

External Alterations and Erection of Extension to Provide Ancillary Accommodation

KEY INFORMATION

Ward (West End)

Address

7 Osborne Place

Applicant

Mrs Frances Dreyer

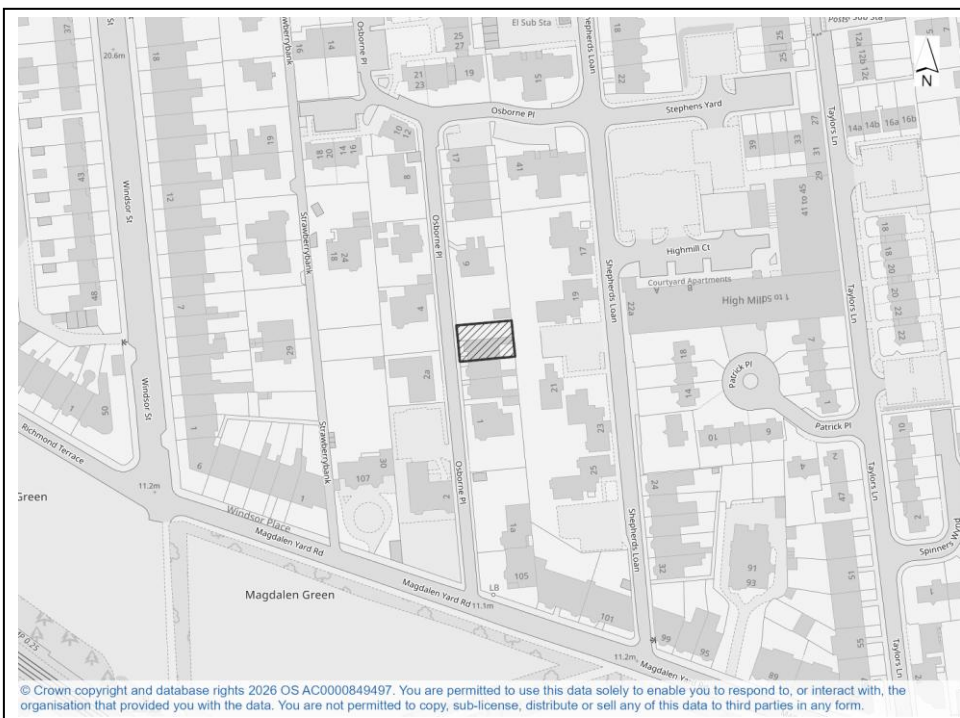
Agent

Andrew Taylor
125 Architects

Validated: 1 June 2026

**Report by Head of Planning
& Economic Development**

Contact: Siobhan Johnson



SUMMARY OF REPORT

- Planning permission is sought for a single storey extension on the north elevation and alterations to the rear elevation and a previous extension.
- The application is fully in accordance with the Development Plan.
- The statutory neighbour notification process was undertaken and the application advertised in the local press. No letters of objection have been received.
- In accordance with Dundee City Council's Discretionary Scheme of Delegation in relation to Development Management, this application requires to be determined by the Planning Committee, as it has been submitted by, or on behalf of an Officer of the Council involved in the statutory planning process.
- More details can be found at <https://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=TFYC5OGCLAN00>

RECOMMENDATION

The proposal is in accordance with the Development Plan. There are no material considerations of sufficient weight to justify refusal of planning permission. It is therefore recommended that planning permission be **APPROVED** subject to conditions.

1 DESCRIPTION OF PROPOSAL

- 1.1 The proposed single-storey extension would be located on the north elevation of the house. It would measure 8.5 metres in length x 4.8 metres in width and would provide a bedroom, shower room, and open-plan kitchen/living area. A recessed outdoor area and patio would be formed on the front, west elevation, providing access to a patio and the existing garden. The extension would be finished in white render and horizontal timber cladding, with a black standing-seam metal mono-pitched roof and aluminium framed windows and doors. The west elevation would be fully glazed, incorporating a matt black three-panel sliding door set and a separate access door. Two windows would be installed on the east elevation. The north elevation would remain blank.
- 1.2 The extension would be connected to the existing house through an existing cupboard which would be opened on the north elevation of the house.
- 1.3 Alterations to the existing house include the installation of a new glazed door in place of an existing window on the rear elevation. Within an existing extension situated to the rear of the house, new windows and a door are proposed within the existing openings. In addition, an existing door would be removed with the opening rendered to match existing.

