

KEY INFORMATION

Ward Riverside

Proposal

Alterations to form two flats (east wing)

Address

Duncarse House
381 Perth Road
Dundee
DD2 1PR

Applicant

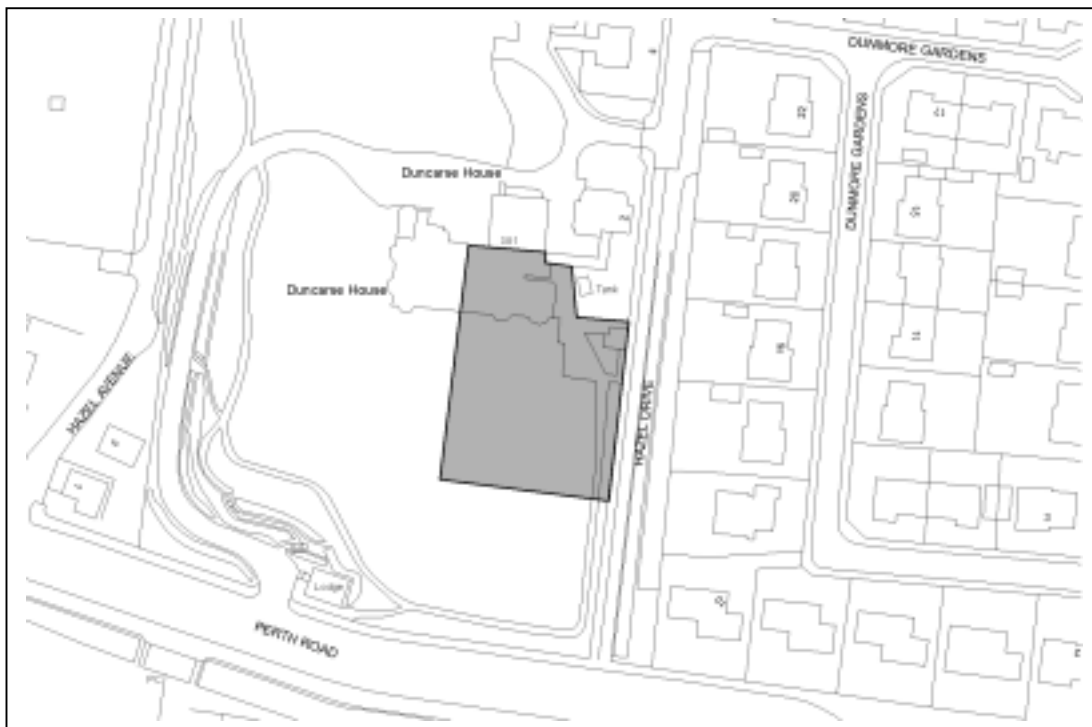
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Registered 8 April 2002

Case Officer D Gordon



Proposed Alterations to Sub-Divide Part of Duncarse House

Alterations to form 2 flats in the east wing is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposal is contrary to Policy BE 17 of the Local Plan by virtue of the impact the alterations would have on the character of the listed building. The development would also create an undesirable precedent for further sub-divisions within Duncarse House. The proposal is recommended for **REFUSAL**.

SUMMARY OF REPORT

- Listed Building permission is sought to alter and sub-divide the east wing of Duncarse House into 2 flats. The accommodation to be provided is kitchen, living room, bathroom and 3 bedrooms at ground floor level with kitchen, living room, bathroom and 4 bedrooms at first and attic levels. The building is a Category B listed building.
- A letter of objection to the proposals has been submitted which relates to the impact the alterations will have on the listed building.
- The proposal is considered to be contrary to Policy BE17 of the Dundee Local Plan 1998 by virtue of the adverse impact the alterations will have on the character of the listed building.

DESCRIPTION OF PROPOSAL

The proposal involves the sub-division of the East Wing of Duncarse House into 2 flats. The property is two storeys in height (with attic) and currently accommodates kitchen, lounge, sun lounge, bathrooms and 6/7 bedrooms. It is proposed to split the house horizontally by creating a flat at ground floor level that will provide a kitchen, living room, bathroom and 3 bedrooms. At first floor and attic level it is intended to create a flat which will accommodate a kitchen, living room, bathroom and 4 bedrooms.

The proposals will involve a minimal amount of internal alterations although at ground floor level, the sub-division of the sun lounge into 2 bedrooms will involve the erection of partition walls and the formation of a new hallway.

Access to the flats will be taken from the existing access road located to the east of the building. Four car-parking spaces are also to be located to the east of the property and the garden ground immediately to the south is to be sub-divided into both private and communal use.

SITE DESCRIPTION

The site is located on the north side of Perth Road approximately 150 metres to the east of Hazel Avenue. Duncarse House is a very large 'jute baron' mansion in parkland grounds and garden on south-sloping land. It is a Category B listed building that stands some 75 metres back from the Perth Road. Planning and listed building consents were granted in 1994 for the conversion of the east, west and north wings of Duncarse House into self-contained dwellings. Permissions have also been granted for the conversion of the stable block into flats, for new houses in the kitchen garden to the north and for a new detached dwelling to the north west. These permissions have now been implemented. The main access to Duncarse House is taken from the private access road that runs along the west side of the property. The east wing is served by a new access road which is taken directly off the Perth Road and which runs in a north to south direction along the east side of the application site.



The surrounding area is predominantly residential in character.

