

KEY INFORMATION

Ward Tay Bridges

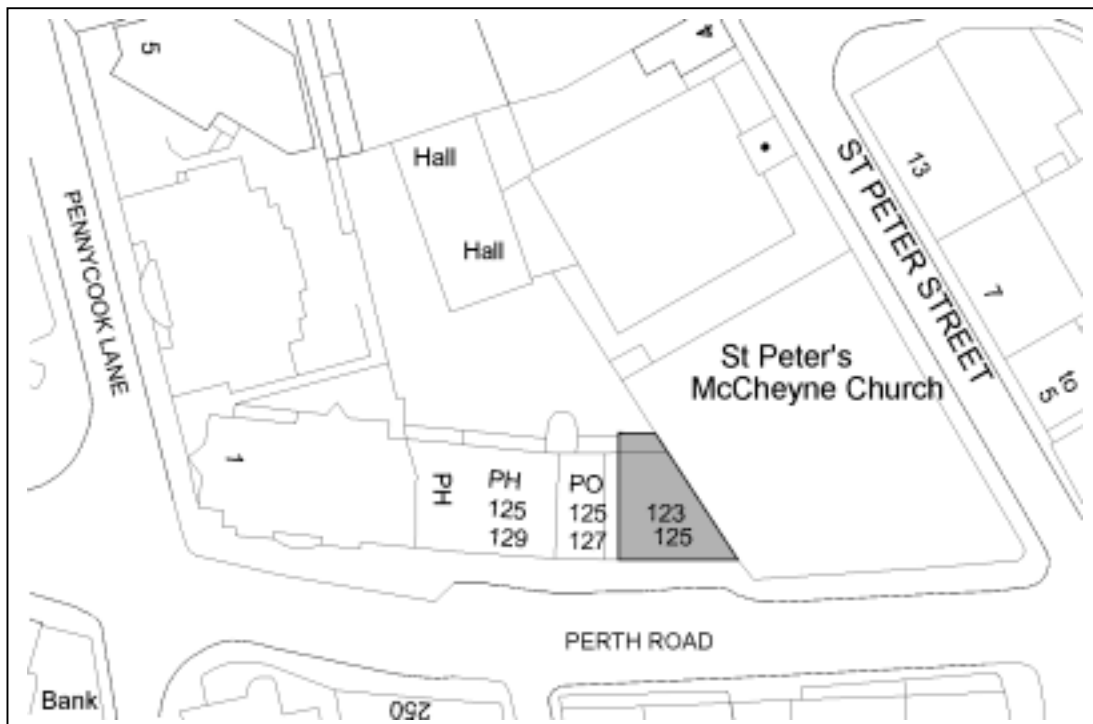
Proposal

Retrospective permission to fit two external roller shutters

Address123 Perth Road
Dundee
DD1 3JD**Applicant**M Golden
123 Perth Road
Dundee
DD1 4JD**Agent**

Registered 31 May 2002

Case Officer R Anderson



Permission Sought for Unauthorised Roller Shutters in Perth Road

Retrospective permission to fit two external roller shutters is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed roller shutters are not the type of shopfront security that is acceptable in a Conservation Area. It is considered that by virtue of their external appearance when closed they have an adverse impact on the character and appearance of the Conservation Area. Accordingly, **REFUSAL** of the application is recommended.

SUMMARY OF REPORT

- Retrospective Planning Permission is sought for the installation of two solid metal roller shutters at the above property.
- The shopfront is located within the West End Lanes Conservation Area.
- The existing shutters by virtue of their solid, heavy, metallic appearance are detrimental to the character and appearance of the conservation area. The proposal is contrary to local and national guidance and therefore refusal is recommended.

DESCRIPTION OF PROPOSAL

A retrospective planning application has been received for the installation of two roller security shutters at the above property. The shutters measure approximately 2 metres squared in area (each) and are solid, metallic grey, horizontally emphasised panels when closed. They are housed below an existing acrylic sign, which runs the length of the two openings in question. The box containing the shutters lies behind the sign and therefore no projecting box is visible on the shopfront. The shutters cover two windows and a door for a laundrette business.