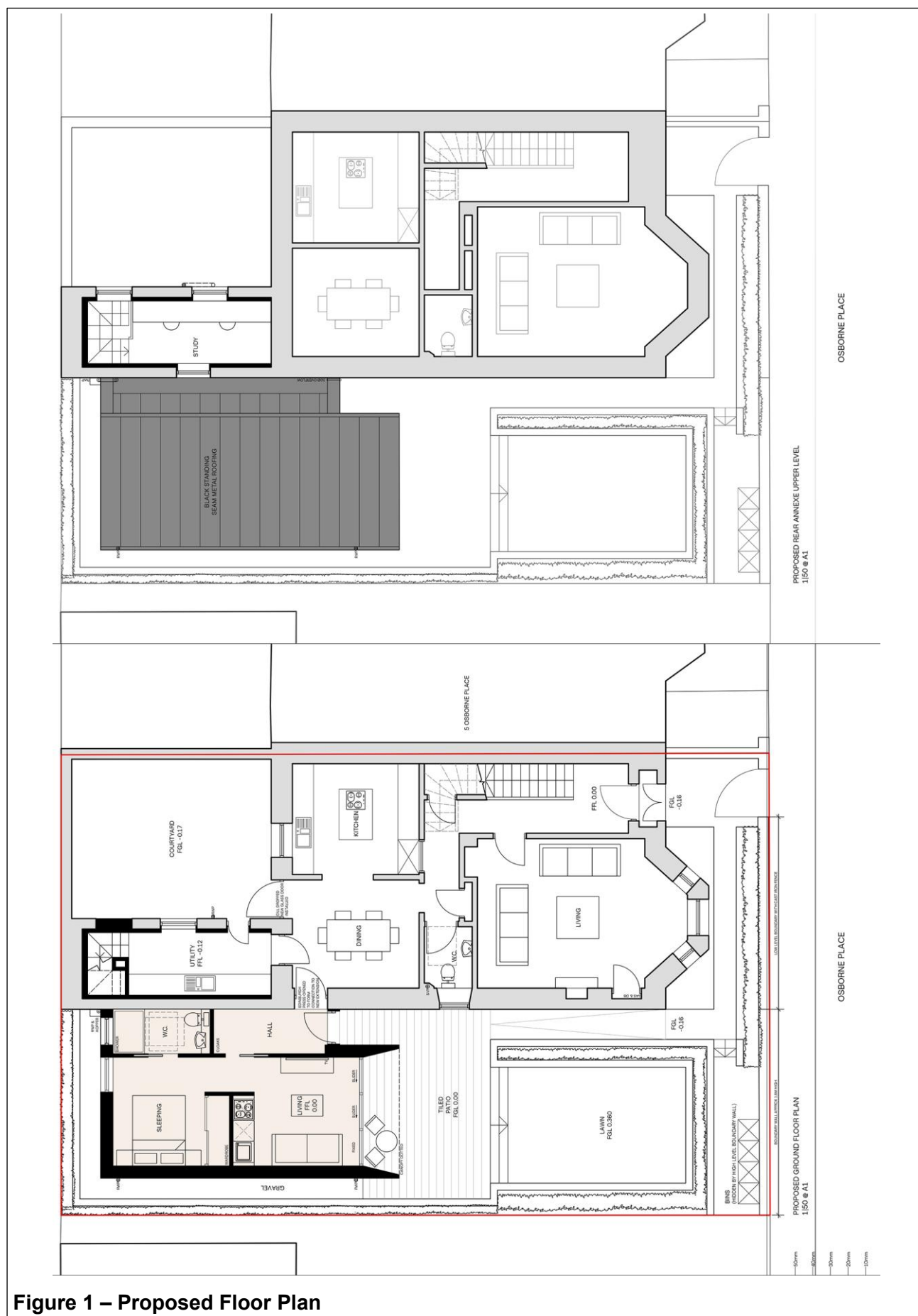
