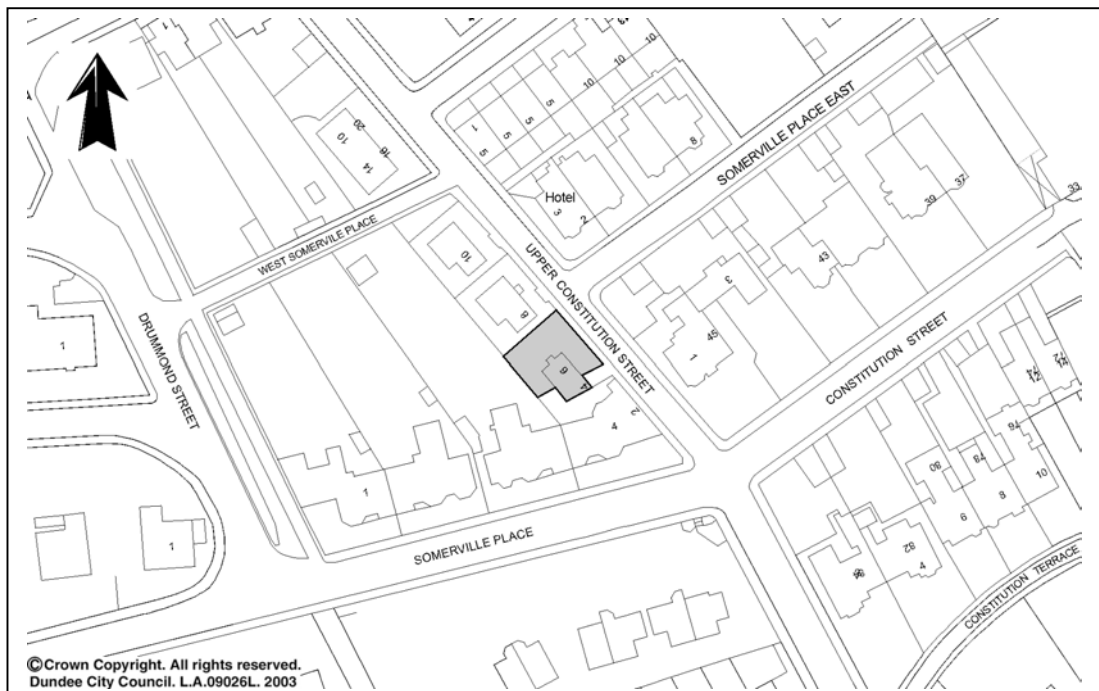


KEY INFORMATION

Ward Law

Proposal

2 storey extension to dwelling house

Address6 Upper Constitution Street
Dundee
DD36JP**Applicant**Mr & Mrs Peter Jessop
6 Upper Constitution Street
Dundee
DD36JP**Agent**Mr L D Bertram
Garlowbank Farmhouse
Kinnordy
Kirriemuir
DD8 4LH**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 and the Memorandum of Guidance on Listed Buildings seek to ensure that alterations and extensions have regard to the character of the building, its architectural integrity and its contribution to the street. The extension 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

Listed Building consent 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 BE17 - Alterations to Listed 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 60 - Alterations to Listed Buildings.

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

04/00675/FUL is the partner planning application which is also on this agenda.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. An objection was made to the Listed Building application stating that the building was listed. 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 BE17 states that the alteration of a Listed Building will only be acceptable where the proposals have regard to the restoration or enhancement of its architectural and historic character. As noted, the building used to be linked to the house to the south and was an ancillary building with a garage and billiard room. This connection has been severed and the building is now a house with similar characteristics to the adjacent properties. The street scene is still dominated by the main houses to the south particularly when viewed from the north. However it is considered that the position of the extension behind the boundary wall and the design and materials proposed do not detract sufficiently from the building or its neighbours to justify refusal of the proposal. 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.

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:

Finalised Dundee Local Plan Review. Policy 60 states that alterations to Listed Buildings will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character and do not diminish

the architectural integrity of the building or its historic interest. As noted above, it is considered that the proposals do not detract sufficiently from the integrity of the building to justify refusal. The linkages between the building and its former main house to the south have been severed and it appears to be simply an ancillary building in the garden ground. It is considered that the design and materials show sufficient respect to the existing building and that the extension does not detract from the listed structures.

Memorandum of Guidance on Listed Buildings and Conservation Areas advises in respect of alterations and extensions to Listed Buildings that consideration must be given to the impact on the character and architectural integrity of the building and the contribution it makes to the street scene. It notes that in most instances new extensions to front elevations will be discouraged. As noted, the previous access link between this building and its original primary dwelling to the south has been severed. The building is small and provides very limited accommodation. The extension is proposed on the least usable part of the garden ground, on the east side, between the house and the 3metre high boundary wall. This ensures the retention of the majority of the small, usable garden ground. It is considered that given the separation of the buildings and the design and location of the proposed extension, it does not have an unacceptable detrimental impact on the Listed Building.

Objection. The objection was made on the following grounds:

- the property is a Listed Building. 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 alterations to Listed Buildings.

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 Listed Building Consent.

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. The objection cannot be supported. If Members are minded to approve the application, it must be referred to Historic Scotland in the first instance.

RECOMMENDATION

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided to clear the application.

Recommendation 2

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent
- 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 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 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.

- 3 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.