

Remove Conservatory and Replace With a Single Storey Extension to South Elevation to Provide Sun Lounge

KEY INFORMATION

Ward Maryfield

Address

2A Argyle Street
Dundee DD4 7AL

Applicant

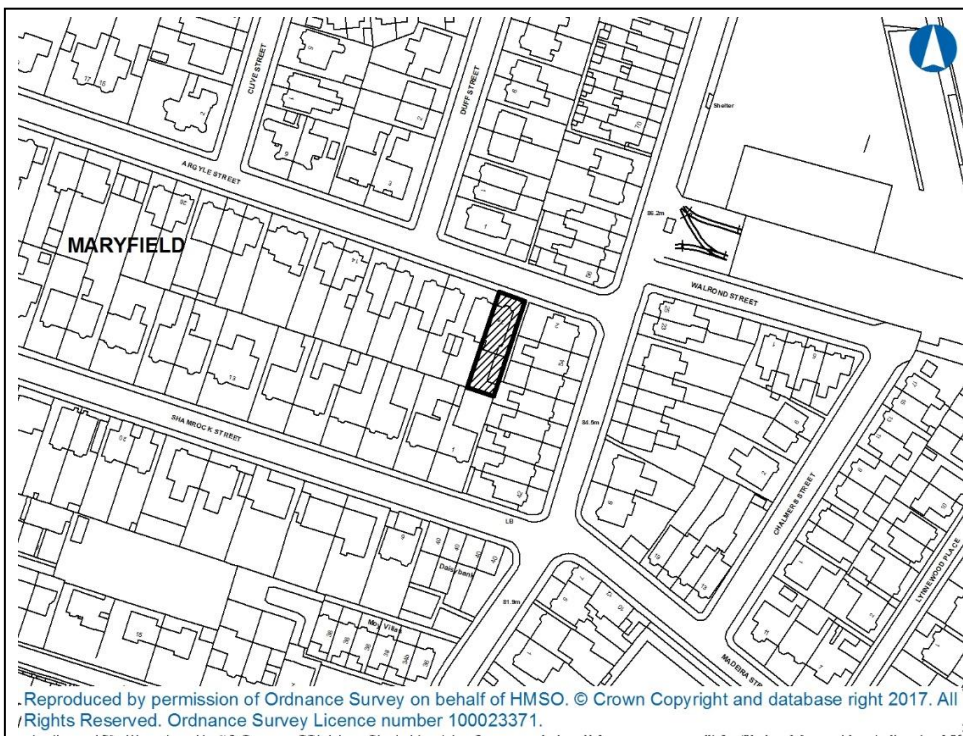
Mr & Mrs Fraser MacPherson
2A Argyle Street
Dundee DD4 7AL

Agent

Kylie McColl (ARKTX)
187 Strathmartine Road
Dundee DD3 8BL

Registered 4 Dec 2017

Report by Executive Director
of City Development



SUMMARY OF REPORT

- Planning permission is sought for the erection of a single storey extension to the rear south elevation of a dwellinghouse, to replace an existing conservatory.
- Policies 10 and 50 of the adopted Dundee Local Development Plan (2014) are relevant to the determination of the application.
- The statutory neighbour notification procedure was undertaken, no letters of representation have been received.
- In accordance with Dundee City Council's scheme of delegation, this application is to be determined by the Development Management Committee because the application has been submitted on behalf of an Elected Member of the Council.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>.