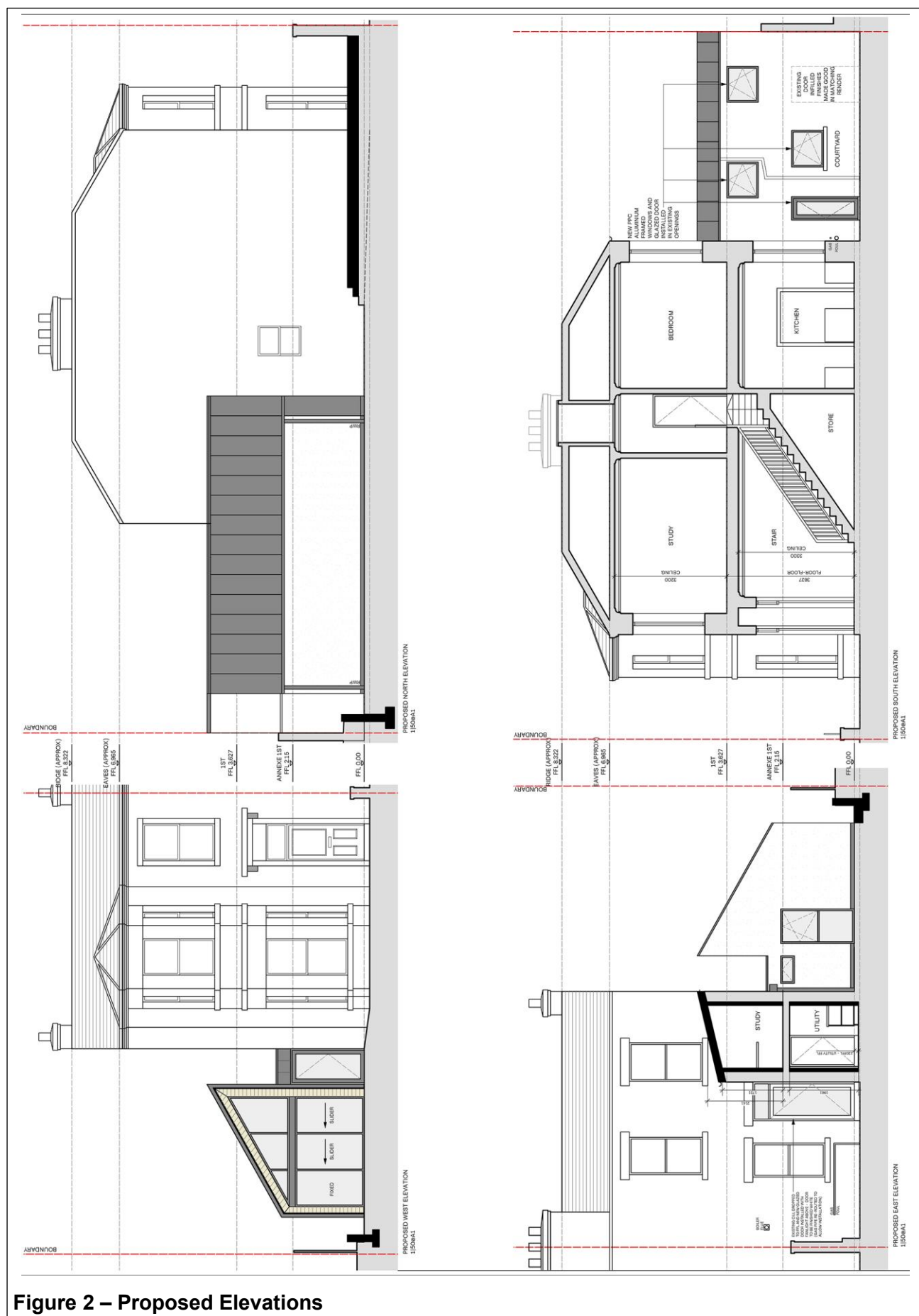


