

KEY INFORMATION

Ward Law

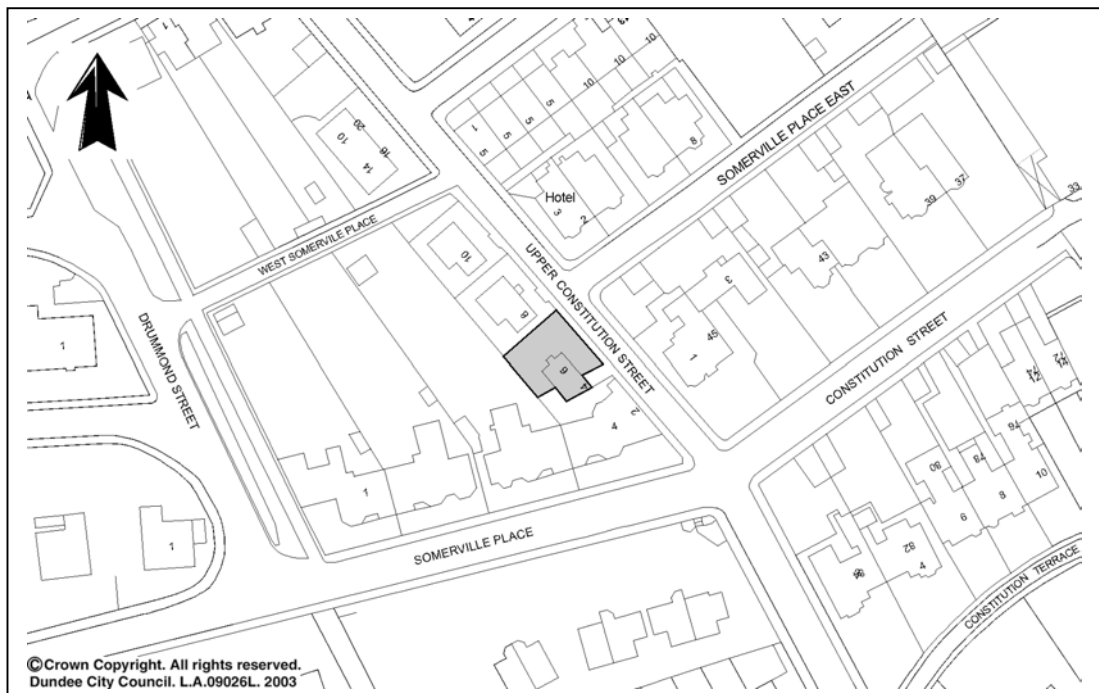
Proposal

2 storey extension to dwelling house

Address6 Upper Constitution Street
Dundee
DD36JP**Applicant**Mr & Mrs Peter Jessop
6 Upper Constitution Street
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DD36JP**Agent**Mr L D Bertram
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Registered 13 Aug 2004

Case Officer Eve Jones



A 2 storey extension to a dwelling house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with Policies H4 and BE11 of the Dundee Local Plan 1998 and Policies 14 and 61 of the Finalised Dundee Local Plan Review. The objection cannot be supported. The application is Recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a two storey extension to the front of a Listed Building. The extension will provide two bedrooms and a kitchen, will have a hipped roof and round headed windows and will be finished in white render with a slate roof, all to match the existing.
- The house was originally a billiard room attached to one of the large houses to the south which front Somerville Place. The glazed corridor has been removed. The building is now a relatively small house with its own garden ground and separate parking. It lies behind a 3 metre high stone boundary wall typical of this part of the Conservation Area such that only the roof and part of the rear is visible.
- Council policy seeks to ensure that alterations and extensions have regard to the character of the building, its architectural integrity and its contribution to the street. The siting and scale of the extension should not have a detrimental impact on neighbouring properties.
- The extension lies to the north of adjacent properties, has no facing windows and will have no detrimental impact. It has been designed to replicate the building form, roof details, window design and finishing materials to complement the character of the existing building and provide improved standards of accommodation for a small house. The stone boundary wall screens much of the proposed extension from the street.
- One objection was received on grounds of loss of amenity and overdevelopment. The objection cannot be supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey extension to the front elevation of a house. It will accommodate a kitchen and 2 bedrooms. The extension is to be located between the house and the high stone wall which separates it from the road. The design of the extension matches the existing house and is in the form of a tower with white wet dash render walls and a slated pyramidal roof. The tops of the windows are to be curved to match the style of the existing.

SITE DESCRIPTION

The site lies on the west side of Upper Constitution Street close to its junction with Somerville Place. The building was formerly a garage with a billiard room above which was linked to the larger neighbouring house to the south. The building is now a detached house with its own garden and separate access and the glazed corridor has been removed. The immediate area is dominated by the houses facing on to Somerville Place, one of which has a prominent glazed cupola on the roof. All are Listed buildings. The predominant materials are painted wet dash walls and slate roofs. The application site lies behind a 3 metre high natural stone boundary wall and only a part of the rear and upper storey are visible.

