

KEY INFORMATION

Ward Tay Bridges

Proposal

Conversion of attic space and creation of dormers to front and rear (west and east).

Address

1/3
26 Seafield Road
Dundee
DD1 4NS

Applicant

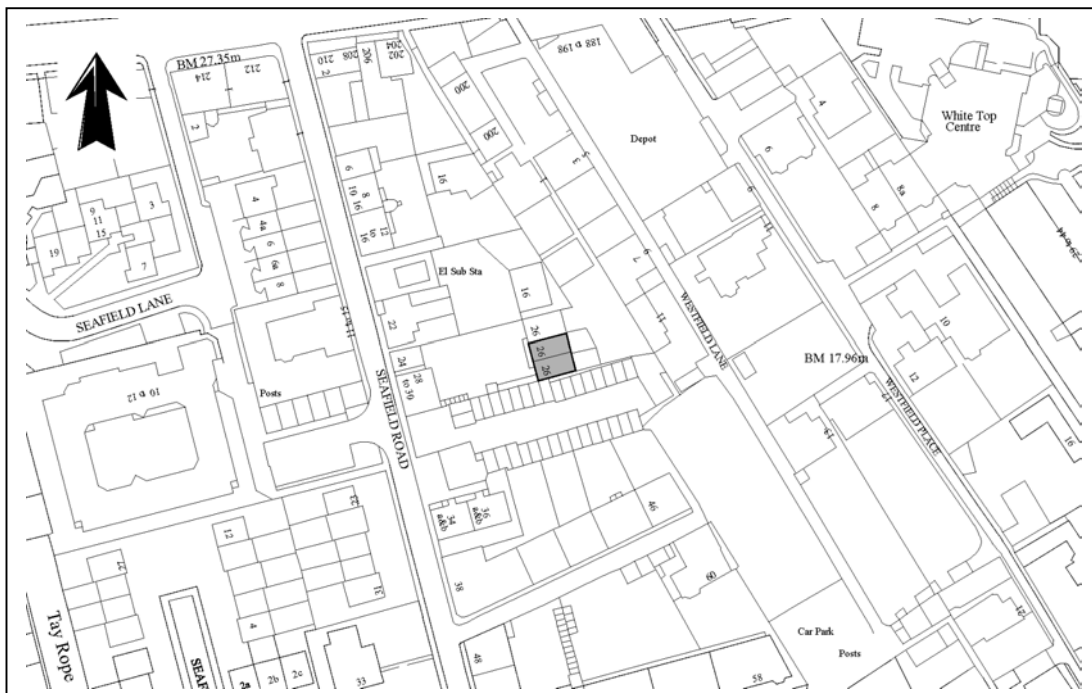
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Registered 5 June 2003

Case Officer R Anderson



The conversion of an attic space and creation of dormers is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal conforms to the policies of the Development Plan and the draft policies of the Finalised Dundee Local Plan Review. Accordingly, **APPROVAL** subject to conditions is recommended.

SUMMARY OF REPORT

- Planning Permission is sought for the installation of two dormer windows as part of an attic conversion. The dormers are traditional in design and will be formed from slate roofs and UPVC windows.
- The flatted property is located in the West End Lanes Conservation Area.
- One letter of objection has been received. The main issues arising are the impact of the proposal on the character and appearance of the building.
- It is considered that the proposal is acceptable in terms of the style of the dormers and the materials used in their construction. The proposal conforms to local plan policy and accordingly is recommended for approval.

DESCRIPTION OF PROPOSAL

It is proposed to develop two splayed pitched roof dormers into the western roof plane of the above, flatted property. The dormers will be formed from UPVC "sash and case style" windows with natural slate hipped roofs. They are to be 2.3m in height with an overall width of 1.9m. They are being developed to provide habitable space to the existing attic roof.

SITE DESCRIPTION

The property is located on a backland site between Westfield Lane and Seafield Road some 70m south of the Perth Road. It is surrounded on three sides by residential properties with garages to the south. The property is the upper floor of a two storey stone and slate flatted block and is accessed through a close off Seafield Road via external staircases. It is located in the West End Lanes 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 1998

The following policies are of relevance:

Policy H4 - Protection of Amenity.

