

# Extension to Cottage, Brook Street, Broughty Ferry

## KEY INFORMATION

**Ward** The Ferry

**Address**

South Cottage  
477 Brook Street  
Broughty Ferry

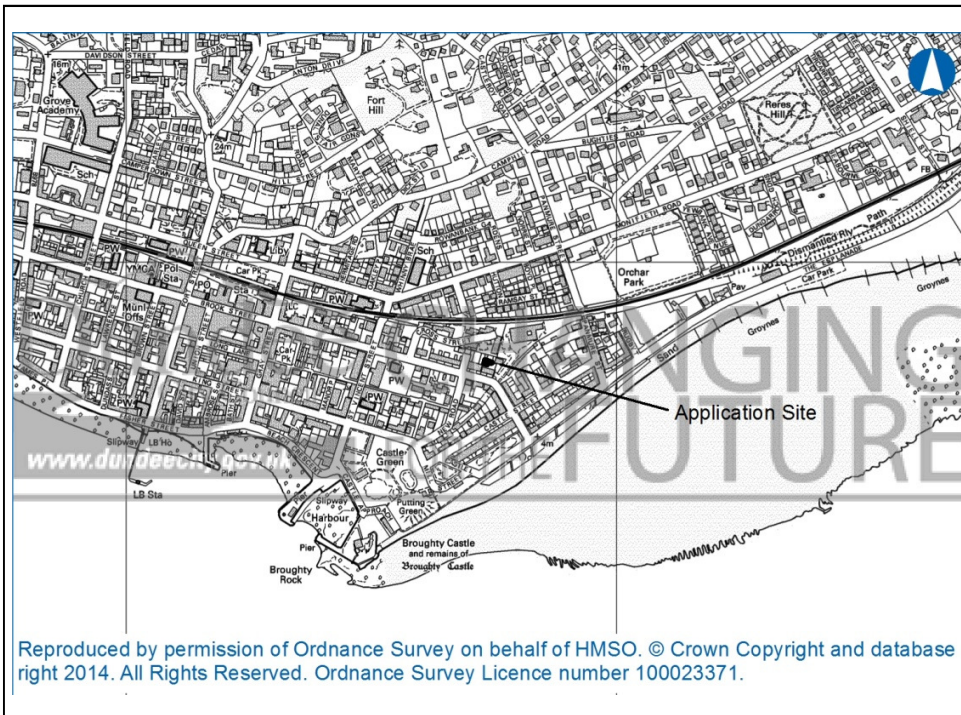
**Applicant**

**Agent**

Voight Partnership Ltd  
FAO Lee Fotheringham  
Erskine Business and Design  
Centre, Commerce Street  
Arbroath DD11 1WB