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

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance.

Non Statutory Statements of Council Policy

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



LOCAL AGENDA 21

Theme 1 : resources are used efficiently and waste minimised and Key Theme 13 : Places, spaces and objects combine meaning and beauty with utility.

SITE HISTORY

04/00830/LBC is the partner Listed Building application which is also on this agenda.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. An objection was made to the partner Listed Building application which also raised the following valid planning objection - the site is in a Conservation Area and the two storey extension will erode the amenity value of the area and lead to an intensification of use in an otherwise quiet area. Copies of the objection are available in Members'

lounges and the issue is raised in the Observations below.

CONSULTATIONS

There were no adverse comments by consultees.

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 states that extensions to houses will normally be approved provided the appearance of the house and surrounding area is not adversely affected and the siting and scale of the extension does not significantly affect the degree of sunlight, daylight and/or privacy enjoyed by the occupants of adjoining properties, where the design and materials are alien to the existing building and more than 50% of the original garden ground will be lost.

Although the extension is located to the front of the building, the design and materials seek to complement the existing building and the stone wall will mask more than half of the extension as proposed.

The proposal complies with these criteria.

Policy BE11 states that all developments will be expected to complement and enhance the character of the surrounding area. As noted above, the extension has been designed to repeat the building form, roof details, windows design and materials of the existing house and the adjacent Listed Buildings to the south. The retention of the stone boundary wall is considered to be an essential part of the justification for this development and its retention should be the subject of an appropriate condition. It is considered that the proposal complies with the policy.

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:

Policy 14 - Alterations and Extensions to Houses identifies criteria for extensions which will only be permitted where :

- a there is no adverse impact on the appearance of prominent elevations of the house; as noted the house is partly screened by a 3 metre wall and has no prominent elevation. However the extension is designed to complement and replicate the features of the existing and complies with this criteria.
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; the extension is to the north of the nearest neighbouring properties and has no impact on them, there are no facing windows.
- c more than 50% of the original, usable garden will be retained; the proposal complies.
- d The design and materials respect the character of the existing building; the proposal complies.

The development complies with Policy 14.

Policy 61 - Development in Conservation Areas; all developments will be expected to preserve and enhance the character of the surrounding area. As noted above, the proposed development complies with this policy.

The Memorandum of Guidance on Listed Buildings and Conservation Areas states that new development in Conservation Areas which is well designed, respects the character of the area and contributes to its enhancement will be welcomed. The first priority in the consideration of an application should be to have regard to those special architectural and visual qualities which gave rise to the designation of the area as a Conservation Area. In particular, regard should be paid to scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailed

design. As noted above, the extension is predominantly hidden by the boundary wall, it echoes the design, detailing and materials of the existing. It is considered that the extension is acceptable and in accordance with the Guidance.

Objection. The objection was made to the partner Listed Building application but included the following valid planning objections:

- the site is in a Conservation Area. This is factually correct but the objector provides no explanation of the grounds for the objection. As noted, the proposal is considered to comply with the relevant policy regarding development in Conservation Areas.
- the extension will erode the amenity value of the area. There is no further explanation of this objection. The extension is behind a 3 metre high stone wall and is designed to match the existing house. It is considered that it will not impact on the visual or the residential amenity of the area to any significant degree.
- the two storey extension will lead to an intensification of use in an otherwise quiet area. This is an existing house with off street parking and garden ground and the proposal provides a new kitchen and two additional bedrooms. The planning system and Council policies support extensions to houses subject to certain provisions.

As noted above, the proposed extension complies with the relevant policies regarding house extensions and is not considered to have any potentially damaging impact on the amenities enjoyed by nearby residents.

It is concluded that the objection cannot be supported.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations of the Finalised Dundee Local Plan policies such as to justify the grant of planning permission.

Design

The extension has been designed to repeat the building form, roof details, windows design and materials of the existing house and the adjacent Listed Buildings to the south.

CONCLUSION

It is concluded that the development is in accordance with the provisions of the development plan and is supported by the material considerations. For the reasons outlined, the terms of the submitted objection cannot be supported. It is therefore recommended that planning permission be granted with conditions.

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 Samples of the proposed finishing materials, including the roofing slate, shall be submitted to the Council for approval prior to the commencement of development and if approved the works shall be carried out only in accordance with such approved details.
- 3 The boundary wall on the east elevation of the site shall be retained as existing and if it is damaged in the course of construction, it shall be rebuilt to the same height using reclaimed masonry and lime mortar in accordance with full details to be submitted to the City Council for approval prior to the commencement of any rebuilding and if approved, the works shall be carried out only in accordance with such approval.
- 4 Full details of the proposed windows shall be submitted prior to the commencement of development and if approved, the windows shall be installed in accordance with such details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

- 3 In order to safeguard the visual amenity of the Conservation Area.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.