

**KEY INFORMATION**

**Ward** West Ferry

**Proposal**

Extension to southeast of house and new deck to south of house

**Address**

22 Douglas Terrace  
Broughty Ferry  
Dundee  
DD5 1JD

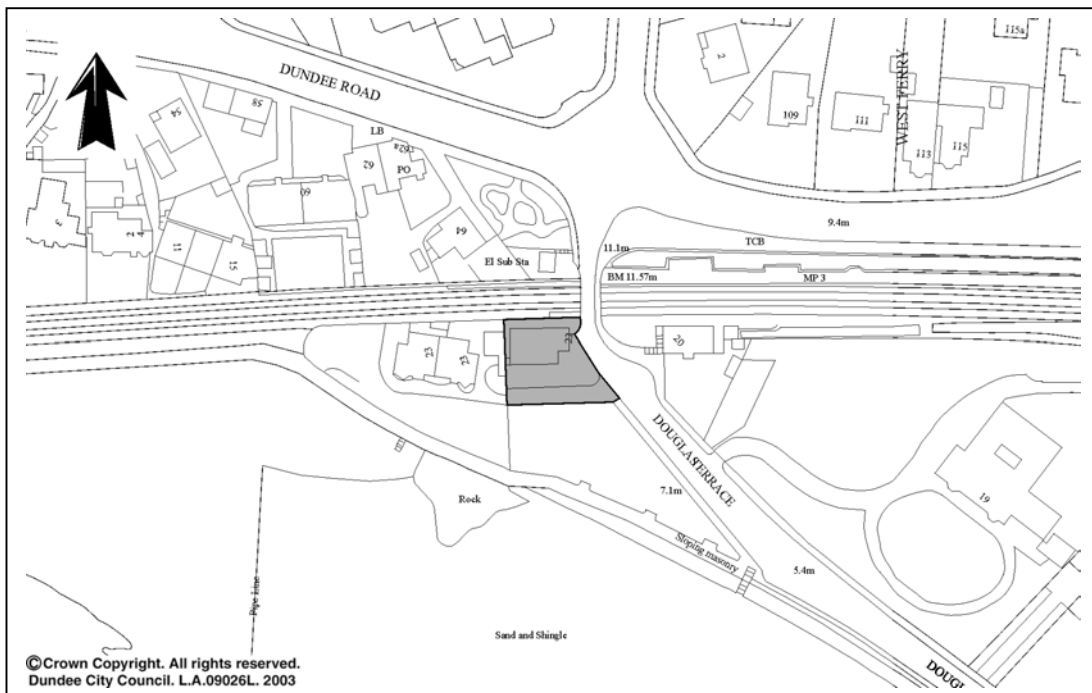
**Applicant**

Mr Grimmond  
22 Douglas Terrace  
Broughty Ferry  
Dundee DD5 1JD

**Agent**

**Registered** 15 August  
2003

**Case Officer** C Walker



An extension to a house and a new deck is **RECOMMENDED APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed development will preserve the listed building, its character and its setting as required by Section 59 of the Act and the policies of the Adopted and Finalised Draft Local Plans. The application is therefore recommended for **APPROVAL** with conditions.

**SUMMARY OF REPORT**

- Listed building consent is sought to erect a single storey extension of modern design to the south east of the house. It is also proposed to form a timber deck in front of the house and extension which will slightly overhand the stone wall to the front of the house enclosed with a steel balustrade. An existing large lean to conservatory covering most of the front elevation of the house will be removed.
- The house is a Category C listed building situated within the Broughty Ferry Conservation Area.
- Policy BE17 of the adopted Local Plan and Policy 60 of the Finalised Dundee Local Plan Review require alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character.
- Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, requires the Council to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- Broughty Ferry Community Council objected to the proposal stating that both the design and finishing materials proposed are inappropriate and will have an adverse impact on the listed building.
- It is considered that the proposed development will preserve the listed building, its character and its setting as required by Section 59 of the Act and the policies of the Adopted and Finalised Draft Local Plans.

