d) of Policy 4, the proposed extension is considered to be of a scale, massing, finish and location that will not detract from the front (west) elevation of the existing building. The proposed extension will be visible from the south of the application site at the junction between Home Street and Douglas Terrace. However, the proposed extension by virtue of location, massing and finish will provide additional living space that is both contemporary yet sympathetic to the traditional design and finish of the existing building. With respect to the surrounding streetscape, the proposed roof extension will not detract from the appearance of surrounding buildings or indeed the historic character of the area. Principally this is because the natural finishing materials will blend with the existing and surrounding traditional buildings to the north and east of the application site. The proposed roof extension will compliment the appearance of the southern elevation of the existing dwelling and will benefit the visual amenity of the streetscape.

With regard to Criteria (b) of Policy 14, the proposed roof extension will not overshadow neighbouring properties, but, will overlook neighbouring properties to the south. However, existing window openings on the south elevation of the application site which serve a dining room and bedroom overlook neighbouring properties. The proposed window alterations and roof extension therefore will not further intensify existing levels of overlooking.

The proposed roof extension and window alterations are considered to comply with Criteria (c) of Policy 14 as they will not impact upon the existing amount of usable garden ground attributed to the application site.

The proposed developments are considered to meet the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005.

Policy 61 (Development in Conservation Areas) is supportive of proposals that aim to preserve and enhance the character of the city's conservation areas through the retention and restoration of features that contribute to the character and appearance of Dundee's historic streets and built form. It should be noted that Broughty Ferry Conservation Area comprises buildings of different ages, designs and styles. The introduction of the proposed roof extension to a traditional building in a prominent location within Broughty Ferry Conservation Area is not considered to detract from the character of the existing building or streetscape. This is because the proposed extension is finished in natural materials similar to the existing building and has a sensitive location so as not to detract from the front elevation of the building. The location, coupled with the sharp definition between roof plane and glazed elevation allows the proposed extension to blend well with the upper floors of the existing building and roovescape. The proposed extension is considered to be a positive introduction to Broughty Ferry Conservation Area.

The proposed installation of rooflights and alterations to existing window openings will not detract from the character of the existing building. This is because the enlarged window openings and rooflights are of a scale and design that is visually appropriate to the scale and massing of the existing building.

The proposed developments are considered to meet the criteria of Policy 61 of the Dundee Local Plan Review 2005.

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 The statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

This requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. As explained above in the context of the assessment of the proposal under Policy 61 of the adopted Local Plan, the proposed development would preserve the character or appearance of the Broughty Ferry Conservation Area.

- b Views of the Objectors

Three letters of objection have been received from neighbouring residents. The concerns raised relate to:

- 1 Impact Upon Privacy

This matter has been addressed through the assessment of Policy 14 in the Observations section above. It has been concluded that the proposed developments will not further intensify existing levels of overlooking to neighbouring properties to the south of the application site. This issue is not supported.

- 2 Impact Upon the Conservation Area

This matter has been addressed through the assessment of Policy 61 in the Observations section above. It has been concluded that by virtue of design, location and finishing materials, the proposed roof extension will not detract from the character and setting of Broughty Ferry Conservation Area. This issue is not supported.

- 3 Contrary to the Dundee Local Plan Review 2005

Through the assessment of the proposed developments against Policy 14 and Policy 61 of the Dundee Local Plan Review 2005, the proposals have been found to comply with the provisions of the Local Plan. Concerns relating to the proposed roof extension being less than 18m from the north facing windows of properties to the south of the application site are not

supported. This is because the application site is less than 18m from neighbouring properties to the south with both properties having existing north and south facing windows. The proposed window alterations and roof extension therefore will not further intensify existing levels of overlooking.

- 4 Noise Disturbance

No concerns relating to noise disturbance have been received from the Council's Environmental Health and Trading Standards Department. This issue is therefore not supported.

- 5 Not in Keeping with the Existing Building

This matter has been addressed through the assessment of Policy 14 and Policy 61 in the Observations section above. It has been concluded that the proposed developments through sensitive design, location, scaling and finishing materials will not detract from the front elevation of the existing building but blends well with the southern elevation. This issue is not supported.

- 6 Loss of property value

This concern is not material to the outcome of this planning application and cannot be supported.

- 7 Relationship to Surrounding Properties

This matter has been addressed through the assessment of Policy 14 and Policy 61 in the Observations section above. It has been concluded that the proposed developments through sensitive design, location, scaling and finishing materials will not detract from the streetscape of Home Street. This issue is not supported.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations 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

The proposed window alterations, installation of rooflights and roof extension are considered to be of a design, scale, massing and finish that compliment the existing building and surrounding streetscape.

CONCLUSION

The proposed developments are considered to meet the criteria of Policy 14 and Policy 61 of the Dundee Local Plan Review 2005. The views of the objectors are not supported.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition(s):

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 BEFORE WORK STARTS ON SITE, details of the proposed rooflights shall be submitted to this Planning Authority for written approval and thereafter installed in accordance with approved detailing.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of safeguarding the visual amenity of the Broughty Ferry Conservation Area.