

KEY INFORMATION

Ward West Ferry

Proposal

Erection of dwelling house with double garage & erection of garage for existing house

Address

47 Albert Road
Broughty Ferry
Dundee DD5 1AY

Applicant

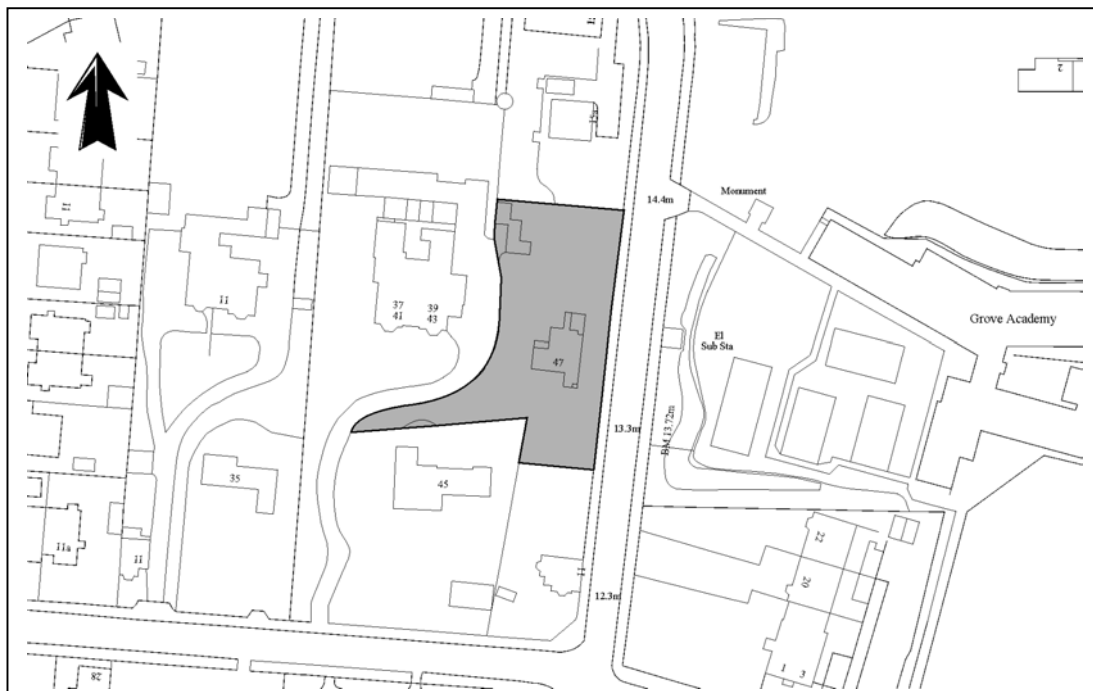
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Registered 12 May 2003

Case Officer C Walker



The Erection of a dwelling house with double garage and the erection of garage for the existing house is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development contravenes Policy H10, BE4(B), BE4(I) and ENV12 of the adopted Local Plan. It has an adverse impact on the setting of "Taymount" (a Category B listed building). Finally it contravenes Policies 4, 15, and 72 of the Finalised Draft Plan. The application is therefore recommended for **REFUSAL**.

SUMMARY OF REPORT

- Planning permission is sought to erect a three storey house of modern design on the site. It is proposed to build the house into the slope with the pedestrian access by means of a ramp from higher ground to the west. It is also proposed to erect 2 double garages, one for the existing and one for the proposed house.
- A tree survey and report was submitted which suggests that in total 19 trees should be felled, 4 of which it states are dead.
- The site comprises 47 Albert Road and its garden ground, part of the former garden of "Taymount", a Category B listed building. The site is extensively covered by trees although a number of them have been felled in the past. 19 of the remaining trees are protected by a TPO which was approved in May 2002.
- Policies H10, BE4 and ENV12 of the adopted Local Plan are relevant to the determination of this application.
- A letter of objection on behalf of the occupiers of the 4 flats in "Taymount" and 2 adjoining houses was received stating concerns about contravention of Policy BE4 (B),(C) and (I) of the adopted Local Plan, that the removal of the trees would deprive the area of an important wildlife habitat protected by Policy ENV1 of the adopted Local Plan, that the existing driveway is inadequate and that the proposed development would detrimentally affect the landscaped setting of the Category B listed "Taymount" to an unacceptable extent.
- The Council's Forestry Officer has considered the proposed development and recommends that planning permission should not be granted for the proposed house as it would be detrimental to the arboreal amenity of the area.