Figure 1 – Proposed Floor Plan



2 SITE DESCRIPTION

- 2.1 The application site is located to the east of Osborne Place within the West End Lanes Conservation Area. The property comprises an end terrace, traditional stone-built house of 2.5 storeys which has been historically extended to the rear. This historic extension accommodates a utility room, store and study. An internal courtyard is located to the rear of the house, with garden ground located to the north side of the house and a smaller garden to the front of the house fronting Osborne Place. Boundary treatments include a stone wall approximately 2 metres in height along the east and part of the western boundaries; a 1.8-metre-high timber close boarded fence along the north boundary, and a low stone wall and railings to the front of Osborne Place.



Figure 3 – North (Side) Elevation



Figure 4 – West (Front) Elevation

3 POLICY BACKGROUND

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

NATIONAL PLANNING FRAMEWORK 4

Policy 7: Historic assets and places

Policy 16: Quality homes

DUNDEE LOCAL DEVELOPMENT PLAN 2019

Policy 11: Householder Development

Policy 51: Development in Conservation Areas

Householder Development - Advice and Best Practice Supplementary Guidance

- 3.2 Statutory Planning Policy

The following statutory policies are relevant to this application:

Historic Environment Policy for Scotland (2019)

- 3.3 Non-Statutory Statements of Council Policy

West End Lanes Conservation Area Appraisal

4 SITE HISTORY

- 4.1 Planning permission (Application reference: 23/00252/FULL) for an extension to the north elevation was approved July 2023.
- 4.2 Planning permission (Application reference: 97/22977/D) for the conversion of a store to a sunroom was approved October 1997.

5 PUBLIC PARTICIPATION

- 5.1 The statutory neighbour notification procedure has been undertaken and the application advertised in the local press.
- No objections have been received.

6 CONSULTATIONS

- 6.1 No consultation responses have been received on the application.

7 DETERMINING ISSUES

- 7.1 Section 25 of the Town and Country Planning Act 1997 as amended provides that an application for planning permission 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.

Principle of Development

NATIONAL PLANNING FRAMEWORK 4

- 7.2 **NPF4 Policy 16: Quality homes** – seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes.
- 7.3 Part g) states that householder development proposals will be supported where they:
- i do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- 7.4 In relation to criterion i), the proposed extension has a floor area of 38square metres and is therefore subservient to the parent property. The proposed extension set back from the principal elevation within the private garden area, ensuring the original house remains the dominant element within the streetscape. The proposed lean-to form, with a mono-pitched roof which reduces in height from 4.6 metres adjacent to the house to 2.3 metres minimises the visual scale and massing.
- 7.5 The extension is contemporary in design, utilising timber cladding, render and a standing-seam metal roof. These quality materials would complement the existing house. The extension would not have any adverse impact on the character or the environmental quality of the house and the surrounding area by virtue of size, design and materials.
- 7.6 As the extension is capable of being lived in independently, a condition is recommended to tie it to the parent property as it would not be a suitable standalone dwelling due to its scale and nature and its relationship with the house and shared garden facilities.
- 7.7 In relation to criterion ii), this is an end of terrace property. Immediately to the north is a driveway and parking area associated with the neighbouring house which is 17.7 metres from the proposed extension. Due to the distance between the house and the extension, the intervening driveway and a 1.8m fence along the north boundary, there will be no loss of daylight or overshadowing to neighbouring properties or any associated amenity area.
- 7.8 In terms of overlooking, although the front elevation of the extension would be fully glazed, there would be no direct overlooking to neighbouring properties within 18m of the site. Two windows proposed on the rear elevation will overlook the applicant's garden and a 2m high stone boundary wall. The north elevation would be blank. In the existing house, a new glass door is proposed in place of an existing window on the rear elevation. New openings within the existing house do not give rise to any overlooking issues.