SITE DESCRIPTION

The laundrette facade comprises a modern tiled shopfront with two full-length windows and a doorway. The windows and door extend to pavement level and have aluminium surrounds. The shopfront forms the ground floor of a three-storey sandstone and slate tenement block, with a mix of commercial and residential properties on all sides of the premises. The property lies within the West End Lanes Conservation Area.

POLICY BACKGROUND

Paragraph 1.2.12 of the Memorandum Of Guidance on Listed Buildings and Conservation Areas indicates that where shopfront security is required the use of removable external grilles or "brick-bond" retractable internal grilles, should be promoted.

Policy BE 11 of the Dundee Local Plan indicates all development within Conservation areas should complement and enhance that area.

Policy BE 9 of the Dundee Local Plan indicates that on Listed Buildings and in Conservation Areas externally mounted roller shutters of a non-traditional appearance will not be permitted.

LOCAL AGENDA 21

Key Theme 13 indicates that places, spaces and objects combine meaning and beauty with utility. The council is committed to developing and

enhancing a sense of place that is important for well being as well as fostering a feeling of belonging.

SITE HISTORY

There are no other planning applications affecting this property.

PUBLIC PARTICIPATION

Statutory Neighbour Notification has been carried out. No letters of representation have been received.



CONSULTATIONS

No adverse comments have been received.

OBSERVATIONS

Under section 64 of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, planning authorities are charged with ensuring that all new development within Conservation Areas preserves or enhances the character and appearance of that area. The Memorandum of Guidance on Listed Buildings and Conservation Areas endorses this. Furthermore policy BE11 of the Dundee Local Plan indicates that all new development in conservation areas will be expected to complement and enhance the area. Policy BE9 is more direct in as much as it does not permit externally mounted roller shutters within Conservation areas.

The types of shutters proposed are solid in appearance, present a grey mass and do not allow for an open window display - albeit that the property in question is a laundrette. However in conservation areas and

district centres it is important that at ground floor level there is an element of visual interest with lively window displays. This also helps architecturally, as the void areas of shopfronts are important in breaking up building frontages and presenting softer materials, which contributes to forming peoples' perceptions of their surroundings. This is an important aspect of any conservation area. Architectural features, which contribute to the setting of a conservation area, should always be visually accessible. In this particular

case, not only do the shutters (when shut) cover up a void area on a building with a heavy solid to void ratio, but their clumsy, grey, drab appearance is detrimental to the building's appearance and the conservation area in general. There are alternatives that would be acceptable as outlined in the memorandum of guidance above. Internal shutters, thinner external "brick bond" shutters or removable external grilles would provide security for shop

owners and a more subtle addition to the area. This point was made to the owner but no response was forthcoming.

Design

The design and appearance of the shutters do not contribute to their surroundings. The heavy, grey metal appearance presents a clumsy, conspicuous addition to the conservation area to the detriment of the wider area. The design is not appropriate for this setting.

CONCLUSION

It is considered that the proposed shutters do not preserve or enhance the appearance and character of the conservation area, do not complement their surroundings and are of a non-traditional appearance. As such they are contrary to national guidance and local plan policies BE11 and BE9. There are no material considerations, which justify deviating from policy in this case. Accordingly, refusal of the application is recommended.

RECOMMENDATION

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

Reason

- 1 That the proposal is contrary to paragraph 1.2.12 of the Memorandum Of Guidance on Listed Buildings and Conservation Areas in as much as the proposed shutters are detrimental to the character and appearance of the building and the wider streetscape by virtue of their mass when closed and the materials used in their composition.
- 2 That the proposed shutters are contrary to policies BE11 of the Dundee Local Plan in as much as they do not enhance and complement the character of the surrounding area.
- 3 That the shutters are contrary to Policy BE9 of the Dundee Local Plan in as much as they are externally mounted and have a non traditional appearance.

Note

As the application is retrospective, this recommendation of refusal may lead to enforcement action being instigated by the Department.