DESCRIPTION OF PROPOSAL

Planning permission is sought to erect a three storey house on the site entered at first floor level. The living accommodation is at this level and there are 4 bedrooms, 2 on each of the ground and second floor levels. Because the site is steeply sloping, the house is built into the slope with the pedestrian access by means of a ramp from higher ground to the west. The house has a footprint of some 55 sq. metres and an internal floor space of some 147 sq. metres. It is proposed to site the house towards the east of the site some 3.75 metres from the high stone retaining wall at Claypotts Road

The proposed finishing materials are walls of facing brick at ground floor level and smooth render to the upper levels with a roof of slate. The design of the proposed house is modern in character and rectangular in form with the entrance on the west elevation projecting in the form of a tower feature.

It is proposed to erect a double garage for the proposed house on the site of an existing timber garage to the west of the proposed house which is to be demolished. The proposed finishes for this garage will match the proposed house.

Finally it is proposed to erect a new garage to serve the existing house (its present garage is to be demolished to build a garage for the new house). It is proposed to site this garage to the south west of the existing house taking access by means of a raised deck from the driveway to the main house. Due to steeply sloping ground levels the proposed garage will appear as a 2 storey structure from the south and west. It is proposed to finish this garage in facing brick and slate.

A tree survey and report was submitted with the application. It suggests that the level of tree felling is acceptable, that trees to be retained can be protected and that new planting can take place to compensate for trees lost. It suggests that in total 19 trees should be felled, 4 of which it states are dead. It states that 2 trees should be felled to accommodate the proposed house and that the balance are of little amenity value.

SITE DESCRIPTION

The site comprises 47 Albert Road and its garden ground. These grounds extend to some 1,700 sq. metres in total, the application site for the new house comprising some 560 sq. metres of this figure. The grounds slope steeply downwards from west to east. The difference in level from the driveway adjacent to the main house and the eastern site boundary at Claypotts Road is some 7 metres. The site is extensively covered by trees although a number of them have been felled in the past. 19 of the remaining trees are protected by a TPO which was approved in May 2002.



The site for the proposed new house sits well above Claypotts Road and below the entrance driveway to "Taymount", the original stone built villa to the west of the site. To the north is a modern one and a half storey house and the site boundary is formed by a timber fence. The site for the proposed garage for the new house is at the driveway level of "Taymount" and is currently occupied by a timber garage. The site for the proposed garage for the existing house is directly off the entrance driveway to "Taymount" and is currently occupied by driveway trees and shrubs.

47 Albert Road is a modern house finished in brick and a low pitched tiled roof (it was originally flat roofed). It is situated within the former garden ground of "Taymount". This stone villa, at 37-43 Albert Road, is a Category B listed building which was built in 1862. It has been subdivided into 4 flats. Its former

gatelodge sits at the junction of Claypotts Road and Albert Road. Its former coach house (now a house) is to the rear and accessed separately from Claypotts Road. Within its former extensive grounds (some 1.26 ha) a total of 4 new houses have been built, and the application premises and 1 other of these shares the original entrance drive to "Taymount".

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:

Housing Policy H10 is of relevance and sets out the guidelines for the design and layout of new housing.

Built Environment Policy BE4 Development in Garden Ground: this policy sets out the criteria for the consideration of proposals within grounds of existing houses and seeks to resist overdevelopment of these areas within the City.

Natural Environment Policy ENV12 states that development proposals must have regard for existing healthy mature trees, the survival and retention of which should be accommodated throughout the construction period and in the proposed layout of buildings.

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 4 Design of New Housing is of relevance and sets out the guidelines for the design and layout of new housing.

Policy 15 Development in Garden Ground: this policy sets out the criteria for the consideration of developments in garden ground and highlights that the scope for acceptable new development in garden ground is limited.

Policy 72: Trees and Urban Woodland states that new developments must have regard to existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive layouts and both during and after construction.

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

Local Agenda Key Theme 15 is of relevance to the consideration of the application and seeks to ensure that diversity and local distinctiveness are valued and protected. It is considered that given the siting of the proposed house and the impact on trees and the setting of the listed building that the aims of Key Theme 15 are not achieved.

SITE HISTORY

There is no history of relevant planning applications relating to the current proposals for a house on this site. However both the current applicants and the previous owners of the site had meetings with officers of the Council to discuss the development of this site for a house and were advised that such a proposal was unlikely to be supported.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the proposal was advertised as affecting the setting of the listed building ("Taymount") and as contravening Policies H10 and BE4

of the adopted Local Plan. A letter of objection on behalf of the occupiers of the 4 flats in "Taymount" and 2 adjoining houses (copy available for inspection in the Members Lounges).