Policy BE11 - Development in Conservation Areas.

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 14: Alterations and Extensions to Houses.

Policy 61: Development in Conservation Areas.

Scottish Planning Policies, Planning Advice Notes and Circulars

Memorandum of Guidance of Listed Buildings and Conservation Areas.

Non Statutory Statements of Council Policy

There are no non-statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

Key Theme 13 indicates that places, spaces and objects combine meaning and beauty with utility. Key theme 15 indicates that diversity and local distinctiveness are valued and protected.

SITE HISTORY

There is no site history of relevance to this application.

PUBLIC PARTICIPATION

Two letters of objection and one letter of support were received regarding the application. One of the objection letters was subsequently withdrawn when revised proposals were submitted, deleting a box dormer on the eastern elevation. The main issues arising from the remaining letter are that:

- the applicant does not own all the roof space and has not sought the permission of the owner; and

- the proposed dormers would be detrimental to the appearance and character of the building.

CONSULTATIONS

No adverse comments have been received regarding the application.

OBSERVATIONS

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

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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 specified in the Policy background section above.

Policy H4 and BE11: The dormers proposed do not give rise to any privacy implications and will not overtly overlook property or allow the occupiers to look into neighbouring windows. The ground to the west of the property is in common ownership and does not have subdividing boundaries. It does not necessarily provide privacy for the individual users and will be equally overlooked by existing windows.

In terms of the appearance of the property, after negotiations with the planning department, the dormers have been positioned in relation to the proportions of the roof. The centre of the northernmost dormer is to be positioned on the centre line of the western elevation of the building whilst the southernmost dormer is to be positioned in proportion to the southern gable. Although this would leave the roof appearing slightly unbalanced (because no dormer is proposed for the northern end of the roof) the dormers which are proposed are positioned to allow any future dormer to be symmetrical. The proposed dormers are well proportioned and well positioned in

relation to each other and other elements on the western elevation.

The style of dormers employed are a traditional feature of this part of the conservation area and will preserve and enhance its character, whilst not unacceptably diminishing the appearance of the building.

It is considered the proposal is in conformity with policies H4 and BE11 of the Dundee Local Plan. Accordingly it is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

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

Dundee Local Plan Review

Policy 14: Alterations and Extensions to Houses and Policy 61: Development in Conservation Areas - similar considerations are given to these policies as outlined above in the Dundee Local Plan section above.

Memorandum of Guidance on Listed Buildings and Conservation Areas - Paragraph 1.5.18 of the technical appendix indicates that additional dormers on properties will be acceptable where they are of a traditional design, in proportion with the roof plane and will not result in an imbalanced or cluttered roofscape. However in this case the dormers are of a traditional design and although they are to be developed over one side of the roof plane they have been positioned in a symmetrical way which will allow another dormer to be developed which will achieve symmetry. In this respect it is considered the dormers are in conformity with the guidance of the memorandum.

Points raised by the objector - The point raised regarding not seeking consent from the joint owners of the roof to carry out the proposed works is not a planning matter or a requirement of a planning application. It is a legal matter between the two concerned parties. The point raised about the appearance and character of the building has been answered in the preceding text.

It is concluded from the foregoing that insufficient weight can be accorded to

any of the material considerations such as to justify 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 design of the dormers are traditional in appearance and with the use of slate hipped roofs provide some traditional materials. Although the windows proposed are to be UPVC they will include a stepped profile giving a shadowline and a traditional feature. Such materials are acceptable in conservation areas provided the 3 dimensional external appearance of the windows remains traditional and visually interesting. This is the case with this proposal. Also the positioning of the dormers in the roofspace has been given some thought and provides an element of symmetry.

CONCLUSION

The proposed dormers are acceptable in terms of their appearance and impact on the character on the building and the wider conservation area. They do not have a detrimental impact on residential amenity. The proposal is in conformity with local plan policy and relevant material considerations. In view of this approval subject to conditions is recommended.

RECOMMENDATION

It is recommended that planning permission 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 That precise details of the windows to be used be agreed in writing to the satisfaction of the planning authority prior to the commencement of development.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the appearance of the conservation area and for clarification purposes.