- 7.9 **The proposal complies with NPF4 Policy 16g subject to condition.**
- 7.10 **LDP Policy 11: Householder Development** - is supportive of householder developments which do not adversely impact on the level of amenity afforded to existing and neighbouring properties. There are four criteria that all householder developments must adhere to in order to be supported. These are:
- 1 does not have a detrimental impact on the character or environmental quality of the house and the surrounding area by virtue of size, design and materials; and
 - 2 does not result in a significant loss of private/useable garden ground; and
 - 3 does not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking; and
 - 4 does not have a significant adverse effect on the existing level of parking provision.
- 7.11 The preamble to LDP Policy 11 also states that householder developments should adhere to the guidance contained within the Dundee Local Development Plan Householder Development Supplementary Guidance (2019).
- 7.12 Criteria 1) and 3) of LDP Policy 11 substantively reiterate the requirements of NPF4 Policy 16g. For the reasons set out above, the proposal complies with these criteria. The remaining criteria are assessed below.
- 7.13 In terms of criterion 2), approximately 76sqm of usable garden ground would remain, including the patio area and the internal courtyard to the rear. This is comparable to the other properties within the street. The proposal complies with criterion 2.
- 7.14 In terms of criterion 4) there is no existing parking within the site which would be affected. There is on street parking which could be utilised. Due to the scale and nature of the proposed extension this would not have a significant impact.
- 7.15 The Dundee Local Development Plan Householder Development Supplementary Guidance advises that extensions should be: smaller in scale and not over dominate the existing house; no higher than existing house, but preferably lower; of a scale so there is no significant loss of garden ground; designed to have no significant detrimental impact on neighbouring properties by virtue of overshadowing, overlooking or having an overbearing impact; designed in a style and finish that complements the existing house and surrounding area.
- 7.16 The proposed single-storey extension is subordinate and lower than the existing house. It has been designed to respect and complement the character of the existing house and surrounding area.
- 7.17 **The proposal complies with the requirements of all four criteria of LDP Policy 11 and Householder Development Supplementary Guidance.**

Historic Environment

- 7.18 **NPF4 Policy 7: Historic assets and places** - seeks to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

- 7.19 Part d: states development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:
- i architectural and historic character of the area;
 - ii existing density, built form and layout; and
 - iii context and siting, quality of design and suitable materials.
- 7.20 **LDP Policy 51: Development in Conservation Areas** - states that 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 that contribute to the character and appearance of the conservation area.
- 7.21 The application site is located within the West End Lanes Conservation Area. The proposed single-storey side extension would be set back from the principal elevation of the house by 10 metres and would not impact on the established building line of this traditional terrace. The proposed extension is contemporary in design, utilising materials that complement both the existing house and surrounding properties. It will read as a contemporary addition to a traditional building and will not detract from the historic character of the area. By virtue of its scale, design and location, the proposal would preserve the character and appearance of the conservation area.
- 7.22 **The application complies with Policy 7d of NPF4 and LDP Policy 51.**
- 7.23 **It is concluded from the foregoing that the application fully complies with the Development Plan.**

STATUTORY DUTIES

Planning (Listed Buildings and Conservation Areas) Scotland Act 1997 as amended

- 7.24 Section 64 of the Act 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.
- 7.25 For similar reasons to those explained above in the assessment of the application in accordance with NPF4 Policy 7d and LDP Policy 51, the development would not have any significant adverse impact on the character or appearance of the West End Lanes Conservation Area. The proposal satisfies the statutory obligations.