**Registered** 24 April 2014

**Case Officer** A Ballantine



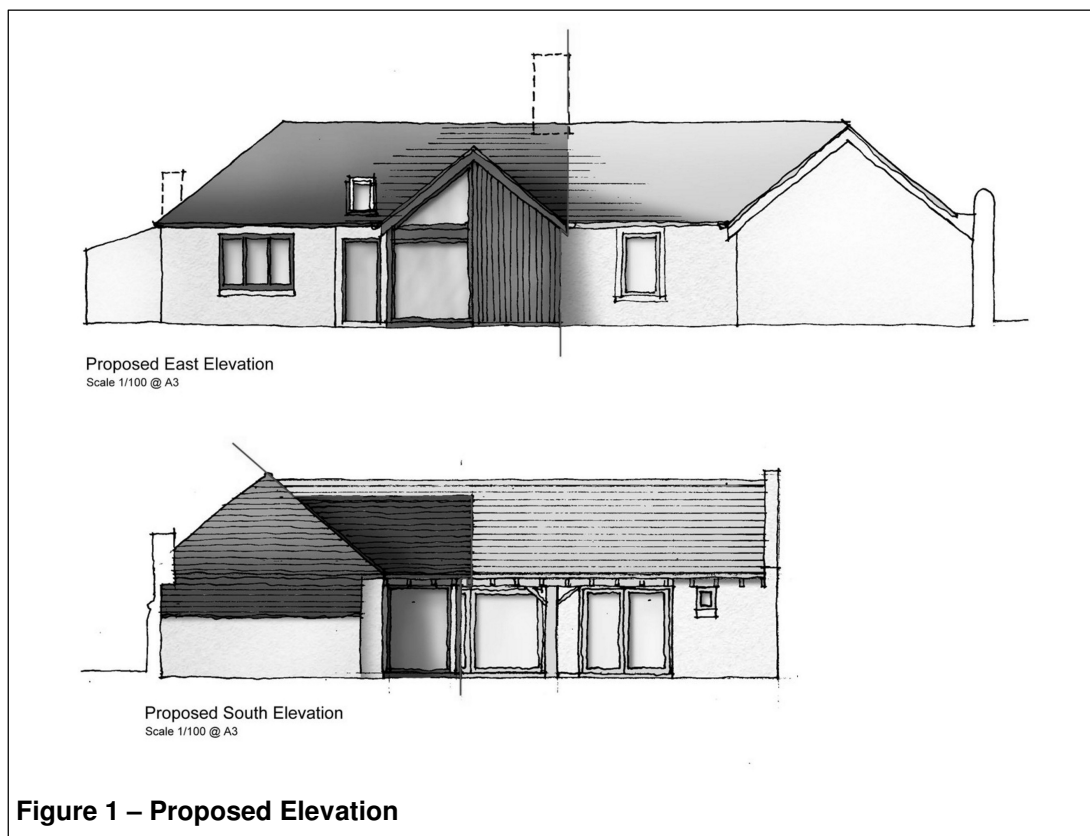
## SUMMARY OF REPORT

- Planning permission is sought for proposed alterations and an extension to the existing cottage at South Cottage, 477 Brook Street.
- Policies 10 (Householder Development) and 50 (Development in Conservation Areas) of the Dundee Local Development Plan are relevant in the determination of this application. The proposal is considered to be in accordance with these policies.
- The statutory neighbour notification procedure was carried out. No public comments were received.
- In accordance with the Council's discretionary scheme of delegation, this application requires to be reported to the Development Management Committee for determination as Broughty Ferry Community Council, a statutory consultee, have objected to the application and the recommendation is for approval.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=N35LURGCIEU00>.

## RECOMMENDATION

The proposal satisfies the requirements of the Development Plan and the approval of this application discharges the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations that would justify refusal of planning permission. Therefore, the application is recommended for **APPROVAL** subject to conditions.

## 1 DESCRIPTION OF PROPOSAL



- 1.1 Planning permission is sought for the erection of a single storey extension to the front of an existing traditional cottage which adjoins an existing outbuilding. The small front extension will allow for an extended lounge/kitchen in the existing one bedroom cottage. The proposed extension will be finished using white smooth cement render walls, grey vertical timber cladding, natural slate roofing, and aluminium-clad grey windows. The proposed extension will be lower in height than the existing cottage and covers an area of approximately 8.5m<sup>2</sup>. The proposal also includes the removal of the existing chimney and replacement windows on the front elevation of the house.
- 1.2 The application is placed on the agenda for the Development Management Committee as Broughty Ferry Community Council, as a statutory consultee, have objected to the application and the recommendation is for approval.

## 2 SITE DESCRIPTION

- 2.1 The application site is an existing traditional cottage finished in white wet dash render and slate accessed through a narrow pathway from Brook Street, Broughty Ferry. The property has no associated in-curtilage or off-street parking. The semi-detached cottage forms a larger site with the adjoining property, which comprises disused outbuildings once used as a dwelling. Within the plot, currently there is a shared grassed lawn garden area and out-buildings in the two corners opposite the cottages. The site is bound by a high wall to the north and east, and a hedgerow to the south. The site is surrounded to the north by a modern three storey flatted development, and to the south, east and west there are two storey stone and slate properties. The property is not publicly visible from Brook Street or any other public viewpoints.

2.2 The property is contained within the Broughty Ferry Conservation Area.

---

### 3 POLICY BACKGROUND

---

3.1 The following plans and policies are considered to be of direct relevance:

**DUNDEE LOCAL DEVELOPMENT PLAN**

Policy 10: Householder Development

Policy 50: Development in Conservation Areas

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.



---

### 4 SITE HISTORY

---

4.1 The following application is of relevance: 14/00206/FULL - application for “Proposed creation of new residential unit, including formation of single storey extension” at 477 Brook Street - withdrawn.

---

### 5 PUBLIC PARTICIPATION

---

5.1 No public comments have been received.



Figure 3 – Photo of Existing Cottage



Figure 4 – Photo of Existing Garden Ground

## 6 CONSULTATIONS

- 6.1 **Broughty Ferry Community Council** – have objected to the proposal citing concerns over the design of the proposed extension, the demolition of the original chimney stacks, the amount of useable garden ground available, the proposal failing to comply with Policies 7 (High Quality Design) and Policy 10 (Householder Development) of the Dundee Local Development Plan, and have commented that the proposal to create two separate dwellinghouses is too ambitious and that a more acceptable approach would be to develop the site for one residential unit.