The grounds of objection are:

- a The proposal contravenes Policy BE4 (B),(C) and (I) of the adopted Local Plan. These relate to over development of the grounds and the loss of trees.
- b The removal of the trees will deprive the area of an important wildlife habitat protected by Policy ENV1 of the adopted Local Plan.
- c The existing driveway is narrow with no passing places and can barely cope with the current traffic generated by the 4 flats and 2 houses using it. In addition on street parking is difficult due to the presence of Grove Academy and the bowling club. The additional traffic from the proposed house will result in an unacceptable traffic situation.
- d The proposed development will detrimentally affect the landscaped setting of the Category B listed "Taymount" to an unacceptable extent.

These points will be considered in the Observations Section of this Report.

CONSULTATIONS

The Council's Forestry Officer has considered the proposed development and recommends that planning permission should not be granted for the proposed house as it would be detrimental to the arboreal amenity of the area. He calculates that in order to build these structures it will be necessary to fell 11 trees, 4 of which are protected by the TPO on this site. He is concerned not just about the trees proposed to be felled but also by the potential damage to 2 other trees due to the proximity of the proposed house and garage to them.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not

- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are Policies H10, BE4 and ENV12 specified in the Policy background section above.

Policy H10 sets out guidelines for new housing development. The site falls within the suburban area as defined under this policy. A private useable garden area is required for houses in this area. The existing garden area attached to 47 Albert Road is extensive but its usability is restricted by the steep contours and the presence of a large number of trees and shrubs. It is considered that the areas of the site subject to such steep contours and heavily overshadowed by trees do not contribute to the areas of useable garden ground.

Most of the level garden ground attached to 47 Albert Road is to the north of that house where it is proposed to erect the new house. Thus if the development were to proceed no 47 would be left with steeply sloping incidental areas of garden ground whose usability would be severely restricted and would not have the minimum requirement of 120 sq. metres of useable garden ground available to it. In addition the proposed new house would occupy the principal area of level ground at that part of the site and would also be left with incidental areas of sloping garden which would fail to meet the minimum requirement of 120 sq. metres of useable garden ground required by Policy H10.

Policy BE4 of the Dundee Local Plan 1998 seeks to ensure that certain areas throughout the City whose unique character is provided by villas set in large garden grounds with mature planting is maintained. Pressure from development has threatened to remove the character of these areas through over-development and the loss of trees. In order to protect the architectural appearance and landscaped features of such areas Policy BE4 sets out a range of criteria in which to consider applications.

Policy BE4(B) states that the total footprint of new buildings proposed

should not exceed one and a half times the footprint of the original main house. This figure has just been exceeded by the erection of 4 new houses and their garages within the original garden area. The policy states that in these circumstances further development can be permitted provided the character and appearance as now exists is not detrimentally affected. In this case it is considered that the proposed new house and 2 garages will have a detrimental affect on the setting of the listed building and the landscaped character of the area and this point will be developed further.

Policy BE4(I) states that the need to retain existing trees and landscape features may override other criteria. In this case the trees and shrubs on the site are of considerable amenity value and 19 of them are protected by a TPO. The proposed development involves the felling of 19 trees. Although some of these trees are not significant, the felling of so many trees including 4 significant trees protected by the TPO and in addition the potential damage to 2 further protected trees is considered to be unacceptable. Due to the proximity of the proposed house to these 2 endangered trees, protective fencing in compliance with the relevant British Standard could not be erected.

Natural Environment Policy ENV12 seeks to protect existing healthy mature trees, the survival and retention of which should be accommodated in the proposed layout of buildings. As has been previously discussed in connection with Policy BE4(I) the proposed development will lead to an unacceptable loss of healthy mature trees and potential damage to 2 more trees.

It is concluded from the foregoing that the proposal does not comply with Policy H10, Policy BE4(B) and (I) and Policy ENV12 of the development plan.

Other Material Considerations

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

- a Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires special regard to be had to the desirability of preserving the setting of listed buildings.

In this case it is considered that the proposed development will have an adverse impact on the setting of the listed building. Although a considerable amount of development has taken place within the grounds of the listed building, the driveway with its border of trees and shrubs remains substantially intact and the house at 47 Albert Road sits at a much lower level with only pedestrian access taken from the driveway adjacent to the listed building (the vehicular access and garage are behind the listed building). The proposed garage for the existing house would radically alter the composition of the driveway and the approach to the listed building by removing a 12 metre section of driveway trees and shrubs and erecting a large modern structure in its place.