POLICY BACKGROUND

National Planning Policy Guideline 18 - Planning and the Historic Environment.

This NPPG sets out the Government's planning policies in relation to the historic environment, including listed buildings, with a view to its protection, conservation and enhancement

Tayside Structure Plan 1993

Environment Policy 13 - Development affecting listed buildings and their setting should have full regard to the need to retain important architectural features or historical interest and, where possible, secure improvements to the built environment.

Policy BE17 - The alteration of a listed building, or building in a conservation area will only be acceptable where the proposals have regard to the restoration or enhancement of its architectural and its historic character.

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 (Historic Scotland) - Offers best practice advice on developments affecting inter alia listed buildings and conservation areas.

LOCAL AGENDA 21

The proposals involve the further sub-division of a listed building that will have an adverse affect on its architectural character and integrity. This is not in accordance with the aspirations of Local Agenda 21.

SITE HISTORY

Duncarse House and its environs has been the subject of a considerable amount of planning applications for development in recent years. The most relevant to the current application are considered to be:

D19156 - Change of Use of Educational Building to 3 Houses and Conversion of Annex to 1 House - Approved 17 October 1994.

D19613 - Access for East Wing of Duncarse House - Approved on appeal 19 October 1995.

02/00252/FUL - Sub-division of East Wing of Duncarse House into 2 Flats - Report on this proposal can be found elsewhere in this Agenda.

PUBLIC PARTICIPATION

The proposal was advertised in the local press as development affecting a listed building. A letter of objection to the proposals has been received. The main issues raised by the objector relate to the proposed sub-division of the conservatory, the intensification of residential use within the building and the proposed sub-division of the garden ground to the south.

A copy of this letter can be viewed in the Members' Lounges. Comments on the issues raised can be viewed in 'Observations' below.

Dundee Local Plan 1998

Policy H1 - Within areas where residential use predominates, developments will be permitted where they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and where they are in accordance with the policies and proposals contained elsewhere in the Plan.

Policy H2 - In delineated areas development in garden ground will only be permitted if certain rigorous criteria contained in Policy BE4 can be met and sub-division of houses will only be permissible if the resultant houses/flats have a minimum of 5 habitable rooms, garden ground and parking space for 2 cars per unit.

CONSULTATIONS

The relevant Council Departments and outside bodies have been consulted and no adverse comments have been received.

OBSERVATIONS

The determining issues for the Committee in this instance are whether the application details are in accordance with the policies and proposals of the development plan and if not, are there any material considerations that would justify the setting aside of these policies and granting permission for the development.

The proposal involves the sub-division of an existing dwelling into 2 flats. The property is to be divided horizontally with the ground floor flat accommodation being kitchen, living room, bathroom and 3 bedrooms. The upper floor flat will provide a kitchen, living room, bathroom and 4 bedrooms.

With regard to the provision of appropriate garden ground and parking facilities for the new properties, it is considered that the curtilage of the building can accommodate these requirements, with suitable conditions attached to any permissions granted, without the proposals adversely impacting on the character or integrity of the listed building.

As regards the proposed internal alterations, the majority of the works to be carried out are relatively minor in nature and they would not adversely impact on the fabric of the property. The sun lounge located on the east side of the building, possibly a later extension to the main house, is designed for that purpose and has a strong public room image within the context of the building character. At the time of visiting the site, the sun lounge was bright and full of light. The room displayed considerable potential for improvement into a quality space that would enhance the character of the building. Its sub-division into 2 bedrooms appears contrived and this would certainly detract from the internal character and integrity of the property. In addition, there is also the potential to damage the attractive and decorative tiled floor of the sun lounge during any

conversion works. In this respect the proposal is considered to contravene Policy BE17 (Alterations to Listed Buildings) of the Dundee Local Plan 1998, Environment Policy 13 of the Tayside Structure Plan 1993 and The Memorandum of Guidance on Listed Buildings and Conservation Areas 1998.

Duncarse House was granted permission to sub-divide into 3 large dwelling houses in 1994 and the east wing forms one of these dwellings. It is considered that, should the sub-division of this section of the building into 2 flats be successful, it would create an undesirable precedent for similar sub-divisions to take place within the remaining houses. This would be considered to be unacceptable, as it would potentially further erode the quality of the listed building.

With regard to the objection submitted to the proposals, it is considered that the issues raised by the objector have been fully discussed and discharged above.

Design

The majority of the alterations to be carried out within the building are minor in nature. However, the proposed sub-division of the sun lounge into 2 bedrooms will require the erection of partition walls and the formation of a new hall. These proposed alterations are considered to be detrimental to the character of the sun lounge and would prejudice its use as a quality space within the listed building.

CONCLUSION

The proposal is contrary to Policy BE17 of the Dundee Local Plan 1998 by virtue of the impact the proposed alterations would have on the character of the listed building. The proposal would also create an undesirable precedent of the further sub-division of the existing dwellings contained within Duncarse House. There are no material considerations which would justify the setting aside of these policies and approving the proposed development.

RECOMMENDATION

It is recommended that planning permission be REFUSED for the following reason:

Reason

- 1 The proposed development would have an adverse impact on the character of a Category B listed building by virtue of inappropriate alterations to the existing sun lounge which is contrary to the requirements of Policy BE17 of the Dundee Local Plan 1998. There are no material considerations sufficient in weight to support the granting of listed building permission contrary to those policies.