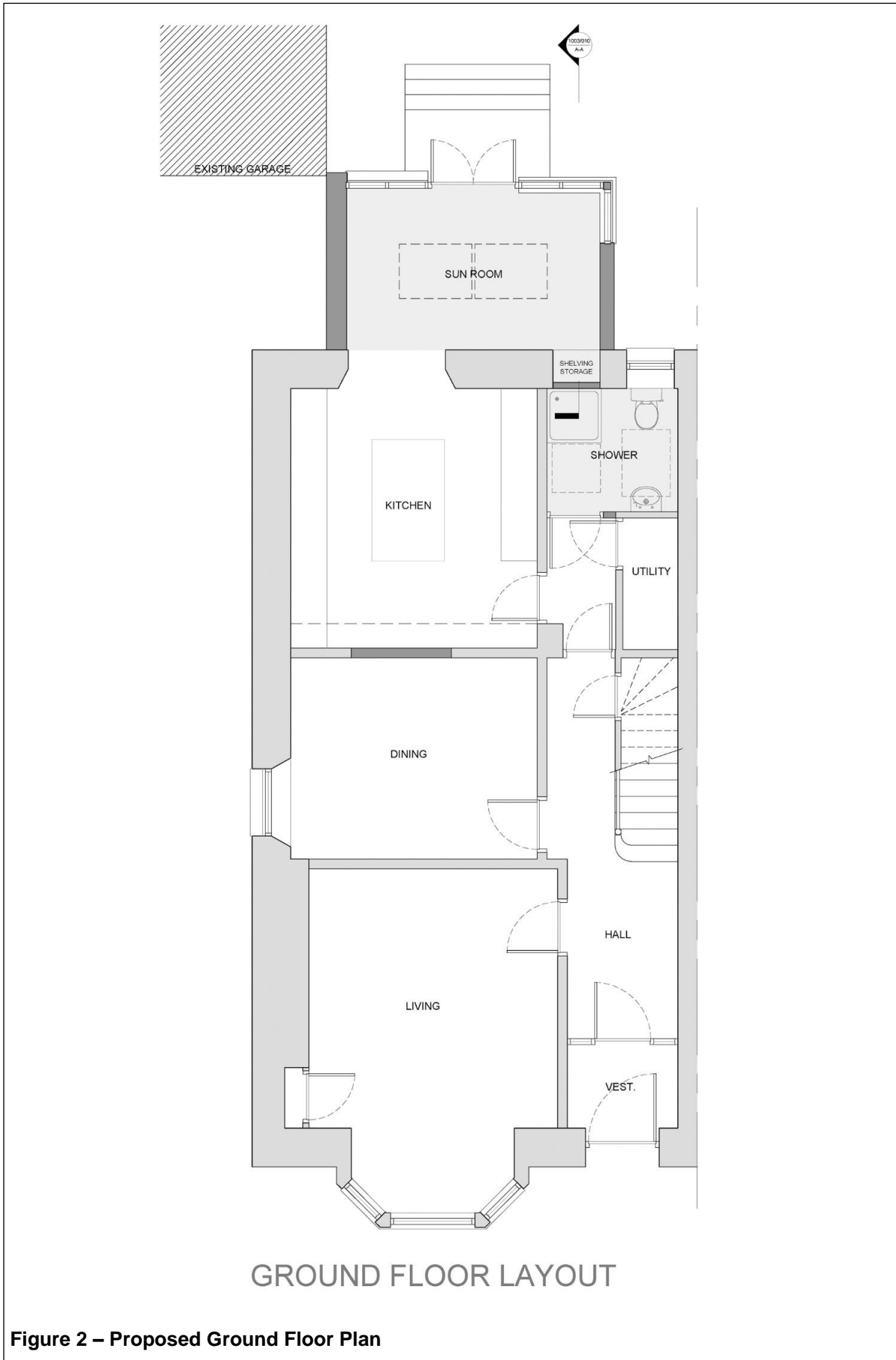
RECOMMENDATION

The application complies with Policies 10 and 50 of the adopted Dundee Local Development Plan, Policies 11 and 51 of the proposed Local Development Plan 2, and national planning guidance for development within a conservation area. The proposal also satisfies the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations that would warrant refusal of planning permission. The application is therefore recommended for **APPROVAL** subject to a condition.

1 DESCRIPTION OF PROPOSAL

- 1.1 Planning permission is sought to replace an existing conservatory with a single storey extension to create a sun lounge. The extension is proposed to the rear (south) elevation, with a footprint of 14m² and a flat roof to a height of 3.2 metres. External finishes are proposed as natural stone in random rubble, glazing to the south and west elevations, and timber weatherboarding (colour not specified). Double glazed white UPVC windows and doors and black UPVC rainwater goods are proposed. The flat roof is proposed to be finished with a grey ply membrane and would contain two rooflights.





2 SITE DESCRIPTION

- 2.1 The application site relates to a traditional 2 storey semi-detached dwellinghouse located to the north east of Dundee within Maryfield Conservation Area, as per the adopted Dundee Local Development Plan, 2014. More specifically, the application proposes to replace an existing conservatory to the rear elevation of the property. The dwellinghouse is constructed in stone ashlar with a pitched slate roof and white sash and case windows. The existing conservatory has a footprint of 14m², with a mono pitch roof to a height of 3.2 metres. The conservatory is finished in Fyfestone, white UPVC windows and doors and white UPVC rainwater goods.