## DESCRIPTION OF PROPOSAL

Listed building consent is sought to erect a single storey extension of modern design to the south east of the house. The proposed extension has a plan area of just less than 40 sq. metres and has the appearance of a glass box framed in steel with areas of timber cladding on the north and east elevations. The proposed extension has a flat roof with a roof garden on top of it. It is also proposed to form a timber deck in front of the house and extension which will slightly overhand the stone wall to the front of the house enclosed with a steel balustrade. An existing large lean to conservatory covering most of the front elevation of the house will be removed.

An application for planning permission for this extension has also been submitted and the report on that application (03/00661/FUL) is contained elsewhere in this Agenda.

## SITE DESCRIPTION

The site comprises a one and a half storey harled cottage with a slated roof. The house dates from the early 19th century. The house is of attractive design although a modern lean to conservatory across the front elevation detracts from its appearance. It is a Category C listed building situated within the Broughty Ferry Conservation Area.

The house sits in a very prominent location with extensive views over an area of open space towards the Tay. The front boundary is formed by a low stone wall adjacent to a private driveway serving this house and dwellings at 23 Douglas Terrace to the west. To the east is the high retaining wall carrying the road to the railway bridge. There is a mature tree adjacent to this wall. To the north is the railway line and to the west is an attractive pair of houses at 23 Douglas Terrace which are a Category B listed building.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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

### Dundee Local Plan 1998

The following policies are of relevance:

Policy BE17 requires alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character.

### Dundee Urban Nature Conservation Subject Local Plan 1995

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

### Finalised Dundee Local Plan Review

The following policies are of relevance:



Policy 60 Alterations to Listed Buildings: the alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character.

### 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.

## LOCAL AGENDA 21

The Council's Local Agenda 21 policies seek to value and protect diversity and local distinctiveness. It is considered that the aims of Key Theme 15 are achieved.

## SITE HISTORY

Planning permission was granted for the conservatory to the front of this house in 1987 before it was listed (application ref. no. D12402 refers).

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised as an application for listed building consent and as affecting the conservation area. No public comment was received.

## CONSULTATIONS

Broughty Ferry Community Council has objected to the proposal. It states that both the design and finishing materials proposed are inappropriate, that the proposal will have an adverse impact on the listed building and the conservation area and will not comply with the standards required in residential areas in Dundee in general.

As this is a Category C listed building there is no requirement to refer the proposals to Historic Scotland.

## OBSERVATIONS

In accordance with the provisions of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The house is of attractive design although a modern lean to conservatory across the front elevation detracts from its appearance. The proposed development will result in the removal of this conservatory and this will serve to enhance the appearance of the building.

The proposed extension sits to the side of the house, and because of its siting, its low profile, the extensive use of glazing and the backdrop of the high stone wall behind it, it will not in any way dominate the listed building. It is of attractive modern design and does not in any way attempt to emulate the character of the existing house. This is a perfectly acceptable approach in this case and one which is endorsed by the Memorandum of Guidance on Listed Buildings and Conservation Areas published by Historic Scotland. The area of decking to the front of the building is also of modern design and does not detract from the listed building or its setting.

The Memorandum of Guidance states that extensions to listed buildings should always play a subordinate role and never dominate the original building. It states that in certain instances a well designed modern structure may be better than trying to emulate the existing building. It is considered that the proposed development represents such a well designed modern solution.

Broughty Ferry Community Council has objected to the proposal. It states that both the design and finishing materials proposed are inappropriate, that the proposal will have an adverse impact on the listed building and the conservation area and will not comply with the standards required in residential areas in Dundee in general. It would appear that the Community Council is concerned that a traditional approach to the extension to this house has not been adopted. However in this case it is considered that a modern approach is perfectly acceptable and that the design of the proposed extension is satisfactory. The Community Council did not comment on the removal of the existing conservatory which will result in a significant enhancement of the listed building.

Policy BE17 of the adopted Local Plan and Policy 60 of the Finalised Plan effectively repeat the statutory duty under Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act.

It is considered that the proposed development will preserve the listed building, its character and its setting as required by Section 59 of the Act and

the policies of the Adopted and Finalised Draft Local Plans.

## **Design**

The proposed extension is of an attractive modern design that respects the character and setting of the listed building

## **CONCLUSION**

It is considered that the proposed development will preserve the listed building, its character and its setting as required by Section 59 of the Act and the policies of the Adopted and Finalised Draft Local Plans.

## **RECOMMENDATION**

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples

## **Reason**

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 in order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained.