

KEY INFORMATION

Ward West End

Proposal

Demolition of single storey dwelling house

Address

5 Arnhall Gardens
Dundee
DD2 1PH

Applicant

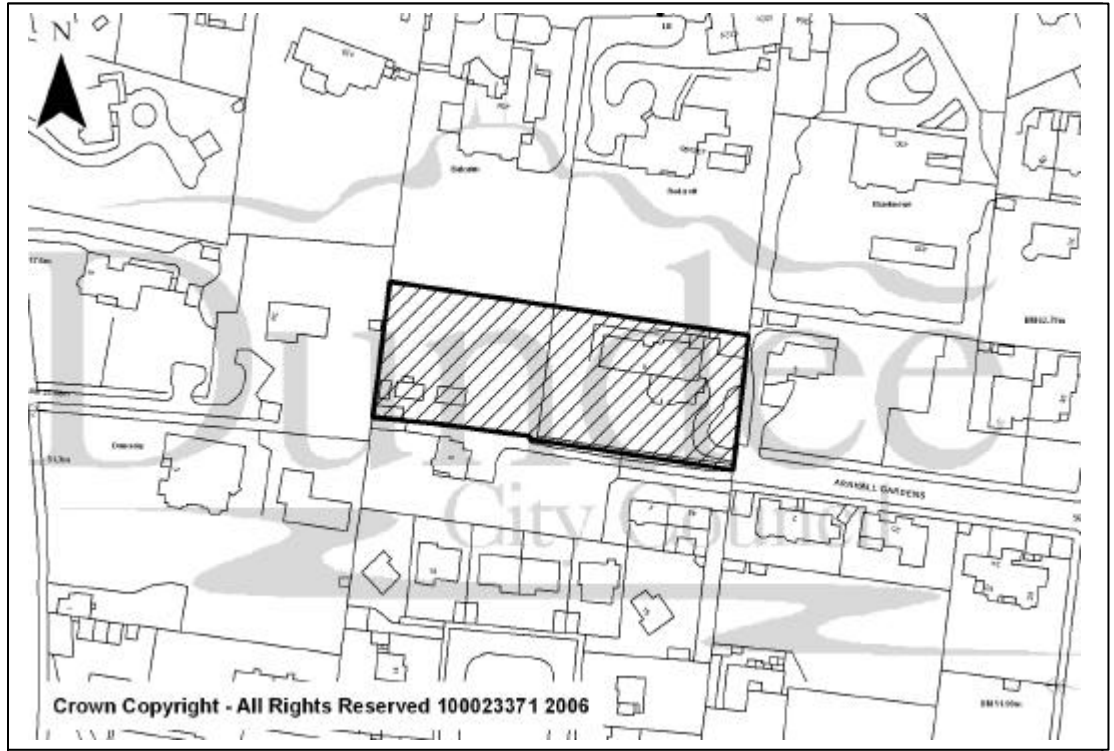
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Registered 7 Nov 2006

Case Officer D Gordon



Proposal to Demolish Existing House in Arnhall Gardens

The demolition of a single storey dwelling house is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed demolition of the secluded, modern single storey dwelling house would not detract from the appearance, setting or character of the West End Suburbs Conservation Area. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Conservation Area Consent is sought to demolish a single storey, detached dwelling house in the West End Suburbs Conservation Area.
- Policy 62 of the Dundee Local Plan Review 2005 sets out guidance for the demolition of unlisted buildings worthy of retention in conservation areas.
- There is an accompanying outline planning application, with indicative proposals, for the development of the site for three detached houses which is recommended for approval. The Report on outline application 06/01045/OUT is contained elsewhere in this agenda
- No specific objections to the demolition of the house have been received although the outline application for the redevelopment of the site above has attracted 6 objections.
- The proposed demolition of the building would not detract from the West End Suburbs Conservation Area by virtue of its design and secluded location within the site. The application must be referred to Historic Scotland before any consent can be issued.

DESCRIPTION OF PROPOSAL

Conservation Area consent is sought to demolish an existing 1960's suburban, single storey, detached dwelling house located on the west side of Arnhall Gardens. No details of the condition of the building have been submitted for consideration. An outline planning application for the development of the site, including the garden ground to the west, for three detached houses has been submitted to the Council for determination. A report on this outline application can be found elsewhere on this agenda.

SITE DESCRIPTION

The site is located within the western sector of the city, to the west of Arnhall Gardens, to the south of Blackness Road and to the east of Glamis Drive.

The site currently accommodates a single storey dwelling that is finished in white roughcast walls and a slate pitched roof. The house sits on the east side of the site with a significant area of garden ground being located to the west side of the building. The garden slopes in a north to south direction and is significantly overgrown. The garden contains a number of mature trees.

The surrounding area is predominantly residential in character. The properties to the north (Balcairn, Redcroft and Breaknowe) are category B & C listed buildings. Duncraig to the west is a category B listed building.

The site is contained within the West End Suburbs Conservation Area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 62: Demolition Of Listed Buildings And Buildings In Conservation Areas - applications for the demolition of a listed building or building that is worthy of retention in a Conservation Area must be fully

supported by reports on the condition and marketing history of the building along with a feasibility study which explores the viability of retaining the building in active use.

Where the demolition of buildings is permitted, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 18 - Planning and the Historic Environment - this document provides statements of Government policy in



relation to the historic environment with a view to its protection, conservation and enhancement. This NPPG deals primarily with, amongst other things, conservation and listed buildings. Primary reference is made in this document to the Memorandum mentioned below.

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 - this document by Historic Scotland offers Local Authorities and developers best practice advice in dealing with developments which may have an impact on or affect listed buildings or conservation areas.

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

Outline permission for the erection of one dwelling house in the garden ground located to the west of the existing house was granted permission by the Council, subject to certain conditions, on 24 September 2001 (01/25218/D refers).

A report on an application for outline planning permission to erect three detached dwelling houses on the site can be found elsewhere in this agenda (06/01045/OUT refers).

PUBLIC PARTICIPATION

The proposal was advertised in the local press as an application to demolish a dwelling within a conservation area. The proposal was also advertised in the Edinburgh Gazette. There have been no objections lodged that specifically oppose the demolition of the existing dwelling house although it is the case that the accompanying outline planning application to erect three houses on this site has attracted 6 letters of objection

from surrounding occupiers.

CONSULTATIONS

The Royal Commission on Ancient and Historic Monuments of Scotland has advised that if demolition consent is granted then they need to be notified of the proposed works and given the opportunity to record the building.

OBSERVATIONS

In accordance with the provisions of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, special regard must be given to the effects of the proposed development on the character and appearance of the conservation area.

In assessing applications to demolish unlisted buildings in conservation areas the Memorandum of Guidance (which is referred to in NPPG 18) states that an assessment should be made of the importance of the

buildings to the character or appearance of the conservation area and the proposals for the redevelopment of the site. If the buildings are of any value it suggests that a positive attempt should be made to retain them. It also states that consent to demolish should be given only where there are acceptable proposals for the redevelopment of the site.

In this case the building under consideration is an early 1960's single storey, detached dwelling house which is located in a secluded location in the western sector of the city. The applicants have not submitted any report on the condition of the house.

It is considered that, due to its modern design and secluded location, the demolition of this modern bungalow raises no issues of concern with regard to any adverse impact on the character, appearance or setting of the surrounding conservation. For this reason, this building is not considered worthy of retention and consequently, the terms of NPPG 18 and the Memorandum of Guidance that relate to building retention and appropriate redevelopment proposals should be set aside in this instance.

In light of the above, it is considered that the statutory duty set out in Section 64 of the Act is discharged.

Other Material Considerations

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

The Development Plan

In terms of Policy 62 of the Dundee Local Plan Review 2005, this matter has already been considered in the assessment of the proposed development under Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It was considered that, due to the design, appearance and secluded location of the existing building within the conservation area, the proposed demolition would be acceptable in terms of preserving the character and appearance of the conservation area. Consequently, as the building is not considered worthy of retention, the terms of Policy 62 that relate to the condition of the property, marketing history and a feasibility of the re-use of the building should be set aside in this instance.

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 proposal involves the demolition of a modern single storey dwelling house in a secluded location in the west end of the city. An accompanying outline application to develop the site for three new detached houses, which can be found elsewhere on this agenda, offers indicative redevelopment purposes only.

CONCLUSION

The proposed demolition of the modern suburban dwelling on the site would not detract from the West End Suburbs Conservation Area subject to suitable redevelopment proposals.

RECOMMENDATION

Recommendation 1

This consent shall not be issued unless and until Historic Scotland formally determines not to call in the application.

Recommendation 2

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 All demolition materials shall be removed and the site left in a clean and tidy condition no later than 2 weeks following demolition of the property the subject of this application. For the avoidance of doubt, the demolition material shall be removed via the existing access into the site or by means of an alternative access the position of which shall be agreed in writing by the planning authority prior to its use for such purposes.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and

Conservation Areas) (Scotland) Act 1997.

- 2 In order to safeguard the setting and appearance of the conservation area, to protect the environmental qualities of the surrounding occupiers and to protect existing services located to the south of the site.