The erection of the proposed new house and its garage will result in the loss of mature trees and potentially serious damage to trees intended for retention. It is considered that the loss of these trees will have an adverse impact on the setting of the listed building. Finally the erection of a 3 storey house at the location proposed will affect views from Claypotts Road towards the east elevation of "Taymount", which will detract from the setting of the listed building.

- b The Finalised Dundee Local Plan Review 2003.

Policy 4 on the Design of New Housing is broadly similar to Policy H10 of the adopted Local Plan. However as well as setting minimum garden sizes it states that if "the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required". It is considered that the site is within a low density residential area and that the erection of a new house on a plot of some 560 sq. metres would not be consistent with the prevailing density in the area and would therefore contravene Policy 1 of the Draft Plan.

Policy 15 of the Draft Plan is concerned with garden ground development and is similar to Policy BE4 of the adopted Plan. For the same reasons the proposed development is considered to contravene subsections (b) footprint of new development and (h) impact on trees of this policy as well as subsection (d) which requires

prevailing densities in the area to be respected.

Policy 72 of the Draft Plan is concerned with the protection of existing healthy mature trees and is similar to Policy ENV12 of the adopted Local Plan. For the same reasons the proposed development is considered to contravene Policy 72 of the Finalised Plan.

- c Letter of Objection.

The concerns of the objectors relating to contravention of Policy BE4 (B) and (I) have already been addressed. It is also contended by the objectors that subsection (C) is contravened but it is not agreed that development will cover more than 40% of the original garden ground.

The letter of objection also refers to Policy ENV1 of the adopted Local Plan, stating that the site is home to grey and red squirrels, and a variety of birds including owls and bats. No evidence has been put forward of the site being an important wildlife habitat and it is not specially designated in the Urban Nature Conservation Subject Local Plan. The objectors concerns about the loss of trees is accepted but it is not considered that there are grounds for refusing the proposed development based on Policy ENV1.

The letter of objection is concerned about the narrowness of the driveway and the parking situation on Albert Road. It is considered that the proposed development makes adequate provision for parking within the site. It is accepted that the driveway is narrow, but it is considered that the increased use of the drive by 7 instead of 6 dwellings will not be so detrimental to amenity and traffic safety as to justify a refusal of permission.

Finally the letter of objection states concerns about the impact of the proposed development on the setting of the listed building. This matter has already been addressed and the concerns of the objectors in this regard are considered to be valid.

It is concluded from the foregoing that the material considerations all weigh against the grant of planning permission and it is therefore recommended that planning permission be refused.

Design

Whilst there are concerns about the impact of the proposed house on the setting of the listed building and the trees on the site, the actual design of the house is interesting. The proposed building has the appearance of a garden house although its detailed design and choice of finishing materials could be improved upon. These matters were not pursued due to overriding concerns about the acceptability of a house at this location. In contrast to this the design of the proposed garages is poor, their dominance is exacerbated by falling ground levels and the impact on the listed building is detrimental.

CONCLUSION

The proposed development contravenes Policy H10 (inadequate garden ground for existing and proposed houses), BE4(B) (overdevelopment of the site), BE4(I) (impact on trees) and ENV12 (loss of trees) of the adopted Local Plan. It has an adverse impact on the setting of "Taymount"(a category B listed building) contrary to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Finally it contravenes Policies 4,15 and 72 of the Finalised Draft Plan for similar reasons as it contravenes the policies of the adopted Local Plan.

RECOMMENDATION

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

Reasons

1 The proposed development contravenes Policy H10 of the adopted Local Plan by reason of the inadequate provision of useable private garden ground for existing and proposed houses, Policy BE4(B) and BE4(I) of the adopted Local Plan by reason of overdevelopment of the original garden ground of "Taymount" and the adverse impact on trees and ENV12 of the adopted Local Plan by reason of the loss of trees which are protected by a TPO. It is considered that there are no material considerations which would justify the approval of the proposed development contrary to

the provisions of the adopted Local Plan.

- 2 The proposed development would have an adverse impact on the setting of "Taymount"(a category B listed building) contrary to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 by reason of the siting of the proposed new house and the garage for the existing house and the loss of trees and shrubs along the driveway and within the former garden of the listed building.
- 3 The proposed development contravenes Policy 4 of the Finalised Local Plan Review by reason of the inadequate provision of useable private garden ground for existing and proposed houses, Policy 15 (b), (d) and (h) of the Finalised Local Plan Review by reason of overdevelopment of the original garden ground of "Taymount", increasing the prevailing density in the area and the adverse impact on trees and Policy 72 of the Finalised Local Plan Review by reason of the loss of trees which are protected by a TPO.