MATERIAL CONSIDERATIONS

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

A – NATIONAL POLICY AND GUIDANCE

- 7.27 Historic Environment Policy for Scotland (2019) should be taken into account when determining applications for development which may affect the historic environment. The Historic Environment Policy for Scotland sets out principles and policies for the recognition, care and sustainable management of the historic environment. It seeks to influence decision making that will be sufficiently flexible and adaptable to deal with wide-ranging and ongoing changes to society and the environment, and to achieve the best possible outcome for the historic environment, maximising its benefits.

- 7.28 For the reasons explained above, the application complies with the relevant national policy and guidance concerned with the historic environment, including the policies of the Historic Environment Policy Scotland.

B – WEST END LANES CONSERVATION AREA APPRAISAL

- 7.29 The Central Lanes character area provides the heart of the West End Lanes Conservation Area. It is epitomised by the long lanes that run from the north to south. The top of the lanes provides spectacular views of the Green and the River Tay, with viewpoints intermittently as you travel downhill nearer the Green. The area is dominated by narrow lanes lined with tall traditional buildings and high walls that encase modern developments.

As described above the proposed extension is set back from the principal elevation and will not detract from the traditional terrace or any views and viewpoints towards Magdalen Green and the Tay. The proposed extension is not at odds with the aims of the West End Lanes Conservation Area Appraisal.

C - DESIGN STATEMENT

- 7.30 The application is supported by a design statement which considers that the proposed development has been designed as a modest, contemporary and subordinate addition to the existing house. It concentrates change within the altered rear and garden context, limits physical intervention in the traditional fabric, and improves the usability and thermal performance of the existing rear extension and wider home. Its scale, siting, roof form and material approach have been developed to mediate between the existing rear extension and the north garden avoiding harm to neighbouring amenity whilst preserving the character and appearance of the West End Lanes Conservation Area.
- 7.31 It is agreed by virtue of its scale, design, siting and subordinate relationship to the existing house, the proposal would respect and complement the character of the property, preserve the character and appearance of the West End Lanes Conservation Area, and avoid adverse impacts on neighbouring amenity.
- 7.32 The Design Statement states that the extension is intended primarily for ancillary family accommodation. However, it may occasionally be used for short-term letting accommodation, subject to the necessary licensing requirements.
- 7.33 The recommended condition prevents the extension and self-contained accommodation from being occupied as a separate long-term residential unit. Should the duration, frequency or intensity of any short-term letting activity amount to a material change of use from the approved ancillary residential use, the prior written consent of the Planning Authority would be required.
- 7.34 It is concluded that there are no material considerations of sufficient weight in this case to justify refusal of planning permission.

8 CONCLUSION

- 8.1 The application for a single storey extension on the north elevation and external alterations to the existing house is in accordance with the Development Plan. There are no material considerations of sufficient weight 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 planning permission be GRANTED subject to the following conditions:

- 1 **Condition** – the development hereby permitted shall be commenced within three years from the date of this permission.

Reason – to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 **Condition** - the extension hereby approved shall only be used for domestic purposes incidental and ancillary to the existing dwelling at 7 Osborne Place. At all times it shall be used for purposes incidental and ancillary to the use of the main dwelling and not used, let or otherwise disposed of as a separate unit of accommodation nor used for any other purpose.

Reason - to ensure an acceptable form of development in accordance with the applicant's/agent's submitted particulars and to retain control over the use of the site and to ensure that consideration can be given to the effects and impacts of uses other than that approved herewith.

Informative

Basic Radon Advisory Note (Class 2)

The site is within an area where basic radon protection measures should be installed as a matter of course in all new developments. This may include a suitable barrier membrane and ventilation. There is further information available at www.ukradon.org or the applicant may wish to discuss this with a Building Standards or Contaminated Land Officer.

Historical land use at or near the application site raises some concern that land contamination may have occurred, and appropriate precautions should be taken. The nature of these activities is a former cooling pond.

Vigilance should be maintained during groundworks, and the council shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council Planning Authority. The scheme shall include a full timetable for the remediation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that remediation has been undertaken in accordance with, and to the standard specified in, the agreed remediation scheme.