Figure 3 – Site Photo

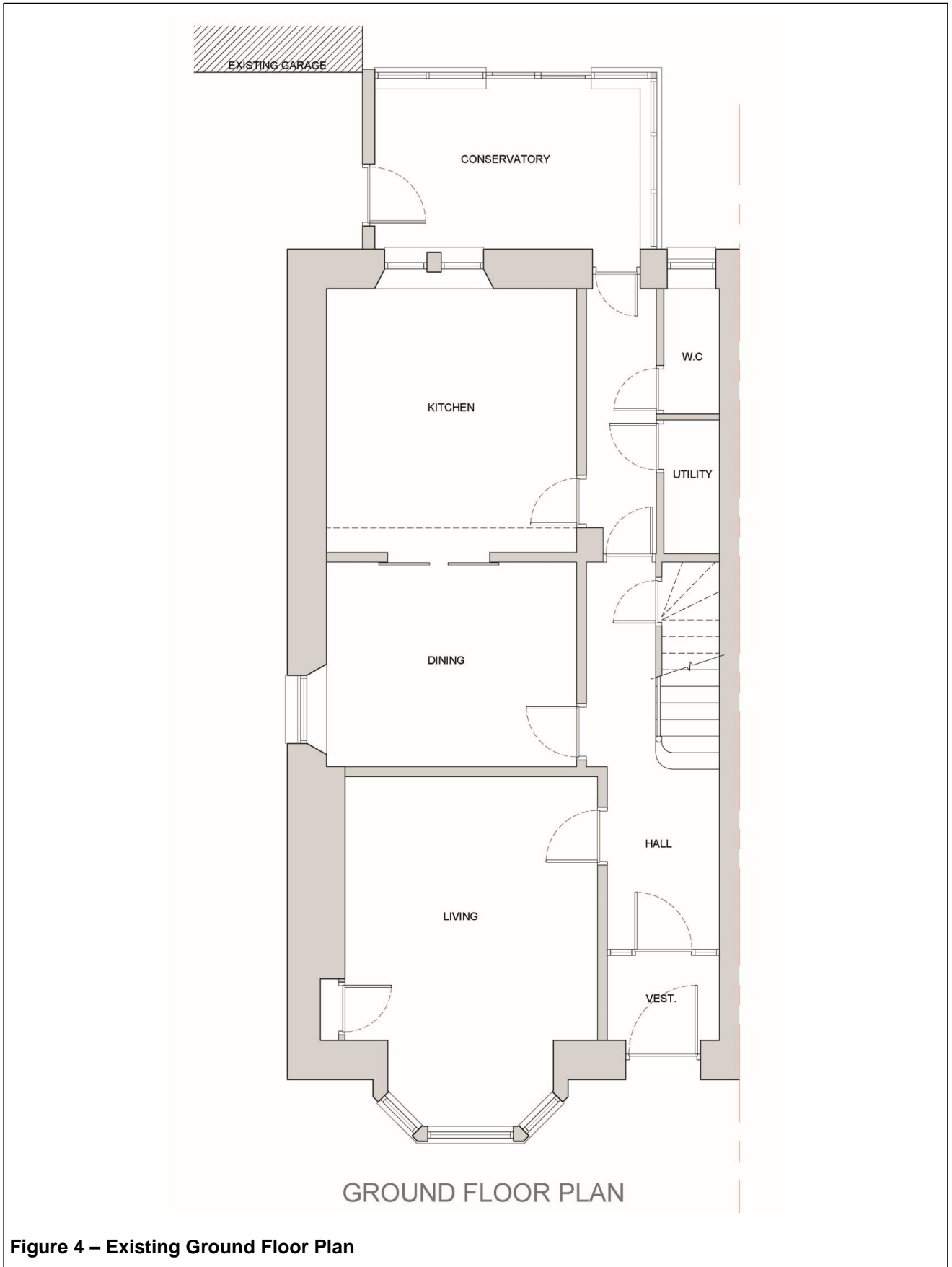


Figure 4 – Existing Ground Floor Plan

3 CONSULTATIONS

- 3.1 No consultation responses have been received.

4 POLICY BACKGROUND

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

ADOPTED DUNDEE LOCAL DEVELOPMENT PLAN 2014

Policy 10: Householder Development

Policy 50 : Development in Conservation Areas

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN 2 2017

Policy 11: Householder Development

Policy 51 : Development in Conservation Areas

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

Scottish Planning Policy 2014

Historic Environment Scotland Policy Statement 2016

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

5 SITE HISTORY

- 5.1 Planning application 94/19975/D granted planning permission for the erection of the conservatory to the southern elevation of the property, September 1994.

6 PUBLIC PARTICIPATION

- 6.1 No letters of representation have been received.

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** - of the Local Development Plan supports development where it:

- 1 does not have a detrimental impact on the character or environmental quality of the house and surrounding area by virtue of size, design and materials;
- 2 does not result in significant loss of private and useable garden ground;
- 3 does not result in a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking;
- 4 does not have a significant adverse effect on the existing level of parking provision; and
- 5 the development is consistent with all other policies of the Plan.

7.3 The preamble to Policy 10 also states that householder developments should adhere to the guidance contained within the Dundee Local Development Plan Householder Development Supplementary Guidance (2015). The householder guidance advises that all extensions should respect and complement the character of the existing house and surrounding area. Well designed extensions should be smaller in scale and not over-dominate the existing house, complement the existing property and surrounding area, and have no adverse impact in terms of residential amenity.

7.4 In respect of Policy 10, the proposal is assessed against the five criteria as follows:

- 1 in this case, the extension is proposed to the rear elevation of the dwellinghouse in place of an existing conservatory. There would be no detrimental impact to the existing dwellinghouse or the surrounding area by virtue of size or design. The extension would be discreetly positioned and would be of an appropriate scale and design. The proposed materials would respect those on the existing dwelling and those used in the surrounding area. A planning condition is proposed to seek the colour details of the external finishes where they are not specified.
- 2 there would be no impact on the provision of amenity garden ground space, the proposal is to replace an existing conservatory on an area of the site that is not currently used as garden ground.
- 3 there would be no impact on neighbouring properties by means of overshadowing, overlooking or physical impact;
- 4 there would be no detrimental impact on parking; and
- 5 the proposal would also comply with Policy 50 for the reasons stated below.

7.5 With the addition of a planning condition, the proposal would therefore comply with the requirements of all five criteria of Policy 10 and the Householder Development Supplementary Guidance.

7.6 **The proposal satisfies Policy 10.**

7.7 **Policy 50: Development in Conservation Areas** - expects that all development proposals will preserve or enhance the character of the surrounding area, retaining all features that contribute to the character and appearance of the conservation area.

7.8 The application site is located within Maryfield Conservation Area and relates to a traditional unlisted dwellinghouse. The proposed extension would not detract from the quality of the street scene or wider conservation area, as it would be discreetly positioned to the rear of the property, and of an appropriate scale and design with acceptable external finishes.

- 7.9 **The proposal satisfies Policy 50.**
- 7.10 **It is concluded from the foregoing that the proposal complies with the provisions of the Development Plan.**

STATUTORY DUTY

- 7.11 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. For the reasons set out above, the proposed works would preserve the character of the Conservation Area and the statutory duty set out in Section 64 of the Act would be discharged through the approval of planning permission.

OTHER MATERIAL CONSIDERATIONS

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

A - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN 2

- 7.13 The Proposed Dundee Local Development Plan 2 was approved by the Council on 21 August 2017. It sets out the spatial strategy that will guide future development up to 2029.
- 7.14 The proposed Dundee Local Development Plan 2 will in time replace the adopted Dundee Local Development Plan, 2014. Approval of the Proposed Dundee Local Development Plan 2 represents the Planning Authority's settled view as to what the final adopted content of the Plan should be. Whilst the Dundee Local Development Plan, 2014 (along with TAYplan) constitutes the statutory Development Plan, the proposed Dundee Local Development Plan 2 has the status of a material planning consideration to be taken into account in the assessment of planning applications.
- 7.15 The provisions of the Proposed Dundee Local Development Plan 2 relevant to the determination of this application are specified in the Policy background section above.
- 7.16 The emerging local development plan policies do not raise any issues which would constitute a material difference to the assessment of the planning application.
- 7.17 The requirements of Policies 11 and 51 of the Proposed Dundee Local Development Plan are also satisfied.

B - NATIONAL PLANNING POLICY AND GUIDANCE

- 7.18 Scottish Planning Policy (2014) and Historic Environment Scotland Policy Statement (2016) should be taken into account when determining applications for development which may affect the historic environment. Scottish Planning Policy (Valuing the Historic Environment) advises that the planning system should promote the care and protection of the historic environment and its contribution to sense of place, including settings and the wider cultural landscape; the designation of a Conservation Area provides the basis for the positive management of an area. A proposed development that would have a neutral effect on the character or appearance of a Conservation Area (ie does no harm) should be treated as one which preserves that character or appearance. The Historic Environment Scotland Policy Statement seeks to identify the key characteristics of the historic environment and establish the boundaries within which change can continue so that it enhances rather than diminishes historic character; the historic environment should be valued as an asset, rather than thought of as a barrier to

development. It is concluded that the proposed works would comply with national planning guidance with regard to development affecting a Conservation Area.

- 7.19 **It is concluded from the foregoing that there are no material considerations that would justify refusal of planning permission.**

8 CONCLUSION

- 8.1 The proposal would result in a house extension of an appropriate scale and design, would have no adverse impact on the surrounding area and would preserve the character of the Conservation Area. The application satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. It is therefore recommended that planning permission be granted subject to a condition.

9 RECOMMENDATION

- 9.1 It is recommended that consent be **GRANTED** subject to the following condition:
- 1 **Condition** - prior to the commencement of any works on site, details of the specification and colour of the proposed external finishes shall be submitted for approval in writing by Dundee City Council as Planning Authority.

Reason – in the interests of visual amenity, to ensure that the colour of the external finishing materials are appropriate to the character of the area.