## 7 DETERMINING ISSUES

- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.**

### THE DEVELOPMENT PLAN

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

### DUNDEE LOCAL DEVELOPMENT PLAN

- 7.2 **Policy 10: Householder Development** – requires all householder proposals to meet five criteria.
- 7.3 1 - the first criterion requires householder development to not have a detrimental impact on the character or environmental quality of the house and surrounding area by virtue of size, design and materials. It is considered that the small front extension is acceptable in terms of its design, positioning and use of high quality finishing materials, and will respect the character and environmental quality of the house and surrounding area. The proposed extension will be finished in a contemporary style with high quality materials which are considered to complement the character and appearance of the traditional cottage. In terms of the surrounding area, it is considered that the small front extension will have little impact

and is considered to be of a design and in a position that is acceptable within the wider context. In terms of the removal of the chimney stack, it is considered that this would not have a detrimental affect on the surrounding area as it is not visible from public viewpoints.

- 7.4 2 - the second criterion requires that there is no significant loss of private/useable garden ground. There will be a limited loss of private/useable garden ground from the proposed extension and elevational alterations at a total of approximately 8.5m<sup>2</sup>.
- 7.5 3 - the third criterion requires that there is no detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking. It is considered that by virtue of the scale and layout of the proposed extension that there will be no detrimental effect on neighbouring properties in terms of physical impact, overshadowing or overlooking.
- 7.6 4 - the fourth criterion requires that householder proposals have no significant adverse effect on the existing level of parking provision. There will be no effect on the existing level of parking provision.
- 7.7 5 - the fifth criterion requires that the proposed development is consistent with all other policies of the Plan. The proposal is considered to comply with Policy 50 (Development in Conservation Areas) of the Local Development Plan.
- 7.8 **The proposals comply with all five of the criteria of Policy 10.**
- 7.9 **Policy 50: Development in Conservation Areas** – requires all development proposals to preserve or enhance the character and appearance of Conservation Areas.
- 7.10 It is considered that the proposed small front extension will not detract from the character and appearance of the Broughty Ferry Conservation Area by virtue of the size, design and finishing materials of the extension. The proposed extension will not be visible from public viewpoints and it is considered that the contemporary style of the extension complements the existing house. In terms of the proposed removal of the chimney, it has already been considered that this is acceptable and will not detract from the conservation area by virtue of the property not being visible from public viewpoints. If the members are minded to grant planning permission, it is recommended that conditions be imposed to control the finishing materials of the proposed extension and to control the making good of the roof following the removal of the chimney.
- 7.11 **The proposals comply with Policy 50.**
- 7.12 **It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.**

#### **STATUTORY DUTY**

- 7.13 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 7.14 Section 64 of the Act requires that the Council have special regard to any buildings or other land in a conservation area and special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.
- 7.15 It has already been considered from the foregoing that the proposals are considered to preserve the character and appearance of the Broughty Ferry Conservation Area.
- 7.16 It is concluded from the above assessment that by approving the application the Council would be discharging its statutory duties in an appropriate manner.

## OTHER MATERIAL CONSIDERATIONS

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

### A VIEWS OF BROUGHTY FERRY COMMUNITY COUNCIL

7.18 Broughty Ferry Community Council have objected to the proposal citing concerns over 1) the design of the proposed extension, 2) the demolition of the original chimney stacks, 3) the amount of useable garden ground available, 4) the proposal failing to comply with Policies 7 (High Quality Design) and Policy 10 (Householder Development) of the Dundee Local Development Plan, and 5) have commented that the proposal to create two separate dwellinghouses is too ambitious and that a more acceptable approach would be to develop the site for one residential unit.

7.19 In terms of points 1, 2 and 4, the proposals have been assessed against the relevant policies of the Dundee Local Development Plan and it is considered that the proposals comply with these policies by virtue of the design, layout and finishing materials of the proposal. In terms of point 3, whilst the amount of useable garden ground available is considered to be small it appears as though this area of ground forms the original curtilage of the traditional cottage. In terms of point 5, the Council as Planning Authority can only assess the application as submitted and as such cannot comment on the suggestions made by the Community Council.

7.20 The concerns of the Community Council are generally not supported.

7.21 **It is concluded from the foregoing that there are no material considerations that would support the refusal of planning permission.**

---

## 8 CONCLUSION

---

8.1 The proposal satisfies the requirements of the Development Plan and approval of this application discharges the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

---

## 9 RECOMMENDATION

---

9.1 It is recommended that consent be GRANTED subject to the following conditions:

- 1 Prior to the commencement of any works on site, full details of all finishing materials shall be submitted to the planning authority for written approval and if approved shall only be completed in accordance with the approved details. For the avoidance of doubt, details of the wall coverings, roof coverings, new and replacement windows and doors, and rainwater goods shall be required to be submitted.
- 2 Prior to the removal of any part of the chimney stacks, full details of the making good of the roof shall be submitted to the planning authority for written approval and if approved shall only be completed in accordance with the approved details. For the avoidance of doubt, details of the replacement roof coverings shall be required to be submitted.

**REASON**

- 1 In the interests of preserving the visual amenities of the surrounding area.
- 2 In the interests of preserving the visual amenities of the surrounding area.